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.

April 9, 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 March 12, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

ONE MOTION - ONE VOTE

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

7. TMP-75817 - TENTATIVE MAP - 3100-3190 WEST SAHARA AVENUE (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.73 acres at 3100, 3150 and 3190 West Sahara Avenue (APNs 162-05-403-001, 002 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75758]. Staff recommends APPROVAL.
8. GPA-75784 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), Ward 3 (Coffin) [PRJ-75766]. Staff recommends APPROVAL.
9. ZON-75786 - REZONING RELATED TO GPA-75784 - PUBLIC HEARING - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), Ward 3 (Coffin) [PRJ-75766]. Staff recommends APPROVAL.
10. GPA-75827 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 2.60 acres at 1700 East Sahara Avenue (APNs 162-02-801-001 and 002), Ward 3 (Coffin) [PRJ-74677]. Staff recommends APPROVAL.
11. ZON-75828 - REZONING RELATED TO GPA-75827 - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL) on 2.60 acres at 1700 East Sahara Avenue (APNs 162-02-801-001 and 002), Ward 3 (Coffin) [PRJ-74677]. Staff recommends APPROVAL.
12. SDR-74835 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75827 AND ZON-75828 - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC - For possible action on a request for a Major Amendment to previously approved Plot Plan Reviews (Z-0071-80 and Z-71-86) FOR A PROPOSED 5,906

SQUARE-FOOT ADDITION TO AN EXISTING 28,969 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEALERSHIP on 2.60 acres at 1700 East Sahara Avenue (APNs 162-02-801-001 and 002), C-2 (General Commercial) and P-R (Professional Office and Parking) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-74677]. Staff recommends APPROVAL.

13. GPA-75846 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

14. ZON-75847 - REZONING RELATED TO GPA-75846 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

15. VAR-75848 - VARIANCE RELATED TO GPA-75846 AND ZON-75847 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

16. SDR-75849 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75846, ZON-75847 AND VAR-75848 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 22,927 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 69,315 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY DEVELOPMENT on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

17. WVR-75948 - WAIVER - PUBLIC HEARING - APPLICANT/ OWNER: 201 CHARLESTON, LLC - For possible action on a request for a Waiver of the INTERIM DOWNTOWN LAS VEGAS OVERLAY DISTRICT STREETSCAPE STANDARDS on 0.65 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN Multiple), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75910]. Staff recommends APPROVAL.

18. SUP-75757 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAUREN OWENS - OWNER: CIM/116 N. 3RD LV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 90 SQUARE-FOOT OFF-PREMISE SIGN USE at 116 North 3rd Street (APN 139-34-510-021), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75622]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

19. ABEYANCE - SUP-75084 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ON 3010 SAHARA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 3010 West Sahara Avenue (APN 162-05-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74991]. Staff recommends DENIAL.

20. ABEYANCE - SDR-75082 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75084 - PUBLIC HEARING - APPLICANT/OWNER: ON 3010 SAHARA, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-56141) FOR A PROPOSED 3,000 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED [CONVENIENCE STORE] WITH FUEL PUMPS AND CANOPY WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 0.91 acres at 3010 West Sahara Avenue (APN 162-05-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74991]. Staff recommends DENIAL.

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

22. ABEYANCE – MSP-75637 - MASTER SIGN PLAN RELATED TO VAR-75636 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Master Sign Plan FOR AN APPROVED COMMERCIAL RECREATION/AMUSEMENT

(INDOOR AND OUTDOOR) DEVELOPMENT on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75581]. Staff recommends APPROVAL.

23. TABLED - RENOTIFICATION - GPA-74312 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends DENIAL.

24. TABLED - RENOTIFICATION - ZON-74313 - REZONING RELATED TO GPA-74312 - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends DENIAL.

25. SDR-75858 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74312 AND ZON-74313 - PUBLIC HEARING - APPLICANT/OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 144-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), C-1 (Limited Commercial) Zone [PROPOSED: R-4 (High Density Residential)], Ward 1 (Tarkanian) [PRJ-75792]. Staff recommends DENIAL.

26. GPA-75814 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment to amend portions of the Southeast Sector Land Use Map of the General Plan FROM: C (COMMERCIAL) AND MXU (MIXED USE) TO: FBC (FORM-BASED CODE) on approximately 226 acres in the Fremont East District generally located south of Interstate 515, west of Eastern Avenue, north of Carson Avenue, and east of Las Vegas Boulevard (APNs Multiple), Wards 3 (Coffin) and 5 (Crear) [PRJ-75868]. Staff recommends APPROVAL.

27. ZON-75886 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), Ward 6 (Fiore) [PRJ-75680]. Staff recommends APPROVAL.

28. VAR-75956 - VARIANCE RELATED TO ZON-75886 - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 1.09 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680]. Staff recommends DENIAL.

29. TMP-75888 - TENTATIVE MAP RELATED TO ZON-75886 AND VAR-75956 - JONES / ELKHORN - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Tentative Map FOR A PROPOSED 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NON-STANDARD PUBLIC STREET IMPROVEMENTS INCLUDING NO CURB, GUTTER OR SIDEWALK AND NO EXTERIOR STREETLIGHTS FOR LEON AVENUE WHERE SUCH ARE REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680]. Staff recommends DENIAL.

30. VAR-75808 - VARIANCE RELATED TO SUP-75807 - PUBLIC HEARING - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING-IMPAIRED DEVELOPMENT on 0.17 acres at 444 East Sahara Avenue (APN 162-03-416-026), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75616]. Staff recommends DENIAL.

31. SUP-75807 - SPECIAL USE PERMIT RELATED TO VAR-75808 - PUBLIC HEARING - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,300 SQUARE-FOOT DAILY LABOR SERVICE USE at 444 East Sahara Avenue (APN 162-03-416-026), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75616]. Staff recommends DENIAL.

32. VAR-75819 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW RESIDENTIAL BUILDINGS TO HAVE A HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM ALLOWED ON LOT ONE OF A TWO LOT PROPOSED RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

33. VAR-75820 - VARIANCE RELATED TO VAR-75819 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW RESIDENTIAL BUILDINGS TO HAVE A HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM ALLOWED ON LOT TWO OF A TWO LOT PROPOSED RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

34. VAR-75821 - VARIANCE RELATED TO VAR-75819 AND VAR-75820 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED AND TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

35. SDR-75822 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75819, VAR-75820 AND VAR-75821 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 18-UNIT RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

36. TMP-75823 - TENTATIVE MAP RELATED TO VAR-75819, VAR-75820, VAR-75821 AND SDR-75822 - MONTAGE ESTATES - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Tentative Map FOR A THREE-LOT RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

37. VAR-75829 - VARIANCE - PUBLIC HEARING - APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST - For possible action on a request for a Variance TO ALLOW 20 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED on 0.42 acres at 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798]. Staff recommends DENIAL.

38. VAR-75832 - VARIANCE RELATED TO VAR-75829 - PUBLIC HEARING - APPLICANT: APPLICANT:JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.42 acres at 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798]. Staff recommends DENIAL.

39. SDR-75833 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75829 AND VAR-75832 - PUBLIC HEARING - APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,860 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED; TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW BLANK FACADES WHERE SUCH IS NOT ALLOWED; AND TO ALLOW LESS PARKING LOT LANDSCAPING THAN WHAT IS ALLOWED on 0.42 acres at 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798]. Staff recommends DENIAL.

40. VAR-75852 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Variance TO ALLOW 921 PARKING SPACES WHERE 1,065 PARKING SPACES ARE REQUIRED on 14.71 acres at the

southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

41. SDR-75854 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75852 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED 6,800 SQUARE-FOOT INDOOR FLOOR AREA ADDITION TO AN APPROVED 205,972 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 14.71 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

42. VAR-75869 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL - For possible action on a request for a Variance TO ALLOW FIVE PARKING SPACES WHERE 12 ARE REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. Staff recommends DENIAL.

43. SDR-75870- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75869 - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WIDTH ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A FOUR-FOOT LANDSCAPE BUFFER WIDTH ALONG THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. Staff recommends DENIAL.

44. VAR-75818 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERENITY BIRTH CENTER, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE A FIVE-FOOT SETBACK IS THE MINIMUM REQUIRED FOR A PROPOSED MONUMENT SIGN at 332 South Jones Boulevard (APN 138-36-210-008), O (Office) Zone, Ward 1 (Tarkanian) [PRJ-75764]. Staff recommends DENIAL.

45. VAR-75824 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW REDUCED LOT SIZES AND WIDTHS FOR THREE PROPOSED LOTS WHERE A 20,000 SQUARE-FOOT LOT SIZE AND A 100-FOOT LOT WIDTH ARE REQUIRED AND TO ALLOW A REAR YARD SETBACK OF 26 FEET WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.70 acres at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-75738]. Staff recommends DENIAL.

46. VAR-75831 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRO HYMN, LLC - For possible action on a request for a Variance TO ALLOW TWO PROPOSED 60-FOOT TALL FREESTANDING SIGNS WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.72 acres at 1736 South Las Vegas Boulevard (APN 162-03-302-010), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75734]. Staff recommends DENIAL.

47. VAR-75834 - VARIANCE - PUBLIC HEARING - APPLICANT: OSEVENA NOEL - OWNER: MARIE GENISTE - For possible action on a request for a Variance TO ALLOW A TWO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING AND AN EXISTING NINE-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED at 500 Vincent Way (APN 138-34-711-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75747]. Staff recommends DENIAL.

48. SUP-75850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on a request for a Special Use Permit FOR A BUILDING MAINTENANCE SERVICE AND SALES USE at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587]. Staff recommends APPROVAL.

49. SDR-75851 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75850 - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587]. Staff recommends APPROVAL.

50. SUP-75861 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,330 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685]. Staff recommends APPROVAL.

51. SUP-75862 - SPECIAL USE PERMIT RELATED TO SUP-75861 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685]. Staff recommends APPROVAL.

52. SDR-75863 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75861 AND SUP-75862 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-5689) FOR A PROPOSED 4,330 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE] WITH FUEL PUMPS AND 1,080 SQUARE-FOOT CAR WASH, FULL SERVICE on a portion of 2.71 acres at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685]. Staff recommends APPROVAL.

53. SUP-75838 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 455-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 125 Antelope Way (APN 138-34-514-001), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75806]. Staff recommends DENIAL.

54. VAC-75859 - VACATION - PUBLIC HEARING - APPLICANT: BP HOLDINGS, INC. - OWNER: VFR-SOUTHWEST DESERT EQUITIES, LLC - For possible action on a request for a Petition to Vacate a U.S. Government Patent Easement located on the north and east perimeter of the site and a 30-foot portion of the north half of Darling Road located east of Hualapai Way, Ward 6 (Fiore) [PRJ-75736]. Staff recommends DENIAL.

55. SDR-75860 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-75859 - PUBLIC HEARING - APPLICANT: BP HOLDINGS, INC. - OWNER: VFR-SOUTHWEST DESERT EQUITIES, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-73576) FOR THE PROPOSED EXPANSION OF THE SUBJECT SITE AND PARKING LOT RECONFIGURATION FOR A 9,043 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 2.02 acres at 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75736]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

56. TXT-75815 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to remove and replace LVMC Title 19.09 Form-Based Code with an updated version of LVMC Title 19.09 Form-Based Code, amend the LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards as applicable, and to provide for other related matters. Staff recommends APPROVAL.

Citizens Participation:

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

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.: **1**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.: **2**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.: **3**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 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: April 9, 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 MARCH 12, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.: **6**

DEPARTMENT: Planning DISCUSSION
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.: **7**

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

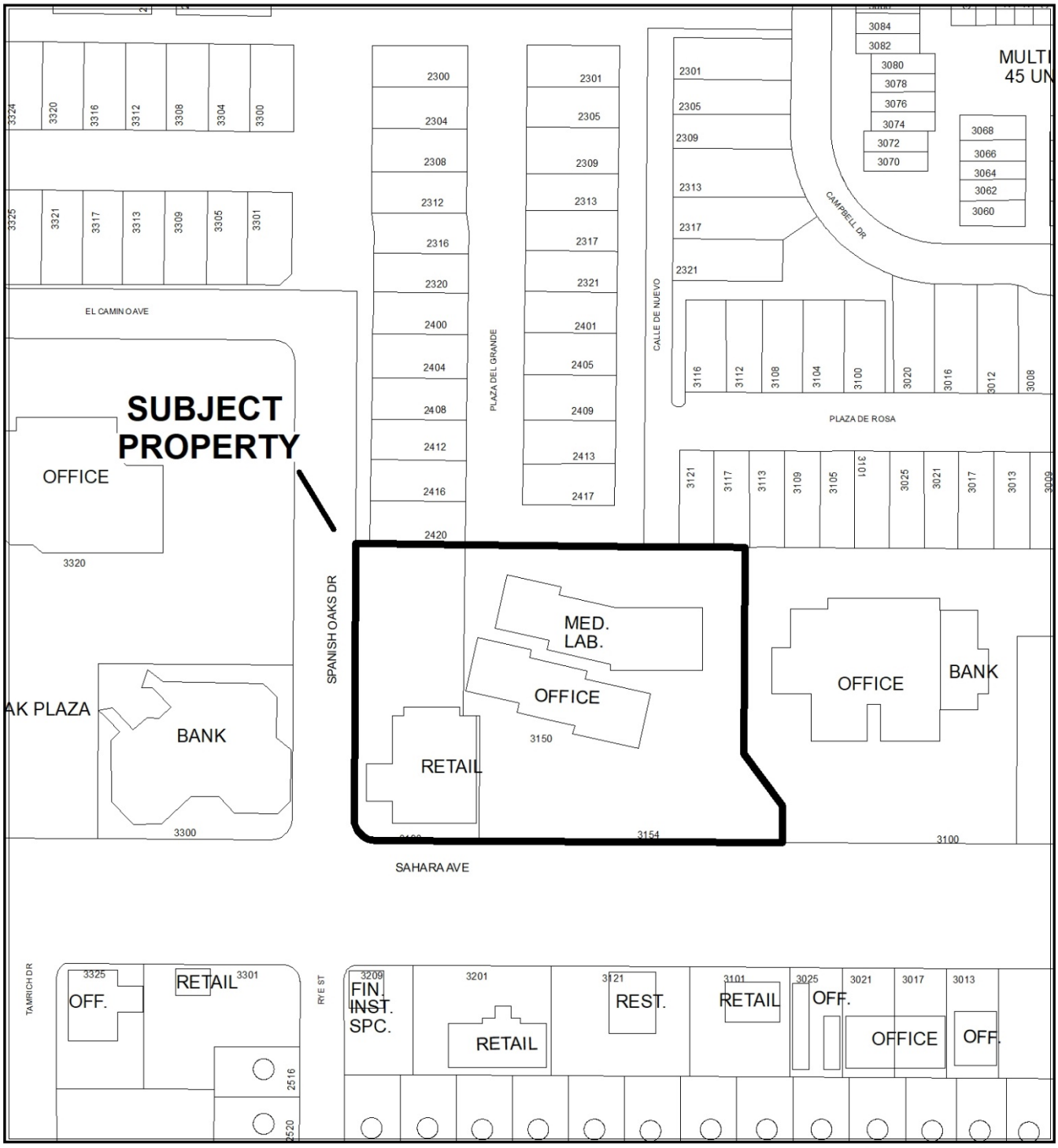
SUBJECT:
TMP-75817 - TENTATIVE MAP - 3150-3190 WEST SAHARA AVENUE (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.75 acres at 3150 and 3190 West Sahara Avenue (APNs 162-05-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75758]. Staff recommends APPROVAL.

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

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

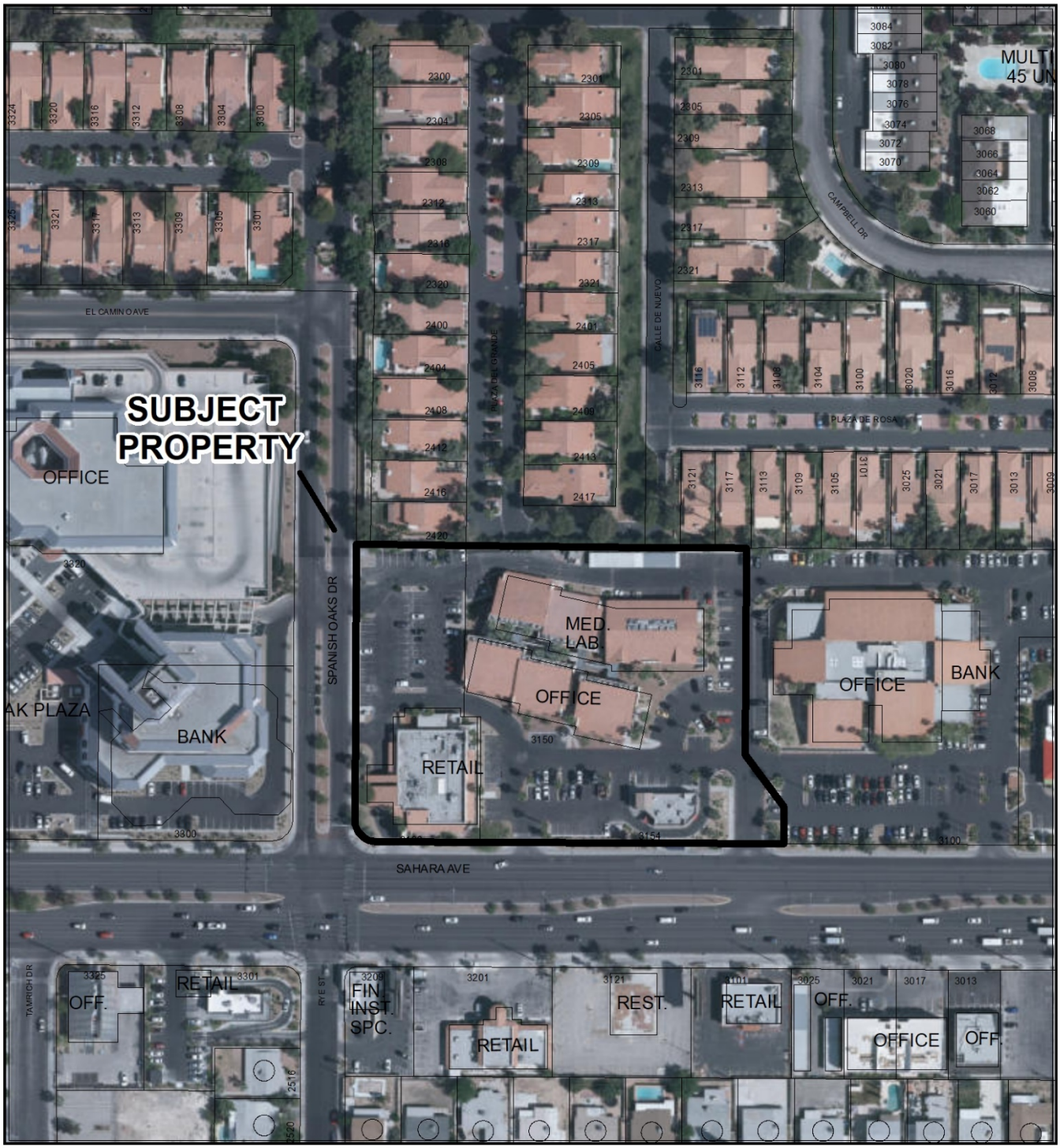
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **TMP-75817 (PRJ-75758)**

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



CASE: **TMP-75817 (PRJ-75758)**

0 137.5 275 Feet

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-75817	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

TMP-75817 CONDITIONS

Planning

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

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

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

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

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

Public Works

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

7. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
   I. On-site sewers, 8-inches in diameter or larger, are public sewers where located within 20-foot wide dedicated public sewer easements.
   II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

8. Per Title 19.16.060.W.3, provide a note on the Final Map that states “All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits.” A technical drainage study shall be submitted and approved prior to further development of this site.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on a 6.73-acre site at 3100, 3150 and 3190 Sahara Avenue.

ISSUES

- The subject site is developed with an existing shopping center. There are no proposed changes or additions to the site.
- As the site has been in existence for several years, all walls are existing and no retaining walls are anticipated.

ANALYSIS

The subject site is home to an existing shopping center and is zoned C-1 (Limited Commercial). No development changes or additions have been proposed at this time. Any future development will have to be developed to Title 19 development standards for the C-1 (Limited Commercial) zoning district. Access to the site will remain from Sahara Avenue, Richfield Boulevard and Spanish Oaks Drive, all public right-of-ways adequate in size to continue servicing the subject site.

Parking and access is intended to be allowed across the one-lot commercial subdivision. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision. The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcels would remain.

FINDINGS (TMP-75817)

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

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/26/73	The Board of City Commissioners approved a Rezoning (Z-0066-73) application for the reclassification of property generally located between West Oakey Boulevard on the north, West Sahara Avenue on the south, South Valley View Boulevard on the west, and Richfield Boulevard on the east, south of Westwood Village Tract and west of Springhurst Townhouses, from R-1 (Single Family Residential) and R 3 (Medium Density Residential) to R-PD6 (Residential Planned Development - 6 Units per Acre), R-4 (High Density Residential) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
09/27/84	The Board of Zoning Adjustment approved a Variance (V-0099-84) to allow auto sales for one day only in the months of February, May, August and November of every year where such is not permitted on property located at 3100 West Sahara Avenue. Staff recommended denial.
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5471) for a Facility to provide testing, treatment, or counseling for drug or alcohol abuse at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5472) for a Sex Offender Counseling Facility at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
01/27/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-5783) and Site Development Plan Review (SDR-5779) for a proposed Mixed-Use Development on the properties located at the northwest corner of Sahara Avenue and Richfield Boulevard.
06/01/05	The City Council approved requests for a Special Use Permit (SUP-6219) and for a Site Development Plan Review (SDR-6220) for a seven-story mixed-use development including 303 residential units and 20,250 square-feet of office, and a waiver of the 15-foot rear yard setback. The Planning Commission recommended approval on 04/14/05. Staff had recommended approval.
10/19/05	The City Council approved a request for a Major Amendment to an approved Site Development Plan Review (SDR-8583) for a seven-story mixed-use development, consisting of 325 residential units and 23,695 square feet of office space and a waiver to permit a side yard setback of zero feet where 10 feet is the minimum setback required on 7.78 acres adjacent to the north side of Sahara Boulevard, between Spanish Oaks Drive and Richfield Boulevard.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/06/07	The City Council approved a request for a Site Development Plan Review (SDR-18693) for a four-story, 42,000 square-foot office building, with a 2,450 square-foot restaurant with Drive-through, and a 14,550 square-foot General Retail Establishment on 7.68 acres at 3100-3190 West Sahara Avenue. The Planning Commission recommended approval and Staff recommended denial.
03/21/12	The City Council approved a request for a Site Development Plan Review (SDR-44168) for a proposed 2,800 square-foot restaurant (with drive-through) with Waivers to allow no landscape buffer along the north and west perimeters where eight feet is required on approximately 0.91 acres at the northwest corner of Sahara Avenue and Richfield Boulevard. The Planning Commission and staff both recommended approval. This expired on 03/20/14 as it was not exercised.
10/28/14	The City Council denied Special Use Permit (SUP-55291) request for a Medical Marijuana Dispensary use at 3190 West Sahara Avenue. The Planning Commission recommended denial. Planning staff recommend approval.
11/04/14	The Planning Commission approved a request for a Site Development Plan Review (SDR-56141) for a proposed 4,295 square-foot restaurant with drive through with waivers to allow no landscape buffer along the north and west perimeters where eight feet is required at the northwest corner of Sahara Avenue and Richfield Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
04/23/12	A deed was recorded for a change in ownership. (APNs: 162-05-403-001 and 003)
04/23/13	A deed was recorded for a change in ownership. (APN: 162-05-403-004)

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

Pre-Application Meeting	
02/11/19	Planning Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
02/28/19	Planning Staff conducted a routine field check and found an active shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	6.73

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-PD6 (Residential Planned Development – 6 units per acre)
South	General Retail, other than listed	C (Commercial)	C-1 (Limited Commercial)
East	Office, other than listed	C (Commercial)	C-1 (Limited Commercial)
	Vacant		
West	Shopping Center	C (Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study Area	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	145	Y
Spanish Oaks Drive	Local	Title 13	75	Y
Richfield Boulevard	Local	Title 13	90	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) 3150 & 3190 W. Sahara Avenue, Las Vegas, NV 89102 ; 3100 W. Sahara Ave.

Project Name West Sahara Executive Park **Proposed Use** Existing Commercial/Office

Assessor's Parcel #(s) 162-05-403-001; 162-05-403-002 ; 162-05-403-004 **Ward #** 1

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

Additional Information

PROPERTY OWNER Sahara West Executive Park, LLC

Address 2704 Botticelli Drive, Henderson State NV Zip 89052

E-mail ChrisRodenfels@aol.com Phone (702) 776-6780

APPLICANT Sahara West Executive Park, LLC

Address 3100 W. Sahara Avenue, #112, Las Vegas State NV Zip 89102

E-mail phillip@lvrc.com Phone (702) 752-6872

REPRESENTATIVE Terri Pastorelli @ Horizon Surveys, LLC

Address 10501 W. Gowan Road, Suite 200, Las Vegas State NV Zip 89129

E-mail tpastorelli@horizonsurveys.com Phone (702) 228-5066

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Chris Rodenfels / Sahara West Executive Park, LLC / Manager

Subscribed and sworn before me

This 14 day of February, 20 19

Clark, NV

Notary Public in and for said County and State

MARY C. WATKINS
Notary Public, State of Nevada
No. 05-98573-1
My Appt. Exp. Apr. 4, 2022

PRJ-75758
03/13/19

PRJ75758 - TC001

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.

Planning WA

- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☒ 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

Planning WA

PRJ-75758
02/19/19

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

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

☒ 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). Planning WA

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 2/11/19

PRJ-75758
02/19/19

TENTATIVE MAP

3100-3190 WEST SAHARA AVENUE

(A COMMERCIAL SUBDIVISION)

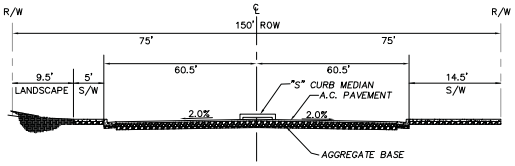
BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

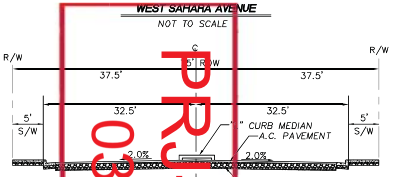
LOT 1: (APN 162-05-403-001, -002, -004)

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

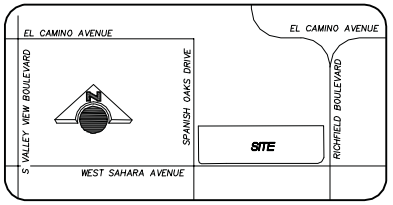
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89°18'18" WEST, 205.00 FEET; THENCE NORTH 00°41'42" EAST, 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAHARA AVENUE (150.00 FEET WIDE) AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°18'18" WEST, 771.00 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET TO THE EASTERLY RIGHT-OF-WAY OF SPANISH OAKS DRIVE (75.00 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°41'42" EAST, 330.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 89°18'18" EAST, 826.00 FEET; THENCE SOUTH 00°41'42" WEST, 105.00 FEET; THENCE NORTH 89°18'18" WEST, 160.00'; THENCE SOUTH 00°41'42" WEST, 250.00' TO THE POINT OF BEGINNING.



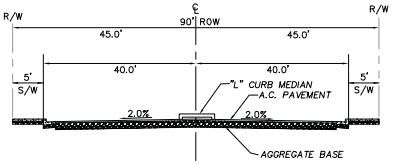
WEST SAHARA AVENUE
NOT TO SCALE



SPANISH OAKS DRIVE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



RICHFIELD BOULEVARD
NOT TO SCALE

PROPERTY OWNER/DEVELOPER

ASSESSORS PARCEL NUMBERS 162-05-403-001, -002

SAHARA WEST EXECUTIVE PARK, LLC
3100 WEST SAHARA AVENUE
SUITE 112
LAS VEGAS, NV 89102
PHONE: (702) 752-6872

SURVEYOR

HORIZON SURVEYS, LLC
10501 W. GOWAN ROAD, SUITE 200
LAS VEGAS, NEVADA 89129
(702) 228-5066

PROPERTY ADDRESS

3150 AND 3190 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89102

PROJECT DATA

NO. OF LOTS: 1
APN: 162-05-403-001
162-05-403-002
162-05-403-004

SITE AREA (GROSS): 6.87 ACRES
ZONING: LIMITED COMMERCIAL DISTRICT (C-1)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

COORDINATE SYSTEM DEFINITION

DATUM/REFERENCE FRAME: NAD83(2011) EPOCH 2010.0
MAPPING PROJECTION PARAMETERS:
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS ZONE
PROJECTION TYPE: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND
LATITUDE OF GRID ORIGIN): 36°5'00"N
LONGITUDE OF CENTRAL
MERIDIAN: 114°58'00"W
LINEAR UNIT: US SURVEY FOOT (SFT)
FALSE NORTHING: 656,166.6667 SFT (200,000,000 M)
FALSE EASTING: 328,083.3333 SFT (100,000,000 M)
SCALE FACTOR AT CENTRAL
MERIDIAN: 1.001 (EXACT)

COVENANTS, CONDITIONS, AND RESTRICTION NOTE

COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH THE SUBDIVIDER INTENDS TO ENFORCE, WILL BE RECORDED WITH THIS PROPOSED COMMERCIAL DEVELOPMENT. LANDSCAPE MAINTENANCE TO BE INCLUDED WITH COVENANTS, CONDITIONS & RESTRICTIONS.

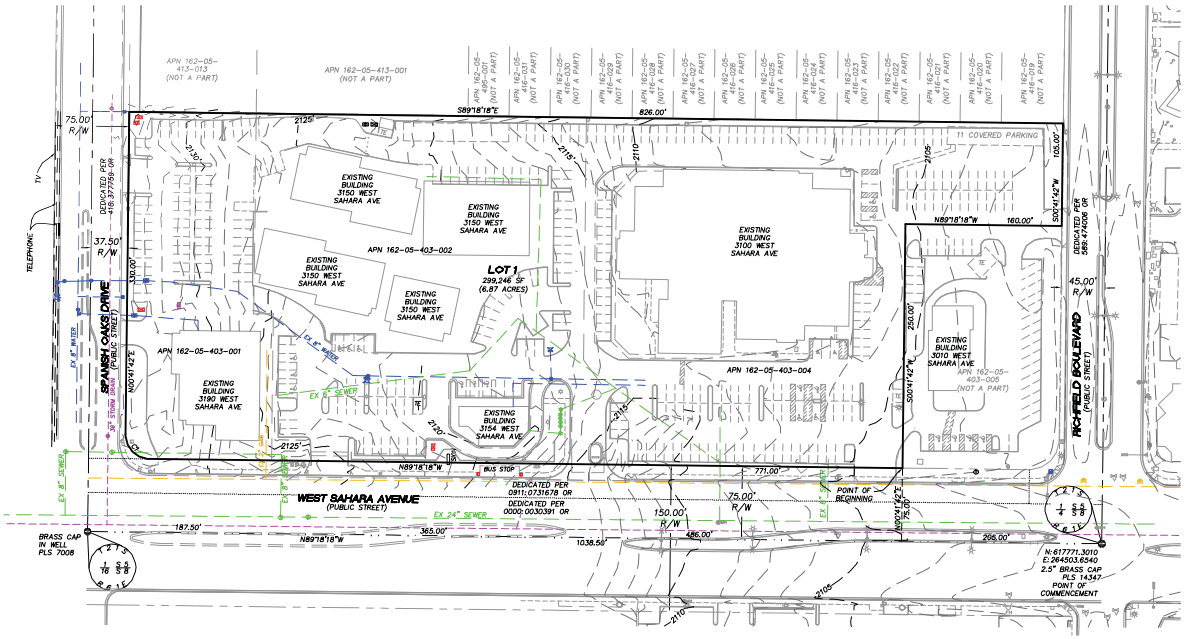
BENCHMARK

CITY OF LAS VEGAS STATION 7C115SSW6 – BEING A RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, NORTHEAST CORNER OF SAHARA AVENUE AND SPANISH OAKS DRIVE NEAR THE PC OF SAHARA AVENUE.

ELEVATION (NAVD 88) = 2131.78 (FEET)
649.768 (METERS)

UTILITY SERVICE PROVIDERS

WATER:	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC:	NV ENERGY
GAS:	SOUTHWEST GAS CORPORATION
SEWER:	CITY OF LAS VEGAS
TELEPHONE: SOLID WASTE	CENTRAL TELEPHONE CO. DBA: CENTURYLINK
DISPOSAL:	REPUBLIC SERVICES, INC.



GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- STREET CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SECTION LINE
- TIE LINE
- RIGHT-OF-WAY DEDICATION LIMITS
- BUILDING
- CURB & GUTTER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND SEWER
- EXISTING UNDERGROUND STORM
- EXISTING UNDERGROUND GAS
- HANDICAP PARKING
- FIRE HYDRANT
- METER / UTILITY
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- UTILITY MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STREET LIGHT
- OR OFFICIAL RECORDS
- CALCULATED POSITION
- FOUND MONUMENT AS SHOWN AND DESCRIBED
- TELEPHONE VAULT
- CLEAN OUT
- AREA LIGHT
- TRAFFIC PULLBOX

GENERAL NOTES

1. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 32003C2170F, EFFECTIVE NOVEMBER 16, 2011 INDICATED THAT THE SUBJECT SITE LIES WITHIN ZONE "X" AND IS LOCATED OUTSIDE THE 100-YEAR FLOOD PLAIN.

2. PUBLIC WATER IS PROVIDED BY LAS VEGAS VALLEY WATER DISTRICT. THE WATER MAINS ARE LOCATED IN SPANISH OAKS DRIVE AND SAHARA AVENUE.

3. SANITARY SEWER IS TO BE DISPOSED OF USING THE CITY LAS VEGAS AND CLARK COUNTY WATER RECLAMATION DISTRICT TREATMENT FACILITIES. EXISTING SANITARY SEWER MAIN IS LOCATED IN WEST SAHARA AVENUE.

4. THERE ARE NO KNOWN MAPPED OR OBSERVED FAULT LINES OR FISSURES.

5. ALL EXISTING EASEMENTS ON SITE WILL REMAIN. THERE WILL BE NO VACATION OF EXISTING EASEMENTS.

6. SITE IS COMPLETELY BUILT AND NO FURTHER CONSTRUCTION ON SITE IS ANTICIPATED.

PRJ-75758
08/13/19

NO.	DESCRIPTION	DRAWN BY	APPROVED	DATE

SCALE (H): NONE
SCALE (V): N/A
DRAWN BY: DH-JENSEN
SEC 5, T. 21 S, R. 61 E, M.D.M.
CLARK COUNTY CITY OF LAS VEGAS NEVADA

TENTATIVE MAP
3100-3190 WEST SAHARA AVENUE
(A COMMERCIAL SUBDIVISION)
COVER-BOUNDARY SHEET

HORIZON SURVEYS, LLC
10501 WEST GOWAN ROAD, SUITE 200
LAS VEGAS, NEVADA 89129
PHONE (702) 228-5066
FAX (702) 228-0577
WWW.HORIZONSURVEYS.COM

DENNIS H. JENSEN
Exp. 06-30-19
No. 5859

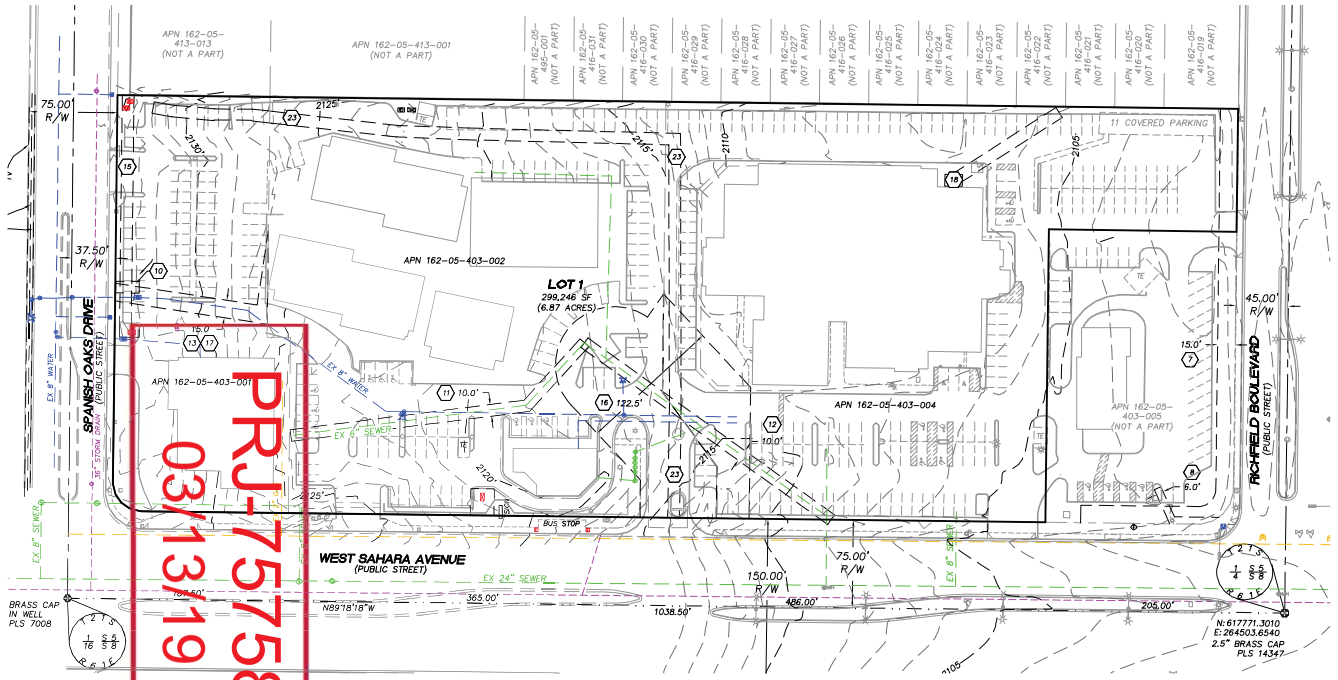
DWG: Sahara-TM
DATE: 06-12-19
JOB NUMBER 1029.003.02
SHEET 1 OF 2

TENTATIVE MAP

3100-3190 WEST SAHARA AVENUE

(A COMMERCIAL SUBDIVISION)

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



PRJ-75758
03/13/19

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

TITLE REPORT EXCEPTIONS

THIS EASEMENT MAP IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE GROUP, ORDER NO. 42041897, DATED APRIL 11, 2018. HORIZON SURVEYS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED REPORT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID PRELIMINARY TITLE REPORT.

(#) =NUMERIC SEQUENCE – ITEMS THAT AFFECT THE SUBJECT PROPERTY WHICH ARE BLANKET IN NATURE AND/OR CAN BE VISUALLY LOCATED.

(6) RESERVATIONS IN THE PATENT FROM THE STATE OF NEVADA
RECORDING DATE: MAY 26, 1914
RECORDING NO: BOOK 3 OF DEEDS, PAGE 397, INSTRUMENT NO. 6492, OF OFFICIAL RECORDS
BLANKET IN NATURE

(7) TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT
ENTITLED: AGREEMENT
RECORDING DATE: JULY 02, 1965
RECORDING NO.: BOOK 639, INSTRUMENT NO. 514177, OF OFFICIAL RECORDS
PLOTTED

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CONTAINED IN A DOCUMENT:
GRANTED TO: NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
PURPOSE: LINE(S) FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR TELEPHONE AND/OR OTHER COMMUNICATION CIRCUITS
RECORDING DATE: AUGUST 26, 1965
RECORDING NO: BOOK 653, INSTRUMENT NO. 525344, OF OFFICIAL RECORDS
PLOTTED

(9) ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF A RECORD OF SURVEY
23, OF SURVEYS, PAGE 92
RECORDING DATE: NOVEMBER 03, 1972
RECORDING NO.: BOOK 276, INSTRUMENT NO. 235294, OF OFFICIAL RECORDS
BLANKET IN NATURE

(10) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CONTAINED IN A DOCUMENT:
GRANTED TO: LAS VEGAS VALLEY WATER DISTRICT
PURPOSE: PIPELINES
RECORDING DATE: JANUARY 15, 1976
RECORDING NO: BOOK 586, INSTRUMENT NO. 545796, OF OFFICIAL RECORDS
PLOTTED

TITLE REPORT EXCEPTIONS

(11) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CONTAINED IN A DOCUMENT:
GRANTED TO: THE KOSTELEGKY INVESTMENT GROUP, LTD., LIMITED PARTNERSHIP
PURPOSE: SEWER LINES
RECORDING DATE: DECEMBER 03, 1976
RECORDING NO: BOOK 684, INSTRUMENT NO. 643596, OF OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDING DATE: MAY 16, 1977
RECORDING NO: BOOK 739, INSTRUMENT NO. 698055, OF OFFICIAL RECORDS
PLOTTED

(12) TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT
ENTITLED: GRANT OF AN EASEMENT AND COVENANT
RECORDING DATE: DECEMBER 03, 1976
RECORDING NO.: BOOK 684, INSTRUMENT NO. 643597, OF OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDING DATE: MAY 16, 1977
RECORDING NO: BOOK 739, INSTRUMENT NO. 698056, OF OFFICIAL RECORDS
PLOTTED

(13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CONTAINED IN A DOCUMENT:
GRANTED TO: E.A. COLLINS, M.M. COLLINS AND JERRY HERBST
PURPOSE: PIPELINES
RECORDING DATE: DECEMBER 03, 1976
RECORDING NO: BOOK 684, INSTRUMENT NO. 643598, OF OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDING DATE: MAY 16, 1977
RECORDING NO: BOOK 739, INSTRUMENT NO. 698057, OF OFFICIAL RECORDS
PLOTTED

TITLE REPORT EXCEPTIONS

(14) TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT
ENTITLED: AGREEMENT FOR RECIPROCAL EASEMENTSRECORDING DATE: SEPTEMBER 21, 1976
RECORDING NO.: BOOK 662, INSTRUMENT NO. 621167, OF OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDING DATE: DECEMBER 03, 1976
RECORDING NO: BOOK 684, INSTRUMENT NO. 643599, OF OFFICIAL RECORDS
BLANKET IN NATURE

(15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CONTAINED IN A DOCUMENT:
GRANTED TO: NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
PURPOSE: UNDERGROUND ELECTRIC, TELEPHONE AND/OR COMMUNICATION SYSTEM(S)
RECORDING DATE: DECEMBER 17, 1976
RECORDING NO: BOOK 689, INSTRUMENT NO. 648353, OF OFFICIAL RECORDS
PLOTTED

(16) TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT
ENTITLED: AGREEMENT FOR RECIPROCAL EASEMENTS
RECORDING DATE: JANUARY 03, 1977
RECORDING NO.: BOOK 693, INSTRUMENT NO. 652963, OF OFFICIAL RECORDS
PLOTTED

(17) TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT
ENTITLED: GRANT OF EASEMENT
RECORDING DATE: MAY 16, 1977
RECORDING NO.: BOOK 739, INSTRUMENT NO. 698057, OF OFFICIAL RECORDS
PLOTTED

(18) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CONTAINED IN A DOCUMENT:
GRANTED TO: NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY
PURPOSE: UNDERGROUND ELECTRIC, TELEPHONE, AND/OR OTHER COMMUNICATION SYSTEM(S)
RECORDING DATE: MAY 10, 1978
RECORDING NO: BOOK 885, INSTRUMENT NO. 844583, OF OFFICIAL RECORDS
PLOTTED

(19) THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY:LAS VEGAS DOWNTOWN REDEVELOPMENT AREA
RECORDED: MARCH 11, 1986, IN BOOK 860311DOCUMENT NO: 0000777, OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDED: FEBRUARY 11, 1988, IN BOOK 880211
DOCUMENT NO: 00382, OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDED: NOVEMBER 22, 1996, IN BOOK 961122
DOCUMENT NO: 00847, OFFICIAL RECORDS

AND AMENDED BY AN INSTRUMENT
RECORDED: NOVEMBER 22, 1996 IN BOOK 961122
DOCUMENT NO.: 00848, OFFICIAL RECORDS.
AND RE-RECORDED: NOVEMBER 25, 1996 IN BOOK 961125
DOCUMENT NO.: 00566, OFFICIAL RECORDS.

AND AS SHOWN BY MAP
LG, OF SURVEYS AT PAGE 78
RECORDED: NOVEMBER 22, 1996 IN BOOK 961122

DOCUMENT NO.: 00849, OFFICIAL RECORDS.AND AMENDED AND RESTATED BY AN INSTRUMENT
RECORDED: JUNE 2, 2006 IN BOOK 20060602
DOCUMENT NO.: 0001395, OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDING DATE: SEPTEMBER 12, 2012
RECORDING NO: 20120912000933, OF OFFICIAL RECORDS

MODIFICATION(S) OF SAID DOCUMENT
RECORDING DATE: MARCH 23, 2017
RECORDING NO: 20170323-0001012, OF OFFICIAL RECORDS BLANKET IN NATURE

(21) TERMS, PROVISIONS, COVENANTS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT
ENTITLED: RESTRICTIVE COVENANTS RUNNING WITH THE LAND
RECORDING DATE: JULY 29, 2005
RECORDING NO.: 20050729-0005522, OF OFFICIAL RECORDS BLANKET IN NATURE

(22) TERMS, PROVISIONS, COVENANTS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT
ENTITLED: RESTRICTIVE COVENANTS RUNNITERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT
ENTITLED: COVENANT RUNNING WITH THE LAND
RECORDING DATE: JANUARY 10, 2008
RECORDING NO.: 20080110-0004122, OF OFFICIAL RECORDS
STREET IMPROVEMENTS - PARCEL 1

(23) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: NEVADA POWER COMPANY DBA NV ENERGY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: JANUARY 02, 2009
RECORDING NO: 20090102-0000946, OF OFFICIAL RECORDS PLOTTED

(24) TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT
ENTITLED: CITY OF LAS VEGAS NOTICE OF ZONING ACTION
RECORDING DATE: JUNE 10, 2010
RECORDING NO.: 201061000002128, OF OFFICIAL RECORDS
BLANKET IN NATURE

(25) DEDICATION(S) AND EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS INDICATED OR DELINEATED ON THE MAP OF SAID TRACT/PLAT:
RECORDING NO.: BOOK 118 OF PARCEL MAPS, PAGE 44, OF OFFICIAL RECORDS
ADJACENT PARCEL

(27) TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT
ENTITLED: GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS
RECORDING DATE: JANUARY 14, 2015
RECORDING NO.: 20150114-0002933, OF OFFICIAL RECORDS BLANKET IN NATURE

NO. DESCRIPTION DATE DRAWN BY APPROVED

SCALE H/: NONE
SCALE V/: N/A
DRAWN BY: DH-JENSEN
SEC 5 T. 21 S. R. 61 E. M.D.M.

TENTATIVE MAP
3100-3190 WEST SAHARA AVENUE
(A COMMERCIAL SUBDIVISION)
EASEMENT SHEET
CITY OF LAS VEGAS CLARK COUNTY NEVADA

HORIZON SURVEYS, LLC
10301 WEST CHEYENNE ROAD, SUITE 200
LAS VEGAS, NEVADA 89129
PHONE (702) 228-5066
FAX (702) 228-0677
WWW.HORIZONSURVEYS.COM

DENNIS H. JENSEN Exp:06-30-19 No. 5859

DWG: CS-Tent
DATE: 03-12-19

JOB NUMBER
1029.003.02

SHEET 2 OF 2



TMP-75817 [PRJ-75758] - TENTATIVE MAP - APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC
3100, 3150 AND 3190 WEST SAHARA AVENUE

02/28/19



TMP-75817 [PRJ-75758] - TENTATIVE MAP - APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC
3100, 3150 AND 3190 WEST SAHARA AVENUE

02/28/19



TMP-75817 [PRJ-75758] - TENTATIVE MAP - APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC
3100, 3150 AND 3190 WEST SAHARA AVENUE

02/28/19

Horizon
Surveys, LLC

January 28, 2019

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

Reference: **Commercial Subdivision Tentative Map**
3150 and 3190 West Sahara Avenue and 3100 W. Sahara Avenue
APN's 162-05-403-001; 162-05-403-002 ; 162-05-403-004

On behalf of Sahara West Executive Park, LLC, owner of the above-referenced properties, we respectfully request your consideration of our Commercial Subdivision Tentative Map.

The subject parcels are zoned Limited Commercial District (C-1). This is a fully-developed retail/office site. The property owner wishes to be able to sell a retail portion of the site separately from the office portion. We intended to do that via the Parcel Map/Record of Survey process, but in meeting with the Las Vegas Valley Water District we were informed that, due to shared utilities between 3150 and 3190 West Sahara, and the location of the lines, we cannot accomplish our goal with a Parcel Map. We, therefore, will be going through the Commercial Subdivision mapping process.

Because this is a fully developed retail/office site, we do not intend to make any changes to the site. There will be no new construction on these parcels. Mapping is being done simply to create a commercial subdivision with the potential goal of selling the retail portion of the site that is located at 3154 West Sahara but is a portion of APN 162-05-403-002.

Thank you for your consideration. If you have any questions, please feel free to contact me.

Sincerely,

Terri Pastorelli

Terri Pastorelli
Project Coordinator

TP:st
Enclosures

PRJ-75758
03/13/19

10501 West Gowan Road • Suite 200 • Las Vegas, Nevada 89129
Phone (702) 228-5066 • Fax (702) 228-0677 • Website: www.horizonsurveys.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: **TMP-75817 [PRJ-75758] - TENTATIVE MAP**

SUBJECT: **APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

Signature

4.3.19
Date

CHRIS ROENFELS
Please Print Name

SAHARA WEST EXECUTIVE PARK, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Date 4/3/19 Item **Item 7**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.: **8**

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

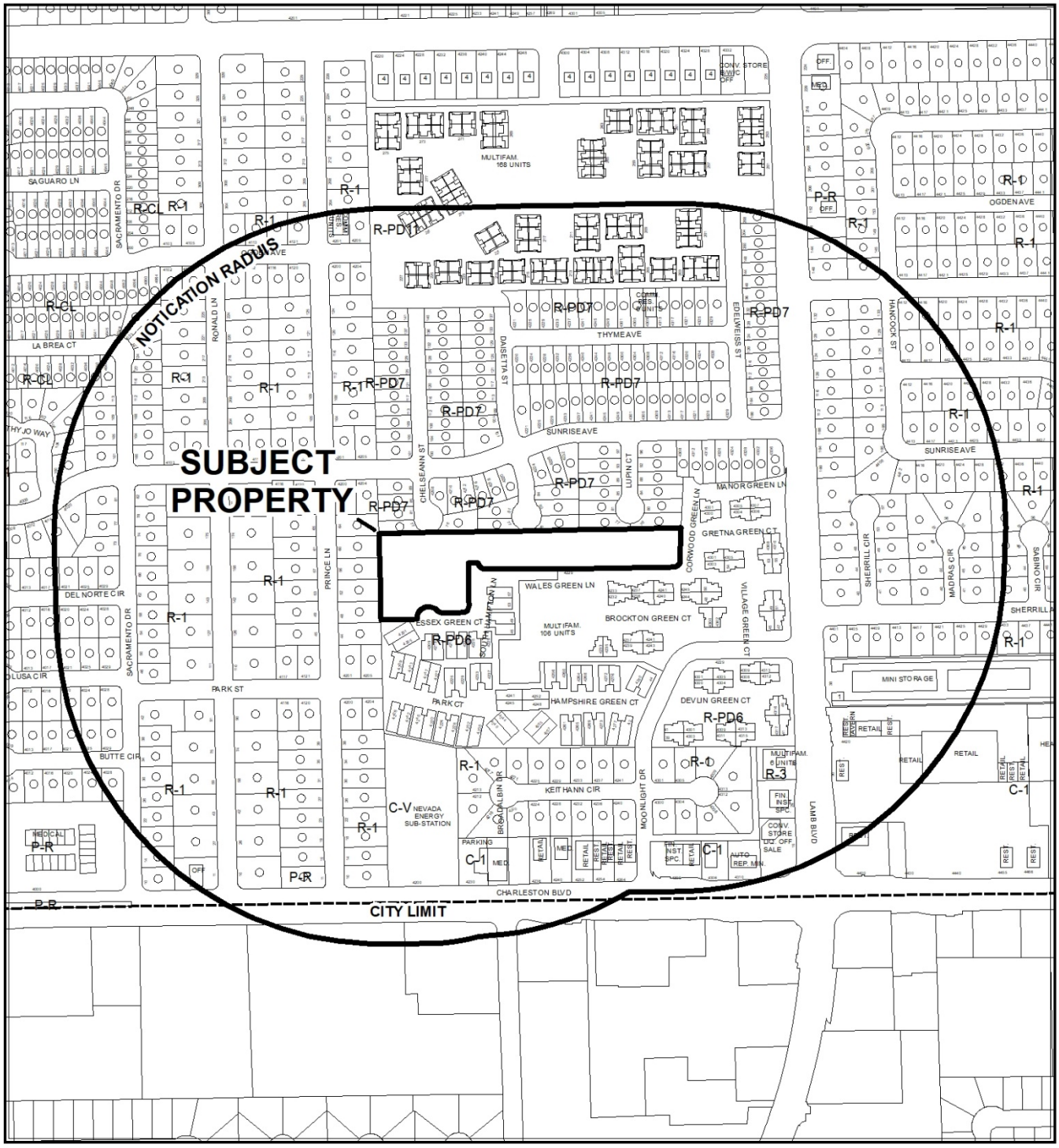
SUBJECT:
GPA-75784 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC, - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED) TO: ML (MEDIUM LOW) on 3.62 acres at the northwest corner of Wales Green Lane and Cornwood Green Lane (APN 140-31-801-001), Ward 3 (Coffin) [PRJ-75766]. Staff recommends APPROVAL.

C.C.: 05/15/2019

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report - GPA-75784 and ZON-75786 [PRJ-75766]
4. Supporting Documentation - GPA-75784 and ZON-75786 [PRJ-75766]
5. Photo(s) - GPA-75784 and ZON-75786 [PRJ-75766]
6. Justification Letter - GPA-75784 and ZON-75786 [PRJ-75766]
7. Submitted after Final Agenda - Protest Postcard for GPA-75784 and ZON-75786 [PRJ-75766]



CASE: **GPA-75784 (PRJ-75766)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED)

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



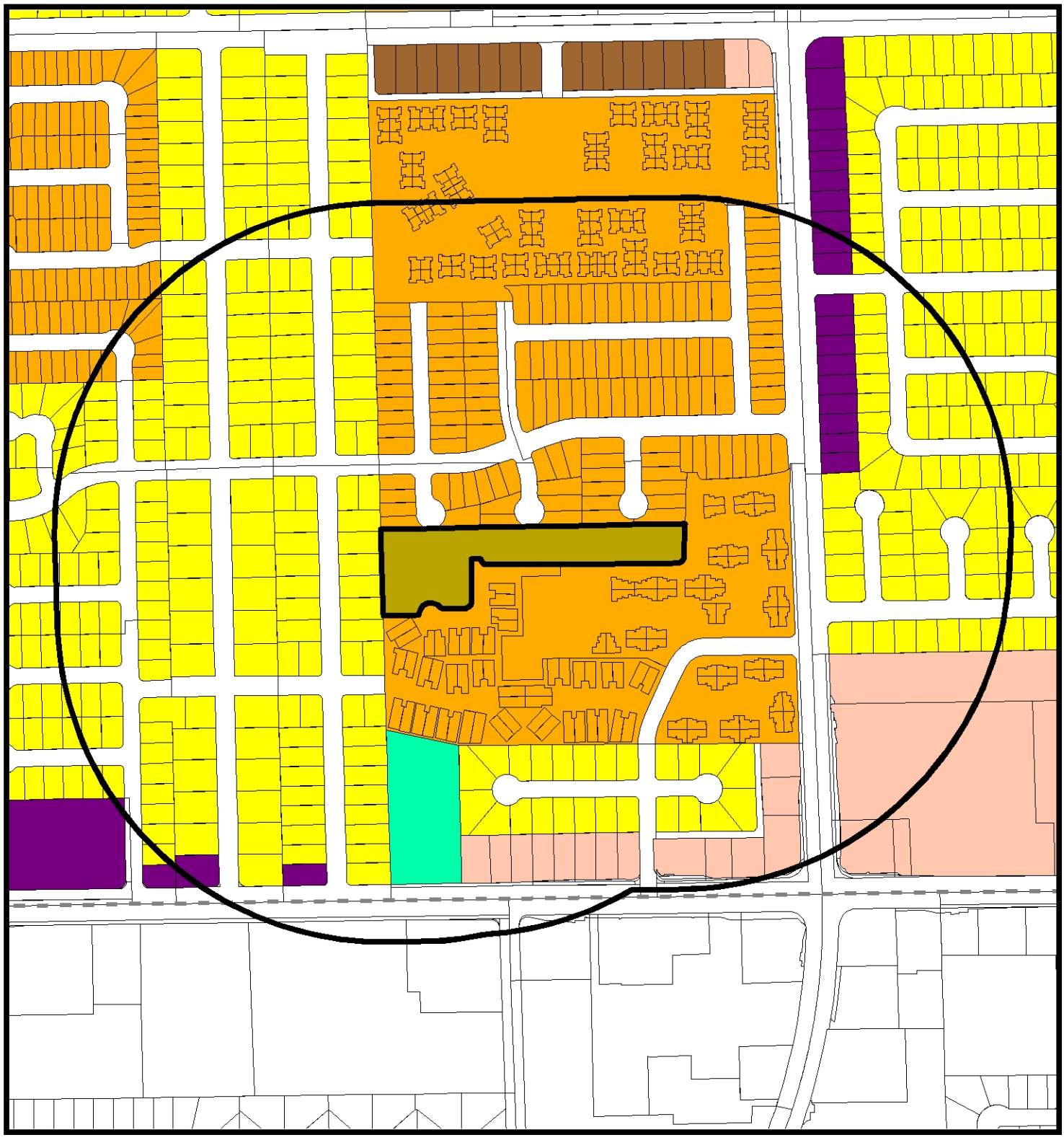
CASE: **GPA-75784 (PRJ-75766)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MLA (MEDIUM LOW ATTACHED)

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

GPA-75784



General Plan Amendment

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

FROM MLA TO ML

Subject Property
1000ft Buffer
City Limits

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

Date: Thursday, March 07, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75784	Staff recommends APPROVAL.	
ZON-75786	Staff recommends APPROVAL.	GPA-75784

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 695

PROTESTS 0

APPROVAL **0**

JB

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment from MLA (Medium Low Attached Density Residential) to ML (Medium Low Density Residential); and a request to Rezone from R-1 (Single Family Residential) to R-CL (Single Family Compact-Lot) on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane.

ISSUES

- A Tentative Map has not been submitted for this site that would exhibit more specific development characteristics such as the number of lots and lot sizes.

ANALYSIS

The site is located in an area of residential character with varying lots sizes in each direction. There are single-family detached dwellings located to the north and west of the subject site. Neighboring lots to the north are zoned R-PD7 (Residential Planned Development – 7 Units per Acre) and are approximately 0.13 acres; lots to the west are zoned R-1 (Single family Residential) and are approximately 0.20 acres. The south and east perimeters of the site are bordered by an existing multi-family residential development, which is currently zoned R-PD6 (Residential Planned Development – 6 Units per Acre).

The subject site consists of one parcel zoned R-1 (Single Family Residential) with a MLA (Medium Low Attached Density Residential) General Plan land use designation, which has an allowable density of 12.49 dwelling units per gross acre. The MLA (Medium Low Attached Density Residential) General Plan land use designation allows the R-2 (Medium-Low Density Residential), R-TH (Single Family Attached) and R-MH (Mobile/Manufactured) zoning districts.

The proposed ML (Medium Low Density Residential) General Plan designation generally permits single-family detached homes on various lot sizes, including mobile and manufactured homes. The ML (Medium Low Density Residential) designation supports the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-MH (Mobile/Manufactured Home) zoning districts, with a maximum gross density of 8.49 dwelling units per acre.

The proposed R-CL (Single Family Compact-Lot) zoning district would allow single family residential residences with a minimum lot size of 3,000 square feet and lot widths of 35 feet. If the proposed designations are approved, a maximum of 30 units could be constructed on the site, a decrease of 15 units from the current MLA (Medium Low Attached Density Residential) designation, not excluding nonresidential area such as streets, drainage areas or open space that would further decrease density.

Staff has determined the proposed ML (Medium Low Density Residential) General Plan designation and R-CL (Single Family Compact-Lot) zoning district are compatible with the existing residential developments in the area; therefore, staff recommends approval of these two applications.

FINDINGS (GPA-75784)

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

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

   The proposed ML (Medium Low Density Residential) General Plan designation is consistent with the adjacent ML (Medium Low Density Residential), single and multi-family residential land uses to the north, south and east. In addition, the proposed ML (Medium Low Density Residential) General Plan designation is harmonious with the existing L (Low Density Residential) single-family residential uses to the west of the subject site.

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

   The applicant has proposed a Rezoning (ZON-75786) from R-1 (Single Family Residential) to R-CL (Single Family Compact-Lot) on the subject site, which is consistent with the proposed ML (Medium Low Density Residential) General Plan designation.

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

   There are adequate transportation and recreation facilities within close proximity to the subject site.

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

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

FINDINGS (ZON-75786)

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

1. **The proposal conforms to the General Plan.**

   The proposed R-CL (Single Family Compact-Lot) zoning district conforms to the proposed ML (Medium Low Density Residential) General Plan designation which allows seven zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-MH (Mobile/Manufactured Home).

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

   The residential uses allowed in the proposed R-CL (Single Family Compact-Lot) zoning district are compatible with the existing surrounding single and multi-family land uses and zoning districts located within the area.

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

   The subject site is an infill parcel that closely resembles the R-PD (Residential Planned Development) and R-1 (Single Family Residential) zoning districts adjacent to the subject site. As the R-PD (Residential Planned Development) zoning district is no longer available, staff has deemed that the proposed R-CL (Single Family Compact-Lot) zoning district is appropriate for the subject site.

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

   Access to the subject site will remain unchanged. The property is located on Essex Green Court, Wales Green Lane and Corwood Green Lane, which are classified as a 33-foot Local Streets, as defined by Title 13.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/21/05	The City Council approved a request for a General Plan Amendment (GPA-5102) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Rezoning (ZON-5106) from R-1 (Single Family Residential) to R-PD11 (Residential Planned Development - 11 Units per Acre) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-5108) for a proposed 37-lot single-family residential development approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Variance (VAR-5110) to allow no open space where 26,570 square feet of open space is the minimum required in conjunction with a proposed 37-lot single-family residential development approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Variance (VAR-5113) to allow an R-PD (Residential Planned Development) zoning district on 3.40 acres where five acres is the minimum required approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Waiver (WVR-5294) of Title 18.12.100 to allow 32-foot wide private streets where 39 feet is the minimum width required with roll curbs, and of Title 18.12.130 to allow a drive in excess of 150 feet without a circular turnaround or emergency access gate approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. The Planning Commission recommended approval and Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/26/06	The Planning Commission approved a request for a Tentative Map (TMP-10753) for a 37-lot single family residential subdivision on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. The Planning Commission and Staff recommended approval of the request.
02/06/08	The City Council approved a request for an Extension of Time (EOT-26153) of an approved Site Development Plan Review (SDR-5108) for a proposed 37-lot single-family residential development approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-26154) of an approved Rezoning (ZON-5106) from R-1 (Single Family Residential) to R-PD11 (Residential Planned Development - 11 Units per Acre) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-26155) of an approved Variance (VAR-5110) to allow no open space where 26,570 square feet of open space is the minimum required in conjunction with a proposed 37-lot single-family residential development approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-26156) of an approved Variance (VAR-5113) to allow an R-PD (Residential Planned Development) zoning district on 3.40 acres where five acres is the minimum required approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue. Staff recommended approval of the request.

Most Recent Change of Ownership	
01/25/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/27/03	A Code Enforcement case (#3183) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 09/15/03.

Related Building Permits/Business Licenses	
03/12/04	A Code Enforcement case (#11082) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 03/18/04.
07/29/04	A Code Enforcement case (#19407) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 08/31/04.
09/13/05	A Code Enforcement case (#34504) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 10/27/05.
02/26/07	A Code Enforcement case (#50814) was processed for a vacant lot with trash, debris, overgrown vegetation and dumped furniture on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 04/30/07.
09/27/07	A Code Enforcement case (#58373) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 10/23/07.
08/28/09	A Code Enforcement case (#81330) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 09/29/09.
03/29/10	A Code Enforcement case (#88042) was processed for a vacant lot with trespassers and vandalism on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 04/29/10.
08/08/11	A Code Enforcement case (#104505) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 02/22/12.
06/04/12	A Code Enforcement case (#115101) was processed for a vacant lot with trash and debris on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case has not been resolved.
08/14/13	A Code Enforcement case (#132158) was processed for a vacant lot with trash, debris and overgrown vegetation on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 08/15/13.

Related Building Permits/Business Licenses	
09/26/18	A Code Enforcement case (#193316) was processed for squatters on a vacant lot on property located on the northwest corner of Wales Green Lane and Corwood Green Lane. The case was resolved on 10/16/18.

Pre-Application Meeting	
02/04/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment and Rezoning on the subject site.

Neighborhood Meeting	
04/03/19	A neighborhood meeting is scheduled at the East Las Vegas Community Center at 250 North Eastern Avenue at 6:15 pm to discuss the proposed General Plan Amendment and Rezoning on property located on the northwest corner of Wales Green Lane and Corwood Green Lane, Assessor's Parcel 140-31-801-001.

Field Check	
02/26/19	Staff conducted a routine site visit and found the subject site to be an undeveloped parcel of land with desert vegetation throughout the site. The perimeter wall on the north perimeter of the site has been vandalized with graffiti.

Details of Application Request	
Site Area	
Net Acres	3.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MLA (Medium Low Attached Density Residential)	R-1 (Single Family Residential)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Single-Family Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Single-Family Attached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
East	Single-Family Attached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single-Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Size	3,000 SF
Min. Lot Width	35 Feet
Min. Setbacks • Front • Side • Corner • Rear	 14 Feet to House / 18 Feet to Front Entry Garage 10 Feet (combined) 10 Feet 10 Feet
Max. Lot Coverage	70 %
Max. Building Height	Two Stories / 35 Feet

Existing Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	1 du/lot	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-CL (Single Family Compact-Lot)	1 du/lot	1
Existing General Plan	***Permitted Density***	***Units Allowed***
MLA (Medium Low Attached Density Residential)	12.49 du/ac	45
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49 du/ac	30

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Essex Green Court	Private Local Street	N/A	33	N/A
Wales Green Lane	Private Local Street	N/A	33	N/A
Corwood Green Lane	Private Local Street	N/A	33	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Wales Green Lane & Corwood Green Lane

Project Name Charleston & Lamb **Proposed Use** ML

Assessor's Parcel #(s) 140-31-801-001 **Ward #** 3

General Plan: Existing MLA Proposed ML **Zoning:** Existing R-1 Proposed R-CL

Additional Information

Property Owner Charleston Lamb LLC Contact

Address 5520 S. Fort Apache Road City Las Vegas State NV Zip 89148

E-mail Phone

Applicant Aspect Homes Contact Mickey Stratton / Matt Smith

Address 28120 Peacock Ridge Road # 807 City Rancho Palos V State CA Zip 90275

E-mail mickey@aspecthomesusa.com Phone

Representative The WLB Group, Inc. Contact Paul E Valentine, PE

Address 3663 E. Sunset Road # 204 City Las Vegas State NV Zip 89120

E-mail pvalentine@wlbgroup.com Phone (702) 458-2551

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Frank Nason, Manager

Subscribed and sworn before me

This 15 day of February, 20 19

Notary Public in and for said County and State

ANTHONY VILLALTA
Notary Public - State of Nevada
County of Clark
APPT. NO. 10-2012-1
My Appt. Expires June 1, 2022

PR1-75766
02/19/19



GPA-75784 [PRJ-75766] - GENERAL PLAN AMENDENT RELATED TO ZON-75786 - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC
NORTHWEST CORNER OF WALES GREEN LANE AND CORWOOD GREEN LANE

02/28/19



GPA-75784 [PRJ-75766] - GENERAL PLAN AMENDENT RELATED TO ZON-75786 - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC
NORTHWEST CORNER OF WALES GREEN LANE AND CORWOOD GREEN LANE

02/28/19



GPA-75784 [PRJ-75766] - GENERAL PLAN AMENDENT RELATED TO ZON-75786 - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC
NORTHWEST CORNER OF WALES GREEN LANE AND CORWOOD GREEN LANE

02/28/19



GPA-75784 [PRJ-75766] - GENERAL PLAN AMENDENT RELATED TO ZON-75786 - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC
NORTHWEST CORNER OF WALES GREEN LANE AND CORWOOD GREEN LANE

02/28/19



GPA-75784 [PRJ-75766] - GENERAL PLAN AMENDENT RELATED TO ZON-75786 - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC
NORTHWEST CORNER OF WALES GREEN LANE AND CORWOOD GREEN LANE

02/28/19

February 18, 2019

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

RE: Project Description and Compelling Justification Letter for a General Plan Amendment and Zone Change for APN # 140-31-801-001)

City of Las Vegas Planning Staff,

On behalf of Aspect Homes, The WLB Group respectfully submits this Compelling Justification Letter for a proposed development on 3.62 acres of vacant land adjacent to Charleston Village in Ward 3. The current land use is MLA with the proposed land use to be amended to ML. Additionally, the current zoning is Single Family Residence District (R-1) and we are requesting a Zone Change to Single Family Residential Compact Lot District (R-CL). The General Plan Amendment and Zone Change will enable Aspect Homes to provide a development which will be both compatible to the surrounding neighborhoods and provide the neighborhood with an attractive in fill project on land which has been vacant for some time.

The property is surrounded by existing residential developments. The developments on the north are zoned Residential Planned Development District (R-PD 7), with lot sizes of approximately 40' in width by 110' in depth. There are both Duplex Residential Units and Detached Residential Units in the development. The development to the south and east is zoned Residential Planned Development District (R-PD 6) and is a clustered Townhome Development. The property on the west is zoned Single Family Residential District (R-1) with lot sizes of approximately 65' in width by 130' in depth.

Four two-story floor plans with three distinct elevation options are proposed for the development. The models range in size from 1,544 square feet to 2,113 square feet. All four models will be in conformance with City of Las Vegas Development Requirements. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches.

The property had been before the Las Vegas City Council in December, 2005 and approved for a 37 lot Single Family Residential Development (R-PD 11) on 3.40 acres (net).

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me.

Respectfully,

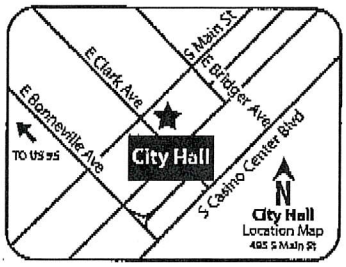
Paul E. Valentine, PE
Director of Nevada Operations

PRJ-75766
02/19/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75784 and ZON-75786 [PRJ-75766]

Planning Commission Meeting of **04/09/2019**

PRJ-75766
14031712012
GARRETT AUGUST SHANTELL
125 PRINCE LN
LAS VEGAS NV 89110

APR/01/2019/MON 07:22 AM FAX No. P. 001/001

Submitted after final agenda
8-9P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.: **9**

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

SUBJECT:
ZON-75786 - REZONING RELATED TO GPA-75784 - PUBLIC HEARING - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC, - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 3.62 acres at the northwest corner of Wales Green Lane and Cornwood Green Lane (APN 140-31-801-001), Ward 3 (Coffin) [PRJ-75766]. Staff recommends APPROVAL.

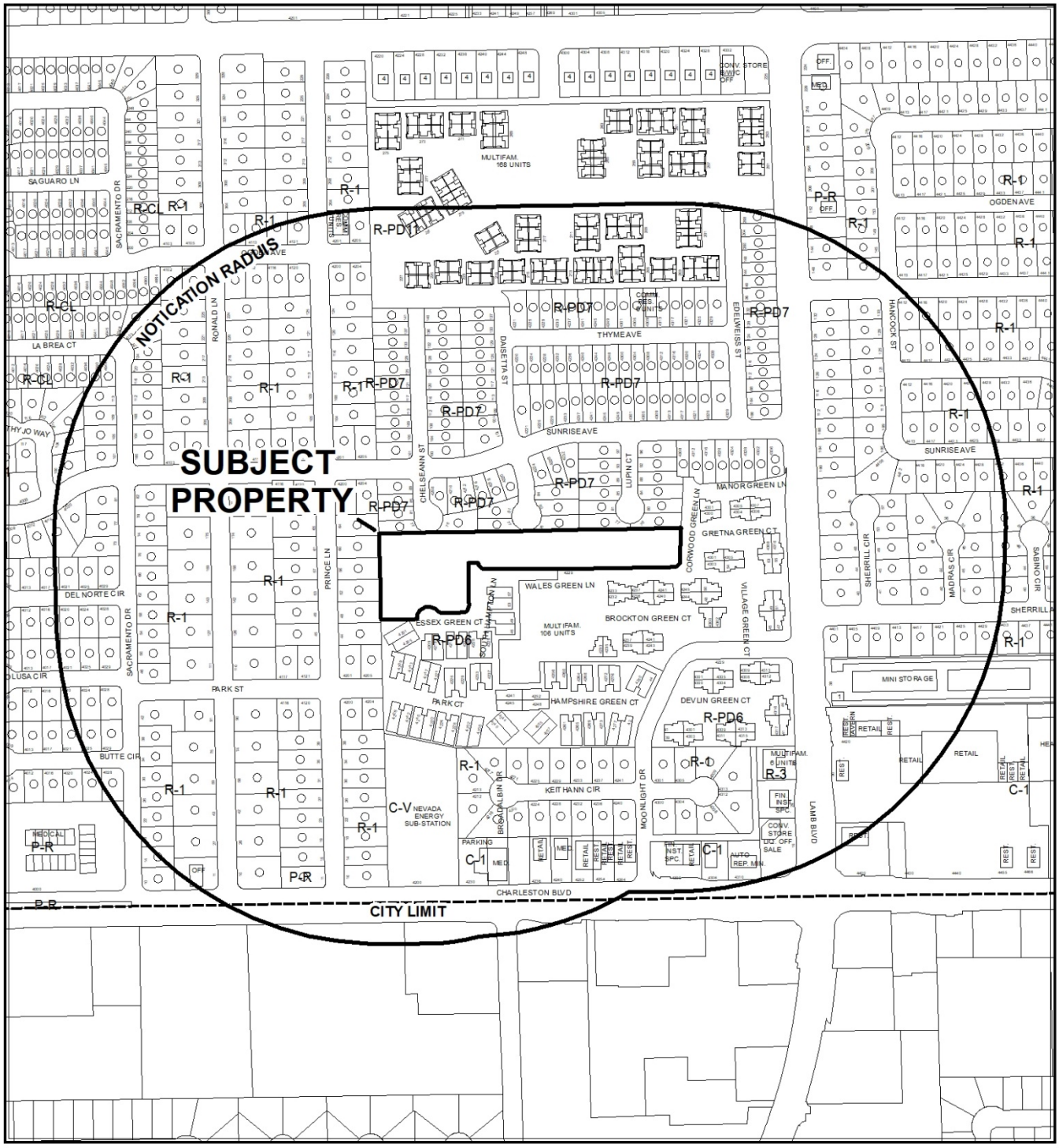
C.C.: 05/15/2019

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation

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

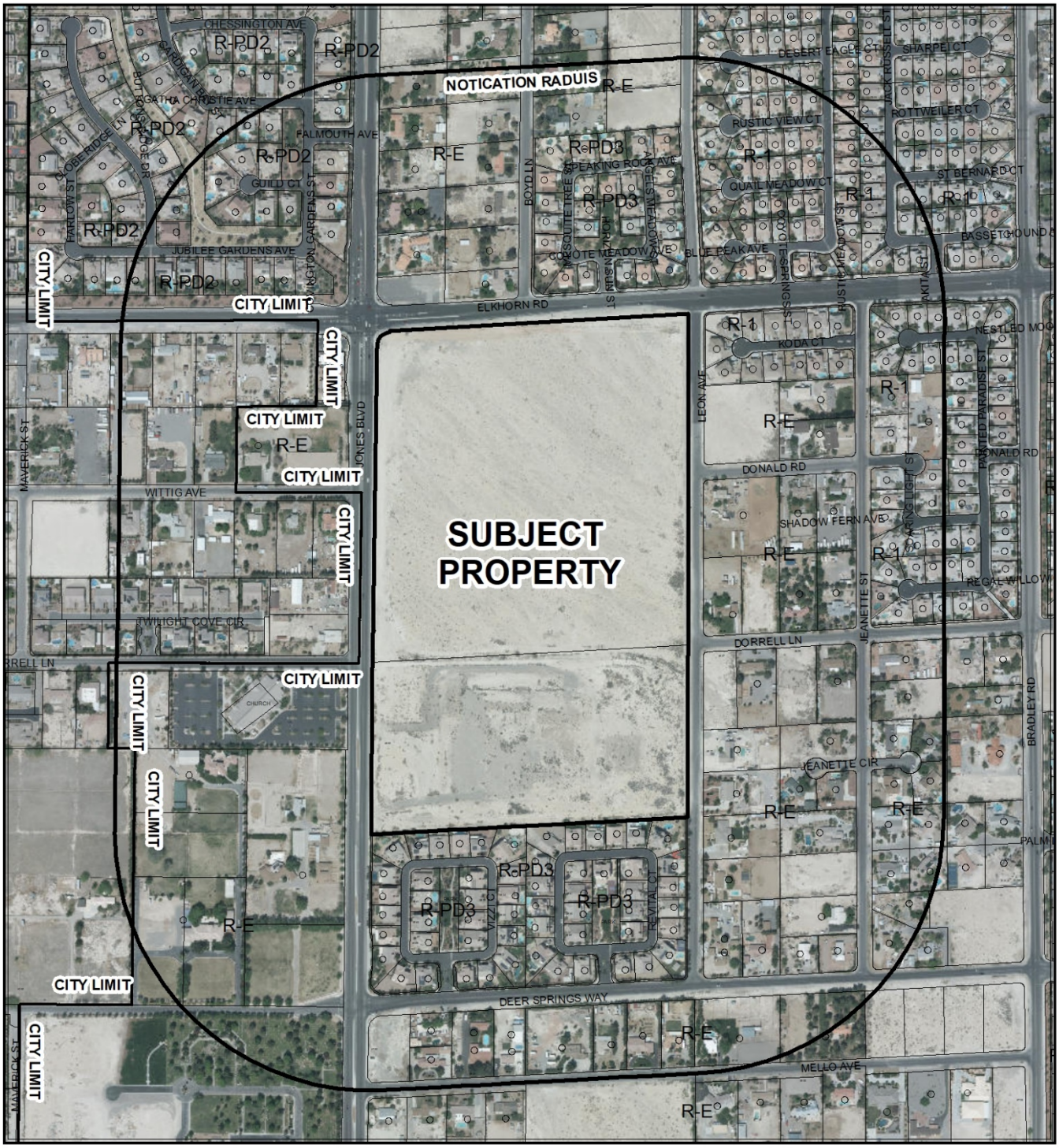


CASE: **ZON-75786 (PRJ-75766)**

RADIUS: 1000 FEET

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

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



CASE: **ZON-75886, WVR-75887, TMP-75888 (PRJ-75680)**

0 445 890 Feet

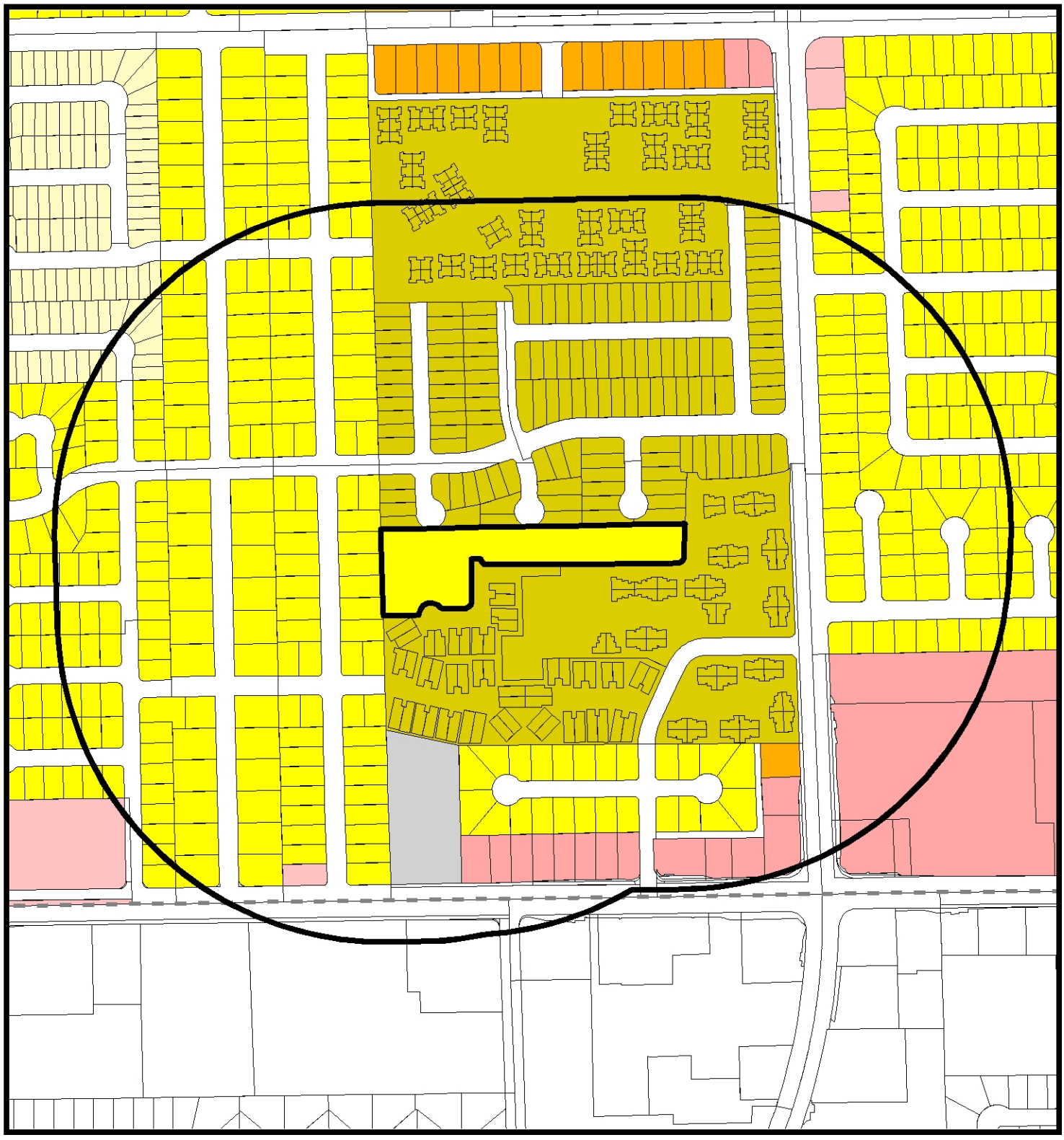
RADIUS: 1000 FEET

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

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

N

ZON-75786



Zoning

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

FROM R1 TO R-CL

Subject Property

1000ft Buffer

City Limits

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

Date: Thursday, March 07, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Wales Green Lane & Corwood Green Lane

Project Name Charleston & Lamb **Proposed Use** R-CL

Assessor's Parcel #(s) 140-31-801-001 **Ward #** 3

General Plan: Existing MLA Proposed ML **Zoning:** Existing R-1 Proposed R-CL

Additional Information

Property Owner Charleston Lamb LLC **Contact**

Address 5520 S. Fort Apache Road City Las Vegas State NV Zip 89148

E-mail Phone

Applicant Aspect Homes **Contact** Mickey Stratton / Matt Smith

Address 28120 Peacock Ridge Road # 807 City Rancho Palos V State CA Zip 90275

E-mail mickey@aspecthomesusa.com Phone

Representative The WLB Group, Inc. **Contact** Paul E Valentine, PE

Address 3663 E. Sunset Road # 204 City Las Vegas State NV Zip 89120

E-mail pvalentine@wlbgroup.com Phone (702) 458-2551

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Frank Nason, Manager

Subscribed and sworn before me

This 15 day of February, 20 19

Notary Public in and for said County and State

ANTHONY VILLALTA
Notary Public - State of Nevada
County of Clark
APPT. NO. 10-2012-1
My App. Expires June 1, 2022

PRJ-75766
02/19/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
10

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

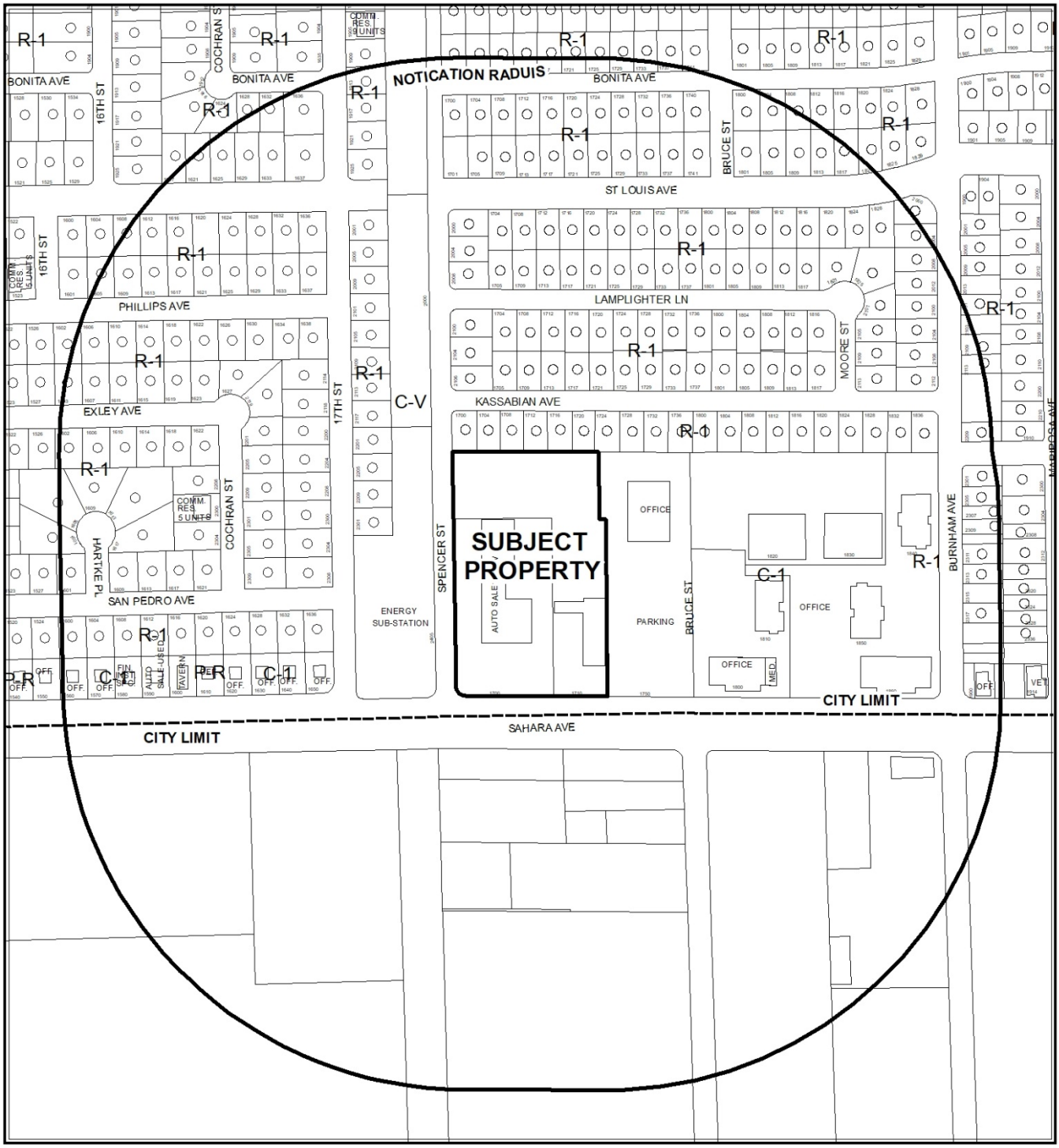
SUBJECT:
GPA-75827 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 2.60 acres at 1700 East Sahara Avenue (APN 162-02-801-001 and 002), Ward 3 (Coffin) [PRJ-74677]. Staff recommends APPROVAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-75827, ZON-75828 and SDR-74835 [PRJ-74677]
4. Supporting Documentation - GPA-75827, ZON-75828 and SDR-74835 [PRJ-74677]
5. Photo(s) - GPA-75827, ZON-75828 and SDR-74835 [PRJ-74677]
6. Justification Letter - GPA-75827, ZON-75828 and SDR-74835 [PRJ-74677]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard for GPA-75827 and ZON-75828 [PRJ-74677]



CASE: **GPA-75827 (PRJ-74677)**

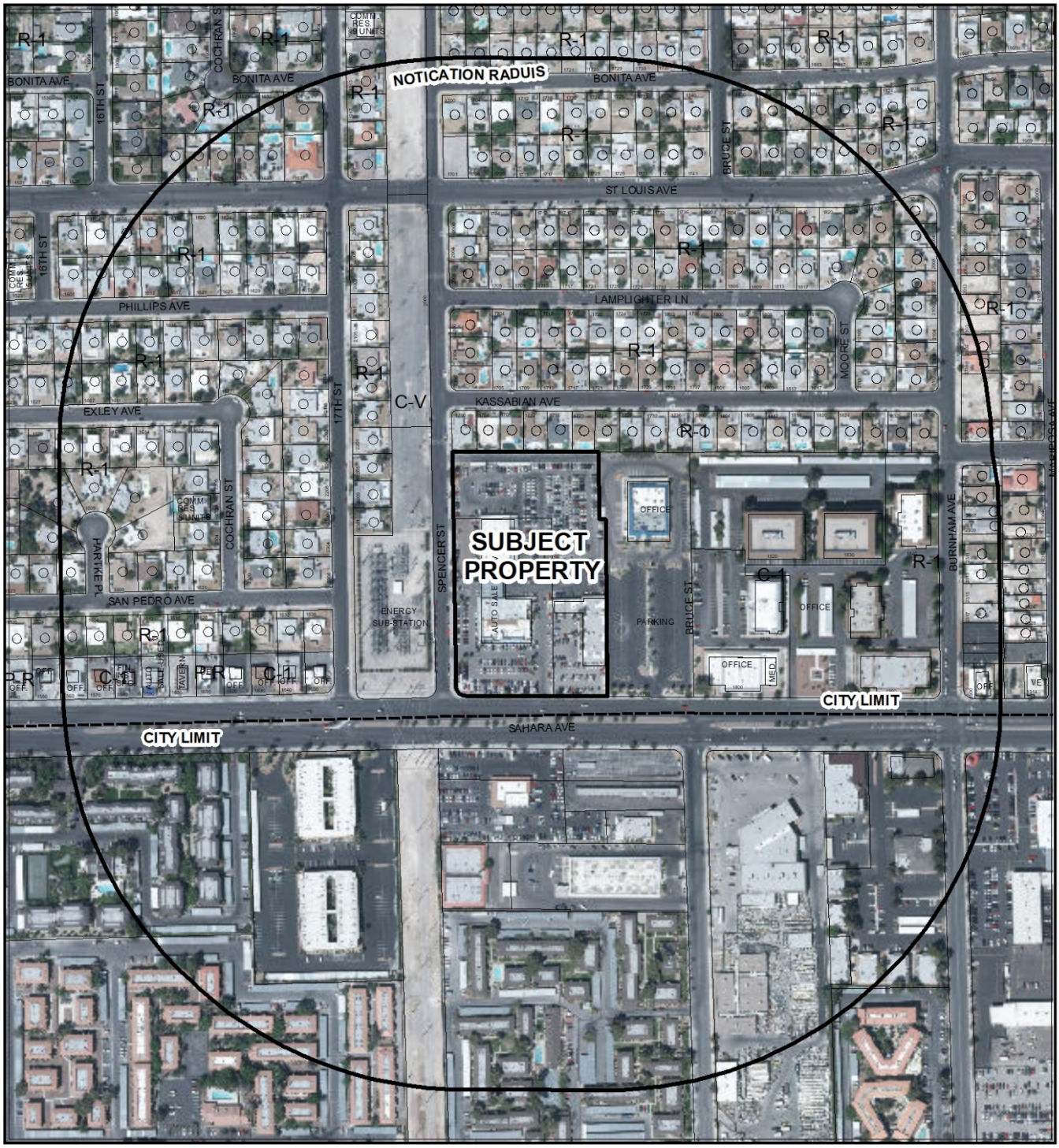
0 290 580 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE) SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



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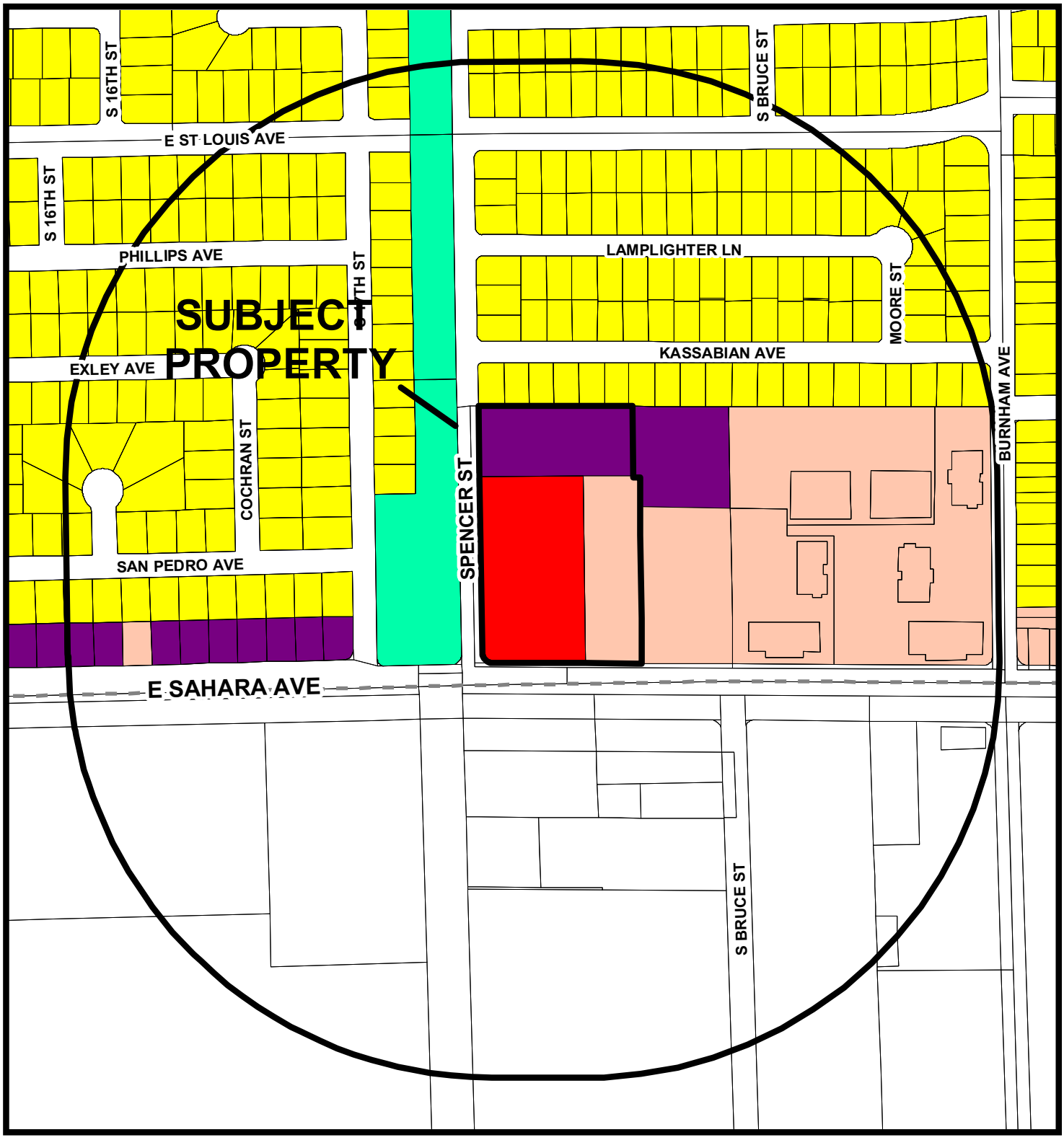
N

GPA-75827



General Plan Amendment

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

FROM (O and SC) TO GC

- Subject Property
- 1000ft Buffer
- City Limits

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Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, April 01, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARKS GARAGE ONE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75827	Staff recommends APPROVAL	
ZON-75828	Staff recommends APPROVAL	GPA-75827
SDR-74835	Staff recommends APPROVAL, subject to conditions:	GPA-75827 ZON-75828

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED
418 - GPA-75827 and ZON-75828
418 - SDR-74835

PROTESTS
0 - GPA-75827 and ZON-75828
0 - SDR-74835

APPROVALS
0 - GPA-75827 and ZON-75828
0 - SDR-74835

JAB

** CONDITIONS **

SDR-74835 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75827) and Rezoning (ZON-75828) shall be required, if approved, and conformance to the Conditions of Approval for Plot Plan Reviews (Z-0032-80 and Z-0071-86), except as amended herein.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, stamped 02/19/19, except as amended by conditions herein.

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

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

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

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

10. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and driveways adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.

11. 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.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed addition to an existing Motor Vehicle Sales (New) Dealership at 1700 and 1710 East Sahara Avenue.

ISSUES

- The applicant requests a General Plan Amendment from O (Office) and SC (Service Commercial) to GC (General Commercial) at 1710 East Sahara Avenue. Staff supports this request.
- The applicant requests to rezone from P-R (Professional Office and Parking) to C-2 (General Commercial) at 1710 East Sahara Avenue. Staff supports this request.
- According to Title 19.16.100(G), SDR-74835 qualifies as a Major Amendment of the previously approved Reclassification of Property (Z-0032-80) and Plot Plan Review (Z-0071-86).

ANALYSIS

In June of 1980, the City Council approved a Reclassification of Property (Z-0032-80) that established the existing Motor Vehicle Sales (New) Dealership on Sahara Avenue. The Dealership was approved on two adjacent parcels. The City Council required that the east parcel be split-classified and split-zoned to provide a land use buffer between the busy Dealership on Sahara Avenue and the residential homes along Kassabian Avenue. In October 1986, the City Council approved a Plot Plan Review (Z-0071-86) for a building expansion that reaffirmed the split land use designation and split-zoning. There have been no further related, relevant city actions on the subject site since 1986. Title 19 does not support single parcels with two or more zoning districts and/or land use designations.

The applicant is proposing to add and demolish portions of two existing buildings that are part of the Dealership on two adjacent parcels at 1700 and 1710 East Sahara Avenue. The proposal will ultimately add 5,906 square feet of floor space. Because there is a split land use designation and split-zoning at the subject site, the proposed expansion of the Dealership requires a General Plan Amendment and a Rezoning.

City Council approved the Dealership use on an east and west parcel. The west parcel has a land use designation of GC (General Commercial) and a zoning of C-2 (General Commercial). This complies with current code. The east parcel, however, has a northern arm and a southern arm. The northern arm is adjacent to residential properties; the southern arm is adjacent to an office park. The northern arm has a land use classification of O (Office) with a zoning of P-R (Professional Office & Parking). The southern arm has a land use classification of SC (Service Commercial) with a zoning of C-2 (General Commercial). The applicant requests General Plan Amendment (GPA-75827) and Rezoning (ZON-75828) to make the east parcel match the west parcel, to eliminate the split land use designation and split-zoning, and to comply with current code.

The proposed GC classification allows for business uses of a more intense commercial character, including outdoor storage or display of products that is currently prohibited by the Reclassification of Property from 1980 and the Plot Plan Review from 1986. The proposed GC classification would also eliminate the split-classification of a single parcel, would bring the land use to current code, and would match the adjacent parcel currently used by the same Dealership. The proposed C-2 zone is intended to provide the broadest scope of compatible services for the general public which specifically includes retail, service, and automotive uses along commercial corridors. The proposed C-2 zoning district conforms to the GC land use classification. The proposed use is appropriate for the area, and the request for a General Plan Amendment and Rezoning will make the subject site match current code. Therefore, staff recommends approval.

The elevations and site plan stamped 02/19/19 show two existing, single story buildings, one on each parcel. The building at 1700 East Sahara Avenue will have 1,831 square feet demolition and 7,102 square feet added. The additions will come from a show room, service drive, canopy, and car wash. The building at 1710 East Sahara Avenue will have 7,285 square feet demolished. Both buildings will receive a “brand upgrade” for the Dealership consisting of new storefront and colors. The elevations reflect an architectural character that meets the design guidelines for a commercial development. There is a coherent design on all sides. Both buildings provide façade articulation, variations in bulk and height, linear jogs and offsets, and variations of the roof line to provide visual interest. The materials consist of an anodized storefront façade, metal paneling, stucco, concrete masonry, cap flashes, and paint to reflect the Dealership brand. With the proposed building expansion, the Dealership will require 80 parking spaces. The submitted site plan shows that the Dealership will provide 462 spaces, mostly for inventory parking.

The landscape plan stamped 02/19/19 complies with the species, quantities, and landscape buffer widths required by previously approved Z-0032-80. While the justification letter acknowledges that the current landscaping “has either died or been removed,” the applicant agrees to bring the landscaping up to the originally approved

plan, or better. The prosed plan show palms, shrubs and grasses that consist of drought tolerant species according to the Southern Nevada Regional Planning Coalition Regional Plant List. The plan also reflects the addition of several landscaped islands in the current guest parking lot.

The Las Vegas Valley Water District has noted that these parcels are currently served for both fire and domestic. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. To comply with District Service Rules, consolidation of parcels or the proof of a commercial subdivision is required. A Condition has been added to coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots.

The General Plan Amendment and Rezoning is required to allow continued inventory parking on site, and will bring the site into conformance with current code. The building addition and landscaping, along with the colors and design, will be an appropriate upgrade to the existing development. Consequently, staff supports this request for Major Amendment to a previously approved Plot Plan Review.

FINDINGS (GPA-75827)

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 existing land use designation on a portion of the subject site is already SC (Service Commercial). This General Plan Amendment will bring the split-zoning into compliance with current land use designations. The existing land use will be the same Motor Vehicle Sales. The density and intensity of the proposed SC (Service Commercial) General Plan designation is compatible with existing and adjacent land use designations.

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

   The zoning districts supported by the proposed SC (Service Commercial) General Plan Designation include the proposed C-2 (General Commercial), which is compatible with existent and adjacent zoning districts.

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

There are adequate transportation and utility facilitates to accommodate the existing Motor Vehicle Sales use permitted by the SC (Service Commercial) General Plan Designation.

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

   The proposed amendment conforms to the intent and policies of the 2020 Master Plan.

FINDINGS (ZON-75828)

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

1. **The proposal conforms to the General Plan.**

   If approved, the proposed C-2 (General Commercial) zoning district would conform to the proposed SC (Service Commercial) General Plan designation.

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

   The C-2 (General Commercial) zoning district allows for the existing Motor Vehicle Sales (New) Dealership on the current and adjacent lots.

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

   The subject site was split zoned in 1980. As community growth and development require changes in the zoning code, it is appropriate to rezone the site to bring it into conformance with current code.

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

   The site is at the corner of Sahara Avenue, a 135-foot primary arterial, and Spencer Street, a 51-foot local street. Both are adequate in size and capacity to serve the existing use.

FINDINGS (SDR-74835)

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

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

   The proposed building additions are compatible with adjacent development and development along the Sahara Avenue commercial corridor.

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

   The development is consistent with the proposed General Plan Amendment and Rezoning. The building additions comply with the previously approved Plot Plan Review.

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

   Access to the site is provided by Sahara Avenue and Spencer Street. Circulation around the site is acceptable.

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

   Building materials are typical for commercial development in this area. Landscape materials are drought tolerant and provide adequate shading and screening properties.

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

   The proposed Motor Vehicle Sales (New) Dealership elevations and design characteristics are visually appealing.

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

   Development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
09/15/71	The Board of City Commissioners approved a Rezoning (Z-0054-71) from R-1 to C-V on a parcel located on the east side of Spencer St, 350 feet north of Sahara Ave.
06/20/79	The Board of City Commissioners denied a Reclassification of Property (Z-0033-79) from R-1 & R-2 to C-2 at the northeast corner of Sahara Ave and Spencer St.
06/25/80	The Board of City Commissioners approved a Reclassification of Property (Z-0032-80) from R-1 & R-2 to P-R, C-1 & C-2 on the northeast corner of Spencer St and Sahara Ave.
10/01/86	The City Council approved a Rezoning (Z-0071-86) from R-1 (Single Family Residence) and R-2 (Two Family Residence) to P-R (Professional Office and Parking) and C-2 (General Commercial) at 1700 E Sahara Ave.
02/12/87	The Planning Commission approved a Plot Plan Review (Z-0071-86) for an auto dealership sales office at 1700 E Sahara Ave.
06/11/87	The Planning Commission approved a Plot Plan Review (Z-0071-86) for the expansion of a new car sales facility at 1700 E Sahara Ave.
01/16/02	The City Council denied a request for a Review of Condition (Z-0071-86(1)) which prohibited a public address system in conjunction with an automobile dealership at 1700 E Sahara Ave. Staff recommended denial.

Most Recent Change of Ownership	
06/26/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/01/51	A business license (A65-00007) was issued for New & Used Auto Sale 1700 E Sahara Ave. The license was renewed on 07/01/18.
03/25/93	A business license (A01-01018) was issued for an Administrative Office at 1710 E Sahara Ave. The license was renewed on 10/01/18.
03/21/11	A business license (A60-00179) was issued for Major Auto Repair at 1700 E Sahara Ave. The license was renewed on 09/01/18.
10/18/12	A building permit (C-221463) was issued to install cabinet head and cladding on an existing sign at 1700 E Sahara Ave. The permit was finalized on 06/19/13.
04/25/13	A building permit (C-234557) was issued for a wall sign at 1700 E Sahara Ave. The permit was finalized on 09/09/14.

Related Building Permits/Business Licenses	
05/14/13	A business license (A28-01050) was issued for Automobile Leasing at 1700 E Sahara Ave. The license was renewed on 05/01/18.
01/21/15	A business license (G62-09696) was issued for Insurance Firm at 1700 E Sahara Ave. The license was renewed on 01/01/18.

Pre-Application Meeting	
10/01/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Site Development Plan Review.

Neighborhood Meeting	
03/11/19	Christ Church Episcopal 2000 Maryland Parkway 6:00 – 6:30pm 0 neighborhood residents, 1 consultant, 2 developers

Field Check	
02/28/19	During a routine field check, staff observed the subject site. No signs of trash, debris or graffiti. All new auto inventory parking is on the northern arm of the east parcel.

Details of Application Request	
Site Area	
Net Acres	2.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicle Sales (New)	SC (Service Commercial)	C-2 (General Commercial)
		O (Office)	P-R (Professional Office and Parking)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Single Family Detached Dwelling	L (Low Density)	R-1 (Single Family Residential)
South	Clark CountyParking Lot	Clark County GC (General Commercial)	Clark County C-2 (General Commercial)
East	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
		O (Office)	P-R (Professional Office and Parking)
West	Energy Sub-Station	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	139 Feet	Y
• Side	10 Feet	0 Feet	Y*
• Corner	10 Feet	52 Feet	Y
• Rear	20 Feet	165 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	N/A	31 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, Covered	Y

**Approved by Plot Plan Review Z-0032-80.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	17 Trees	0 Trees	Y*
• South	1 Tree / 20 Linear Feet	17 Trees	5 Trees	Y*
• East	1 Tree / 20 Linear Feet	22 Trees	0 Trees	Y*
• West	1 Tree / 20 Linear Feet	17 Trees	8 Trees	Y*
TOTAL PERIMETER TREES		**73 Trees**	**13 Trees**	**Y***
Parking Area Trees	1 Tree / 6 uncovered spaces, plus 1 tree at end of each row of spaces	37 Trees	21 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		0 Feet	Y**
• South	10 Feet		3 Feet	Y**
• East	10 Feet		0 Feet	Y**
• West	10 Feet		7 Feet	Y**
Wall Height	6 - 8 Feet Adjacent to Residential		existing	Y

** Perimeter landscaping complies with species and quantity required by Z-0032-80.*
*** Landscape buffer widths approved by Z-0032-80.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Ave	Primary Arterial	Planned Streets and Highways Map	135	Y
Spencer St	Local Street	Planned Streets and Highways Map	51	Y

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

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	40,153	1:500	80				
TOTAL SPACES REQUIRED			80		462		Y
Regular and Handicap Spaces Required			76	4	458	4	Y
Loading Spaces			3		3		Y

JAB

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-74677 APN: 162-02-801-001 and -002

Name of Property Owner: Marks Garage One, LLC

Name of Applicant: AutoNation USA

Name of Representative: LAS Consulting

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew D. Friedlander

Subscribed and sworn before me

This 11th day of October, 2018

_____

Notary Public ~~in and for said County and State~~ NMP
State of Hawaii
Yasmine Wycoco
My commission expires: August 14, 2021

Revised 03/28/16

YASMINE WYCOCO NOTARY 05-511 PUBLIC STATE OF HAWAII

Doc. Date: 10/11/2018 # Pages: 1
Notary Name: Yasmine Wycoco First Circuit
Doc. Description: City of Las Vegas Nevada Dept. of Planning Statement of Financial Interest

_____ 10/11/2018
Notary Signature Date
NOTARY CERTIFICATION

PRJ-74677
10/22/18

YASMINE WYCOCO NOTARY 05-511 PUBLIC STATE OF HAWAII

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1700 & 1710

Project Name AutoNation Honda East Las Vegas **Proposed Use** _____

Assessor's Parcel #(s) 162-02-801-001,002 **Ward #** 3

General Plan: Existing G-C Proposed G-C **Zoning:** Existing C-1, C-2, PR Proposed C-2

Additional Information Request to amend the genreal plan and revise the zoning to match existing conditions

Property Owner Marks Garage One, LLC **Contact** A. Friedlander

Address 220 S. King Street #1800 City Honolulu State HI Zip 96813

E-mail _____ Phone 954-769-3074

Applicant Sahara Imports, Inc. **Contact** Axay Patel

Address 200 SW 1st Ave, 14th floor City Ft. Lauderdale State FL Zip 33301

E-mail patela1@autonation.com Phone 954-769-3074

Representative LAS Consulting **Contact** Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 City Las Vegas State NV Zip 89134

E-mail stewplan@gmail.com Phone 702-499-6469

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name ANDREW D. FRIEDLANDER

Subscribed and sworn before me

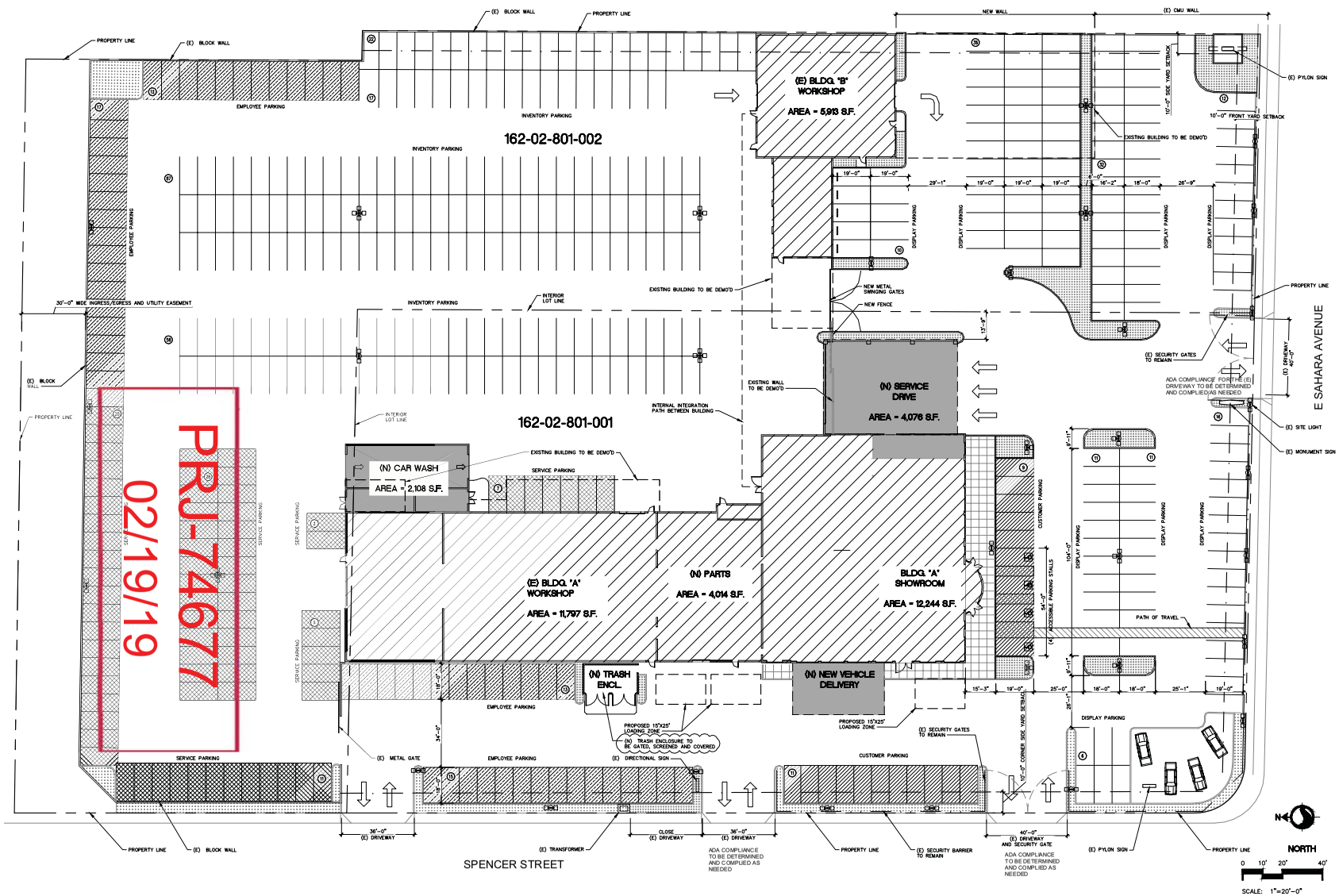
This 19 day of February, 20 19

Jodi M. Wilmarth

Notary Public in and for said County and State

JODI M. WILMARTH
COMM. # 2227318
NOTARY PUBLIC • CALIFORNIA
AMADOR COUNTY
Comm. Exp. JAN. 29, 2022

PRJ-74677
02/19/19



PRJ-74677
02/19/19

PROPOSED SITE PLAN 1

SCALE: 1" = 20'-0"

VICINITY MAP



NORTH

LEGEND

- CUSTOMER PARKING AREAS
- EMPLOYEE PARKING AREAS
- SERVICE PARKING AREAS
- INVENTORY PARKING AREAS
- DECOMPOSED GRANITE, EXISTING LANDSCAPE TO REMAIN
- PROPOSED LANDSCAPE, SEE LANDSCAPE PLAN
- BUILDING ADDITION
- (E) BUILDING

SCOPE OF WORK

1.) NEW CAR WASH

2.) NEW FINISH AND LIGHTING AT BLDG 'A' & 'BLDG 'B' WORKSHOPS.

3.) EXISTING SERVICE DRIVE TO BE RELOCATED TO THE EAST SIDE OF THE BUILDING. NEW SERVICE DRIVE CANOPY.

4.) NEW NEW VEHICLE DELIVERY CANOPY.

5.) NEW PARTS ADDITION

6.) EXPANSION AND REMODEL OF EXISTING SHOWROOM AND IMAGE UPGRADE TO MEET HONDA BRAND STANDARDS

NOTES:
- NO PA SYSTEM IS ALLOWED
- BUILDING AND SITE SIGNAGE ARE FOR REFERENCE ONLY AND ARE UNDER SEPARATE PERMIT BY SIGN VENDOR

AREA BREAKDOWN

BUILDING 'A':

EXISTING BUILDING AREA:	28,969 S.F.
DEMOLITION AREA:	1,831 S.F.
SHOWROOM ADDITION:	576 S.F.
SERVICE DRIVE ADDITION:	3,222 S.F.
NVD CANOPY ADDITION:	1,196 S.F.
CAR WASH ADDITION:	2,108 S.F.
TOTAL BUILDING "A"	34,240 S.F.

BUILDING 'B':

EXISTING BUILDING AREA:	13,198 S.F.
DEMOLITION AREA:	7,285 S.F.
TOTAL BUILDING "B"	5,913 S.F.

OVERALL BUILDING AREA:

BUILDING "A":	34,240 S.F.
BUILDING "B":	5,913 S.F.
TOTAL AREA	40,153 S.F.

PARKING ANALYSIS

PARKING REQUIREMENTS:

THE MINIMUM NUMBER OF ON-SITE PARKING SPACES FOR AUTO SHOWROOM AND MINOR REPAIR (SERVICE) PER LVMC 19.12.070

- AUTO SALES SHOWROOM: 1 SPACE/500 S.F. GROSS FLOOR AREA

REQUIRED PARKING SPACE:

40,153 S.F./500 S.F. = 80 SPACES

TOTAL REQUIRED PARKING SPACES = 80 SPACES (4 ACCESSIBLE SPACES)

TABLE 1 – LVMC 19.08.110(a)
STANDARD PARKING SPACE: 9'x18' (MIN. 70% OF REQUIRED SPACES)
COMPACT PARKING SPACE: 8'x15' (MAX. 70% OF REQUIRED SPACES)

REQUIRED ON-SITE LOADING SPACE: 3 SPACES (15'X25') W/ 15' VERTICAL CLEARANCE

PARKING SUMMARY

PARKING – PROVIDED	
CUSTOMER SPACES	20
EMPLOYEE SPACES	57
SERVICE SPACES	73
DISPLAY SPACES	125
INVENTORY SPACES	187
TOTAL PROVIDED PARKING	462

APN: 162-02-801-001 and 162-02-801-002

ZONING: C-2

LOT AREA: 239,643 S.F. (5.5 ACRE)

BUILDING AREA: 40,153 S.F.

F.A.R: 40,153 / 239,643 = 0.17

LOT COVERAGE: 17%

LANDSCAPE AREA: 7,505 S.F.

CONST. TYPE & OCCUPANCY:
- BLDG. A: TYPE V-B, 244 OCC.
- BLDG. B: TYPE V-B, 30 OCC.

SHEET INDEX

SP1 SITE PLAN
L1 PRELIMINARY LANDSCAPE PLAN
A201 FLOOR PLAN
A501 BUILDING ELEVATIONS
A502 BUILDING ELEVATIONS
COLOR BUILDING ELEVATIONS
MATERIAL COLOR BOARD

Stantec

Stantec Architecture
38 Technology Drive, suite#100
Irvine, CA
92618–5312
Tel. 949.923.6000
Fax. 949.923.6121
www.stantec.com

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Consultants

Client

200 SW 1ST AVE., 14TH FLOOR
FORT LAUDERDALE, FL 33301

Key Plan:

Revision	By	Appd.	YY.MM.DD
PLANNING RESUBMITTAL			2019.02.18
PLANNING SUBMITTAL	AT	VK	2018.10.22
30% SET REVISIONS	RS	VK	2018.06.05
REVISIONS	RS	VK	2018.04.30
REVISIONS	CR	VK	2018.04.06
REVISIONS	CR	VK	2018.04.05
PRELIMINARY PRICING	MM	VK	2018.03.19

Issued	By	Appd.	YY.MM.DD

File Name: Dsn. Chkd. Dsgn. YY.MM.DD

Permit-Seal

Project:

AUTONATION HONDA EAST LAS VEGAS

1700 E SAHARA AVENUE
LAS VEGAS, NV 89104

Title:

SITE PLAN

Project No.	Scale
2014717040	AS NOTED

Drawing No.	Sheet	Revision
SP1	of	0

X:\2014\2014717040\architecture\Drawings\2014717040_SP1.dwg
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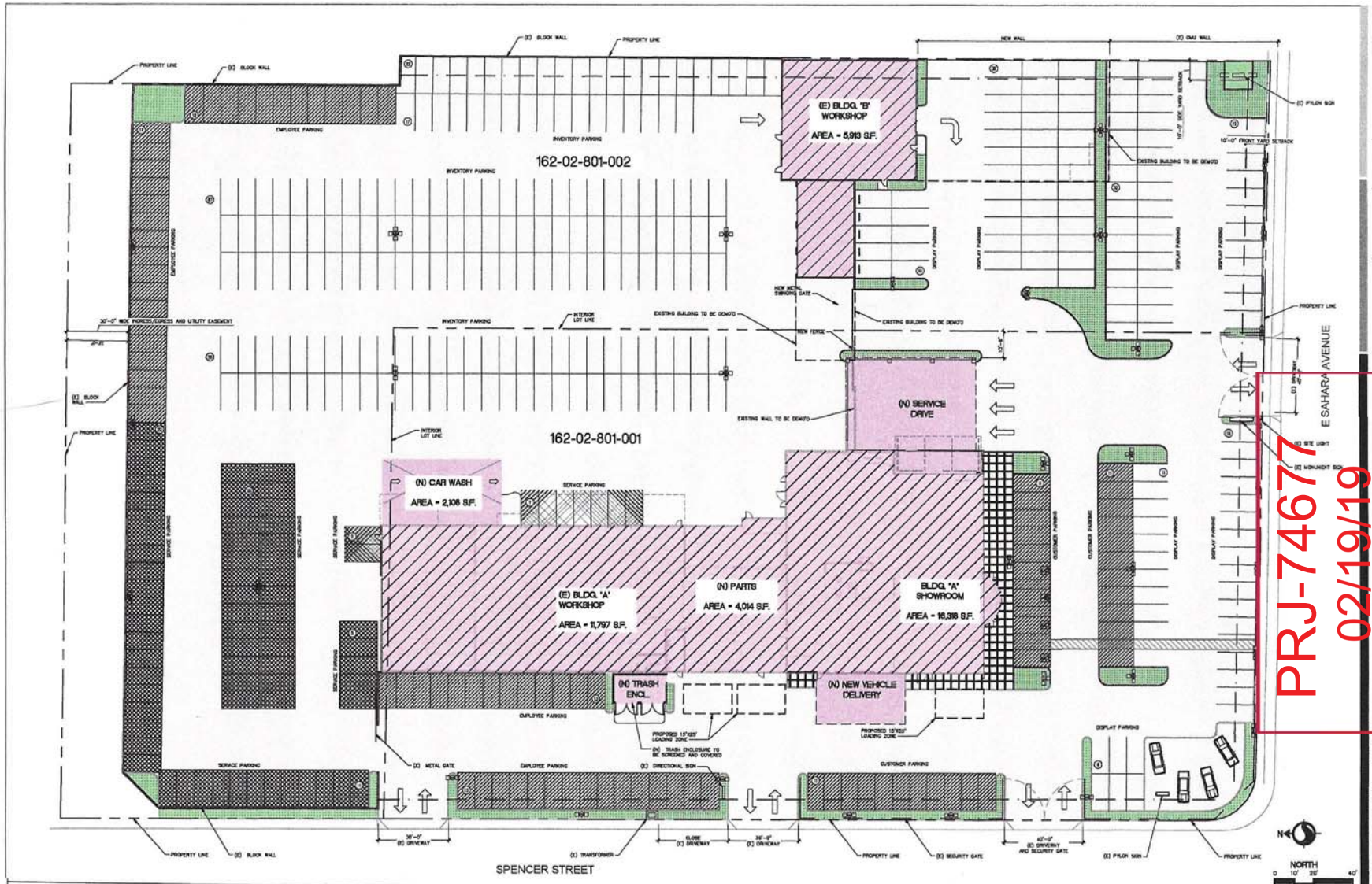
ORIGINAL SHEET – ARCH E1



PRJ-74677
02/19/19

PROPOSED SITE PLAN 1
SCALE: 1" = 30'-0"

VICINITY MAP



LEGEND

- CUSTOMER PARKING AREAS
- EMPLOYEE PARKING AREAS
- SERVICE PARKING AREAS
- INVENTORY PARKING AREAS
- DECOMPOSED GRANITE, EXISTING LANDSCAPE TO REMAIN
- PROPOSED LANDSCAPE, SEE LANDSCAPE PLAN
- BUILDING ADDITION
- (E) BUILDING

SCOPE OF WORK

1.) NEW CAR WASH
2.) NEW PARTS ADDITION
3.) EXISTING SERVICE DRIVE TO BE RELOCATED TO THE EAST SIDE OF THE BUILDING. NEW SERVICE DRIVE CANOPY.
4.) NEW NEW VEHICLE DELIVERY CANOPY.
5.) NEW PARTS ADDITION
6.) EXPANSION AND REMODEL OF EXISTING SHOWROOM AND IMAGE UPGRADE TO MEET HONDA BRAND STANDARDS

NOTES:
- NO PA SYSTEM IS ALLOWED
- BUILDING AND SITE SIGNAGE ARE FOR REFERENCE ONLY AND ARE UNDER SEPARATE PERMIT BY SIGN VENDOR

AREA BREAKDOWN

BUILDING "A":
EXISTING BUILDING AREA: 28,883 S.F.
DEMOLITION AREA: 1,83 S.F.
SHOWROOM ADDITION: 576 S.F.
SERVICE DRIVE ADDITION: 5,122 S.F.
NEW CANOPY ADDITION: 1,184 S.F.
CAR WASH ADDITION: 2,108 S.F.
TOTAL BUILDING "A" 31,240 S.F.

BUILDING "B":
EXISTING BUILDING AREA: 12,186 S.F.
DEMOLITION AREA: 7,383 S.F.
TOTAL BUILDING "B" 5,813 S.F.

OVERALL BUILDING AREA:
BUILDING "A": 34,240 S.F.
BUILDING "B": 5,813 S.F.
TOTAL AREA: 40,153 S.F.

PARKING ANALYSIS

PARKING REQUIREMENTS:
THE MINIMUM NUMBER OF ON-SITE PARKING SPACES FOR AUTO SHOWROOM AND MINOR REPAIR (SERVICE) PER LVMC 19.12.070
- AUTO SALES SHOWROOM: 1 SPACE/500 S.F. GROSS FLOOR AREA

REQUIRED PARKING SPACE:
40,153 S.F./500 S.F. = 80 SPACES
TOTAL REQUIRED PARKING SPACES = 80 SPACES (4 ACCESSIBLE SPACES)

TABLE 7 - LVMC 19.06.130(A)
STANDARD PARKING SPACE: 8'x16' (MAX. 70% OF REQUIRED SPACES)
COMPACT PARKING SPACE: 8'x16' (MAX. 70% OF REQUIRED SPACES)

REQUIRED ON-SITE LOADING SPACE: 2 SPACES (13'X35') W/ 15' VERTICAL CLEARANCE

PARKING SUMMARY

PARKING - PROVIDED	
CUSTOMER SPACES	20
EMPLOYEE SPACES	57
SERVICE SPACES	73
DISPLAY SPACES	125
INVENTORY SPACES	187
TOTAL PROVIDED PARKING	462

APN: 162-02-801-001 and 162-02-801-002
ZONING: C-2
LOT AREA: 328,643 S.F. (5.5 ACRE)
BUILDING AREA: 40,153 S.F.
F.A.R: 40,153 / 328,643 = 0.17
LOT COVERAGE: 17%
LANDSCAPE AREA: 7,505 S.F.
CONST. TYPE & OCCUPANCY:
- BLDG. A: TYPE V-B, 244 OCC.
- BLDG. B: TYPE V-B, 30 OCC.

SHEET INDEX

SP1 SITE PLAN
L1 PRELIMINARY LANDSCAPE PLAN
A301 FLOOR PLAN
A301 BUILDING ELEVATIONS
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COLOR BUILDING ELEVATIONS
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Stantec
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Consultants

Client
AutoNation
200 SW 1ST AVE., 14TH FLOOR
FORT LAUDERDALE, FL 33301

Key Plan:

Revision | By | Appd. | YY.MM.DD
- PLANNING SUBMITTAL | AT | VK | 2018.10.22
- 30% SET REVISIONS | PS | VK | 2018.06.01
- REVISIONS | PS | VK | 2018.04.30
- REVISIONS | CR | VK | 2018.04.06
- REVISIONS | CR | VK | 2018.04.03
- PRELIMINARY PRICING | MK | VK | 2018.03.19

Issued | By | Appd. | YY.MM.DD

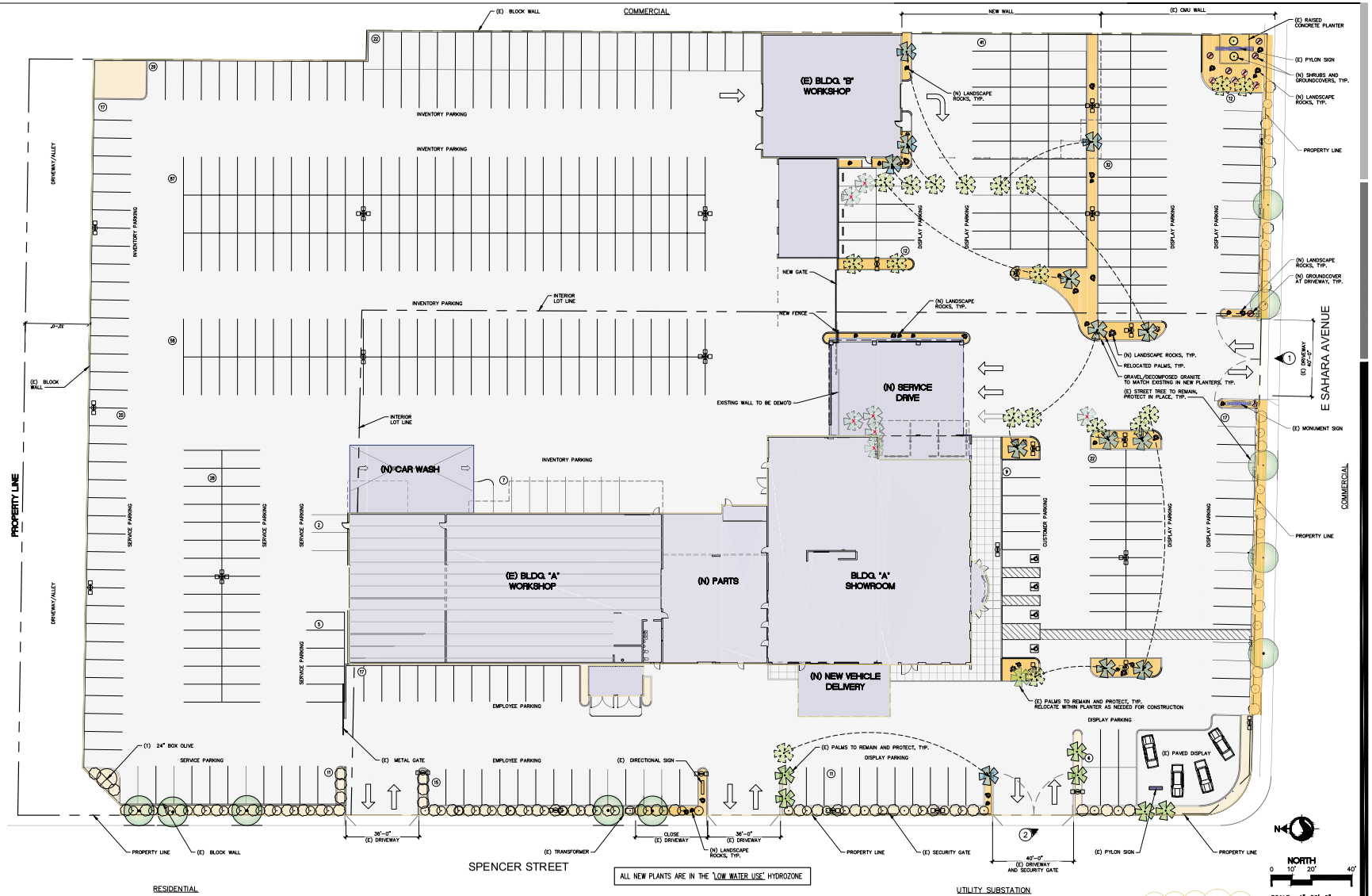
The Name | Dsn. | Chkd. | Dsgn. | YY.MM.DD

Permit-Seal

Project:
AUTONATION HONDA EAST LAS VEGAS
1700 E SAHARA AVENUE
LAS VEGAS, NV 89104

Title:
SITE PLAN

Project No. 2014717040
Scale: AS NOTED
Drawing No. SP1
Sheet of
Revision 0



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

1

GENERAL NOTES

1. ALL PLANTING AREAS WITH NEW PLANT MATERIALS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4". ALL AREAS TO BE TOPDRESSED WITH 3/4" MINUS GREY CRUSHED ROCK OR BROWN DECOMPOSED GRANITE WITH ORGANIC STABILIZER, TO A MIN. DEPTH OF 3". COLORS AND MATERIALS TO MATCH EXISTING MATERIALS IN COLOR AND SIZE.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :

BETWEEN STREET TREES	= 30 FT.
DRIVEWAY CUTS AND FIRE HYDRANTS	= 7 FT.
UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS	= 5 FT.

4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
7. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
8. EXISTING TREES TO REMAIN TO BE PROTECTED PER ISA CERTIFIED ARBORIST AND/OR LOCAL TREE ORDINANCE.
9. EXISTING IRRIGATION LINES WITHIN DEMO PLANTERS TO BE CAPPED. EXTEND EXISTING LATERALS TO NEW PLANTERS FOR RELOCATED PALMS. NEW BUBBLERS TO BE INSTALLED FOR RELOCATED PALMS.

WATER CONSERVATION CONCEPT

A COMBINATION OF DRIP AND BUBBLERS SHALL BE INSTALLED IN NEW PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. NEW PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

VICINITY MAP



PLANTING LEGEND

SYMBOL	QTY.	DESCRIPTION
TREES		
	10	EXISTING STREET TREE TO REMAIN. PRESERVE AND PROTECT.
	12	EXISTING PALM TO REMAIN. PRESERVE AND PROTECT.
	2	EXISTING PALM TO BE REMOVED – SEE 'EXISTING PALMS' HEADING, THIS SHEET.
24" BOX	1	FRUITLESS OLIVE–MULTI–STEM L
	12	NEW LOCATION FOR PALM
	12	PALM TO BE RELOCATED

SHRUBS & GROUNDCOVERS	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER RATING *	COMMON NAME
	5 GAL	10	18"	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	L	DWARF MOCK ORANGE
	5 GAL	2	4'	PYRACANTHA 'TINY TIM'	L	–
	5 GAL	60	–	PYRACANTHA 'TINY TIM'	L	–
	5 GAL	56	–	JUNIPERUS 'ARMSTRONGII'	L	–

SITE FEATURES	QTY.	DESCRIPTION
	40	ROCKS, 2'–4' Ø ROCKS WITH VARYING HEIGHTS. COLOR AND TYPE TO MATCH EXISTING
	5,042 S.F.	WHITE LANDSCAPE STONE MIN 2" DEEP IN ALL NEW PLANTERS AS TOP DRESSING – SIZE AND COLOR TO MATCH EXISTING
	2,558 S.F.	EXISTING LANDSCAPE TO REMAIN/PROTECT IN PLACE

NEW/RENOVATED LANDSCAPE AREA: 4,042 S.F.
EXISTING LANDSCAPE TO REMAIN: 2,558
TOTAL ON-SITE LANDSCAPE AREA: 6,600 S.F.

* WATER RATING PER SOUTHERN NEVADA WATER AUTHORITY

CITY REQUIREMENTS

- ☑ PLANTS SELECTED FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION'S REGIONAL PLANT LIST.
- ☑ TURF LIMITED. TURF = 0 S.F.
- ☑ IRRIGATION SHALL BE PROVIDED. SEE 'WATER CONSERVATION CONCEPT', THIS SHEET.

PROPOSED PLANTS



DALEA DASYLIRION

EXISTING PALMS

(E) PALMS DESIGNATED TO BE 'REMOVED' MAY BE RELOCATED ON-SITE OR DISPOSED OF OFFSITE OR SOLD AT THE OWNERS DIRECTION.

EXISTING CONDITIONS PHOTOS



1 EXISTING PALMS TO BE RELOCATED



2 EXISTING PALMS TO REMAIN

Stantec

Stantec Architecture
38 Technology Drive, suite 100
Irvine, CA
92618-5312
Tel. 949.923.6000
Fax. 949.923.6121
www.stantec.com

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Consultants

Client

AutoNation
200 SW 1ST AVE., 14TH FLOOR
FORT LAUDERDALE, FL 33301

Key Plan:

Revision	By	Appd.	YY.MM.DD
1 REV. PER PLANNING 2-15-19	MR		2019-2-15
PLANNING SUBMITTAL	AT	VK	2018.10.22
30% SET REVISIONS	RS	VK	2018.06.05
REVISIONS	RS	VK	2018.04.20
REVISIONS	CR	VK	2018.04.06
REVISIONS	CR	VK	2018.04.05
PRELIMINARY PRICING	MM	VK	2018.03.19

Issued

File Name:	Dsn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

REGISTERED LANDSCAPE ARCHITECT 504 MARK RUDY STATE OF NEVADA EXP. 6/30/19

Project:

AUTONATION HONDA EAST LAS VEGAS
1700 E SAHARA AVENUE
LAS VEGAS, NV 89104

Title:

PRELIMINARY LANDSCAPE PLAN

PRJ-74677

Project No. 32019470.00 | Date 02/19/19 | Scale AS NOTED

Drawing No. L1 | Sheet of | Revision 0

PRELIMINARY

ORIGINAL SHEET – ARCH E1

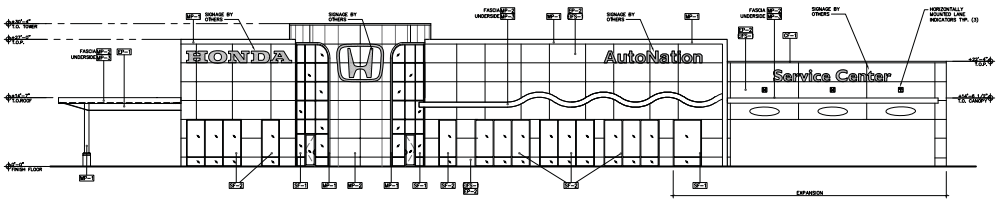

(E) BLOCK WALL
COMMERCIAL
NEW WALL
(E) CMU WALL
RESIDENTIAL
E SAHARA AVENUE
(E) DRIVEWAY
40'-0"
COMMERCIAL
36'-0"
(E) DRIVEWAY
CLOSE
(E) DRIVEWAY
36'-0"
(E) DRIVEWAY
40'-0"
(E) DRIVEWAY
AND SECURITY GATE
SPENCER STREET
RESIDENTIAL
UTILITY SUBSTATION

EXTERIOR FINISH SCHEDULE

NO.	MATERIAL	MANUFACTURER	PRODUCT	COLOR	COMMENTS	CONTACTS
CF-1	4" CAP FLASH	-		TO MATCH MP-1	-	DAVID J. KEARNEY (ALPOLIC) 757-286-1005 KEVIN JUEDEMAN (ALCOA) 478-319-0139
CMU1	CONCRETE MASONARY UNIT	ANCHOR CONCRETE PRODUCTS	ANCHOR SPLIT FACED	MATCH EXISTING	EXTERIOR FACADE, MAIN FIELD	STEVEN EASTER (908) 415-8445
CMU2				MATCH EXISTING	EXTERIOR FACADE, MAIN FIELD	
EIFS1	SYNTHETIC STUCCO			COLOR: HONDA CHINA WHITE #HOND061021	FINISH TO MATCH EXISTING STUCCO	
EP-1	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SUPER SPEC HP UNIVERSAL ALKYD METAL PRIMER #P07 PAINT: AURA WATERBORNE EXTERIOR PAINT: SATIN FINISH #532	CLASSIC COLORS 1B ALABASTER #876	EXTERIOR METAL DOORS	DOROTHY HAZINSKI 330-353-3850 DOROTY.HAZINSKI@BENJA MINMOORE.COM
EP-2	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SURE SEAL LATEX PRIMER SEALER #027 PAINT: AURA WATERBORNE EXTERIOR PAINT: SATIN FINISH #531	CLASSIC COLORS 1B ALABASTER	PAINT OVER EXISTING STUCCO	DOROTHY HAZINSKI 330-353-3850 DOROTY.HAZINSKI@BENJA MINMOORE.COM
EP-4	EXTERIOR PAINT			CLASSIC COLORS 1B ALABASTER	PAINT OVER EXISTING MASONRY	
MP-1	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4MM P/N BSX	EXTERIOR FACADE ACCENT	DAVID J. KEARNEY (ALPOLIC) 757-286-1005
MP-2	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA BLUE 4MM P/N/ HNB	EDGES OF CANOPIES ENTRANCE CYLINDER	DAVID J. KEARNEY (ALPOLIC) 757-286-1005
MP-3	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA WHITE 4MM P/N BNT	EXTERIOR FACADE ACCENT	DAVID J. KEARNEY (ALPOLIC) 757-286-1005
SF-1	STOREFRONT	KAWNEER OR EQUAL		CLEAR ANODIZED FINISH	EXTERIOR FACADE	IVAN RUSS 440-448-0900
SF-2	EXISTING STOREFRONT	-	-	-	-	-

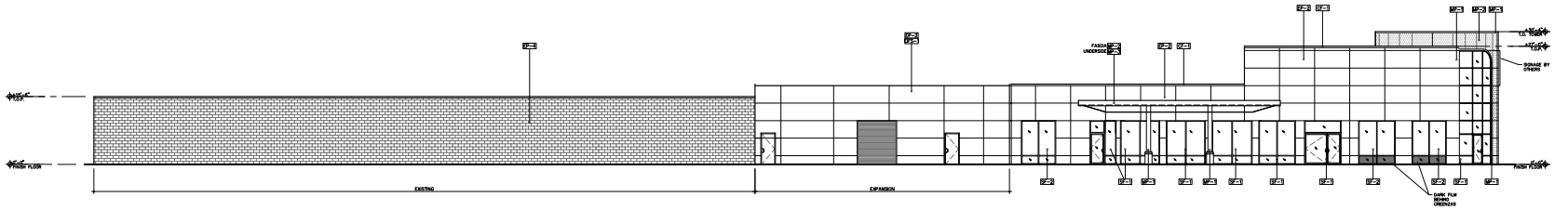
EXTERIOR FINISH SCHEDULE 5

SCALE: -



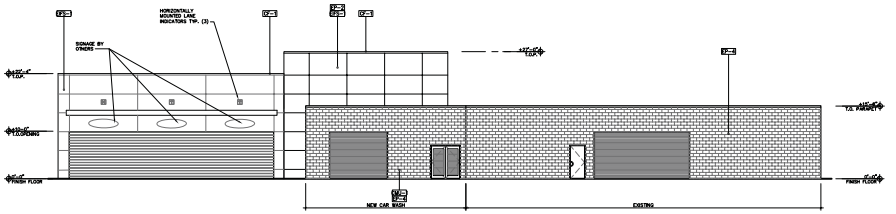
SOUTH ELEVATION 1

SCALE: 3/32" =1'-0"



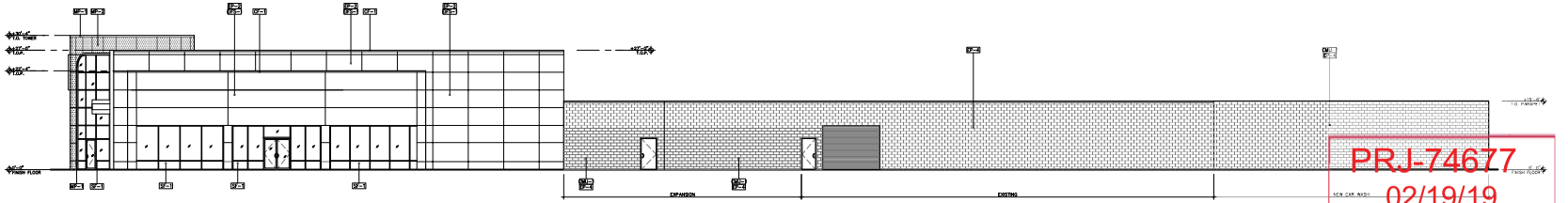
WEST ELEVATION 2

SCALE: 3/32" =1'-0"



NORTH ELEVATION 3

SCALE: 3/32" =1'-0"



EAST ELEVATION 4

SCALE: 3/32" =1'-0"

0 8' 16' 24'

PRJ-74677
02/19/19

Stantec

Stantec Architecture
38 Technology Drive, suite 100
Irvine, CA
92618-5312
Tel. 949.923.6000
Fax. 949.923.6121
www.stantec.com

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Consultants

Client

AutoNation
200 SW 1ST AVE., 14TH FLOOR
FORT LAUDERDALE, FL 33301

Key Plan:

Revision	By	Appd.	YY.MM.DD
PLANNING SUBMITTAL	AT	VK	2018.10.22
30% SET REVISIONS	RS	VK	2018.06.05
REVISIONS	RS	VK	2018.04.20
REVISIONS	CR	VK	2018.04.06
REVISIONS	CR	VK	2018.03.05
PRELIMINARY PRICING	MM	VK	2018.03.19

Issued | By | Appd. | YY.MM.DD

File Name: | Dsn. | Chkd. | Dsgn. | YY.MM.DD

Permit-Seal

Project:

AUTONATION HONDA EAST LAS VEGAS
1700 E SAHARA AVENUE
LAS VEGAS, NV 89104

Title:
BUILDING ELEVATIONS

Project No. 2014717040 | Scale AS NOTED

Drawing No. A501 | Sheet | of | Revision 0

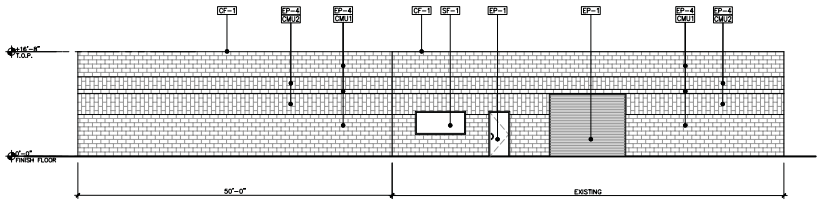
X:\2014\2014717040\Architecture\Drawings\2014717040_A501.dwg
2/19/2019 3:13:06 PM By: Vladislav Kaplin
ORIGINAL SHEET - ARCH E1

EXTERIOR FINISH SCHEDULE

NO.	MATERIAL	MANUFACTURER	PRODUCT	COLOR	COMMENTS	CONTACTS
CF-1	4" CAP FLASH	-		TO MATCH MP-1	-	DAVID J. KEARNEY (ALPOLIC) 757-286-1005 KEVIN JUDDMAN (ALCOA) 478-319-0139
CMU1	CONCRETE MASONARY UNIT	ANCHOR CONCRETE PRODUCTS	SPLIT FACED	MATCH EXISTING	EXTERIOR FACADE, MAIN FIELD	STEVEN EASTER (908) 415-8445
CMU2	CONCRETE MASONARY UNIT	ANCHOR CONCRETE PRODUCTS	SPLIT FLUTED	MATCH EXISTING	EXTERIOR FACADE, ACCENT BAND	
EIFS1	SYNTHETIC STUCCO			COLOR: HONDA CHINA WHITE #HOND061021	FINISH TO MATCH EXISTING STUCCO	
EP-1	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SUPER SPEC HP UNIVERSAL ALKYD METAL PRIMER #P07 PAINT: AURA WATERBORNE EXTERIOR PAINT: SATIN FINISH #638	CLASSIC COLORS 1B ALABASTER #876	EXTERIOR METAL DOORS	DOROTHY HAZINSKI 330-353-3850 DOROTY.HAZINSKI@BENJA MINMOORE.COM
EP-2	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SURE SEAL LATEX PRIMER SEALER #027 PAINT: AURA WATERBORNE EXTERIOR PAINT: SATIN FINISH #631	CLASSIC COLORS 1B ALABASTER	PAINT OVER EXISTING STUCCO	DOROTHY HAZINSKI 330-353-3850 DOROTY.HAZINSKI@BENJA MINMOORE.COM
EP-4	EXTERIOR PAINT			CLASSIC COLORS 1B ALABASTER	PAINT OVER EXISTING MASONRY	
MP-1	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4MM P/N BSX	EXTERIOR FACADE ACCENT	DAVID J. KEARNEY (ALPOLIC) 757-286-1005
MP-2	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA BLUE 4MM P/N/ HNB	EDGES OF CANOPIES ENTRANCE CYLINDER	DAVID J. KEARNEY (ALPOLIC) 757-286-1005
MP-3	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA WHITE 4MM P/N BNT	EXTERIOR FACADE ACCENT	DAVID J. KEARNEY (ALPOLIC) 757-286-1005
SF-1	STOREFRONT	KAWNEER OR EQUAL		CLEAR ANODIZED FINISH	EXTERIOR FACADE	IVAN RUSS 440-446-0900
SF-2	EXISTING STOREFRONT	-	-	-	-	-

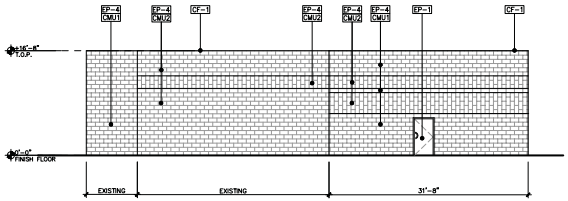
EXTERIOR FINISH SCHEDULE 5

SCALE: -



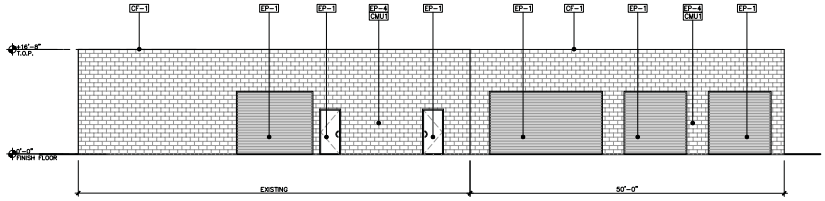
SOUTH ELEVATION 1

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



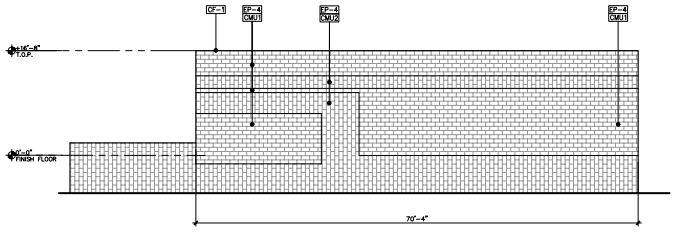
WEST ELEVATION 2

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



NORTH ELEVATION 3

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



EAST ELEVATION 4

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

Stantec

Stantec Architecture
38 Technology Drive, suite#100
Irvine, CA
92618-5312
Tel. 949.923.6000
Fax. 949.923.6121
www.stantec.com

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Consultants

Client

AutoNation
200 SW 1ST AVE., 14TH FLOOR
FORT LAUDERDALE, FL 33301

Key Plan:

Revision	By	Appd.	YY.MM.DD
PLANNING SUBMITTAL	AT	VK	2018.10.22
30% SET REVISIONS	RS	VK	2018.06.25
REVISIONS	RS	VK	2018.04.20
REVISIONS	CR	VK	2018.04.06
REVISIONS	CR	VK	2018.04.05
PRELIMINARY PRICING	MM	VK	2018.03.19

Issued | By | Appd. | YY.MM.DD

File Name: | Dwn. | Chkd. | Dsgn. | YY.MM.DD

Permit-Seal

Project:

AUTONATION HONDA EAST LAS VEGAS

1700 E SAHARA AVENUE
LAS VEGAS, NV 89104

Title:
BUILDING ELEVATIONS

PRJ-74677
Project No. 20147.17040
6/19/19
Scale: AS NOTED

Drawing No. A502 | Sheet of | Revision 0

ORIGINAL SHEET – ARCH E1



East Elevation



South Elevation

Color Legend:

- Honda Blue (Metal Panel)
- Clear Anodized Aluminum (Storefront)
- Honda White (EIFS)
- Honda Silver Metallic (Metal Panel)
- Honda White (Metal Panel)
- Benjamin Moore "Alabaster" (Exterior Paint)

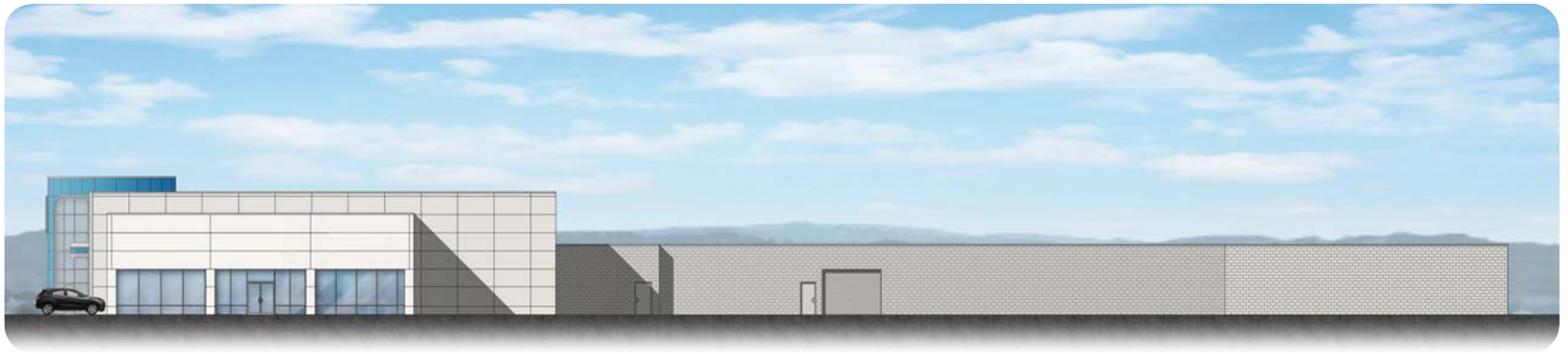
Design Visualization
Version 5/1/2018

Stantec

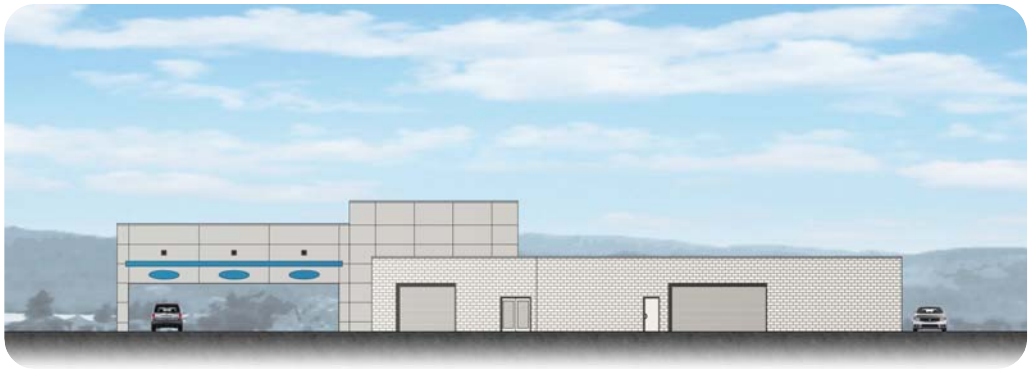
AutoNation

AutoNation Honda
Las Vegas
1700 E. Sahara Ave.
Las Vegas, NV

PRE-74677
02/19/19



West Elevation

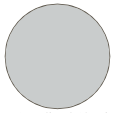


North Elevation

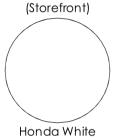
Color Legend:



Honda Blue
(Metal Panel)



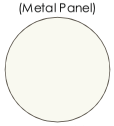
Clear Anodized Aluminum
(Storefront)



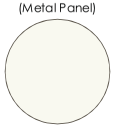
Honda White
(EIFS)



Honda Silver Metallic
(Metal Panel)



Honda White
(Metal Panel)



Benjamin Moore
"Alabaster"
(Exterior Paint)

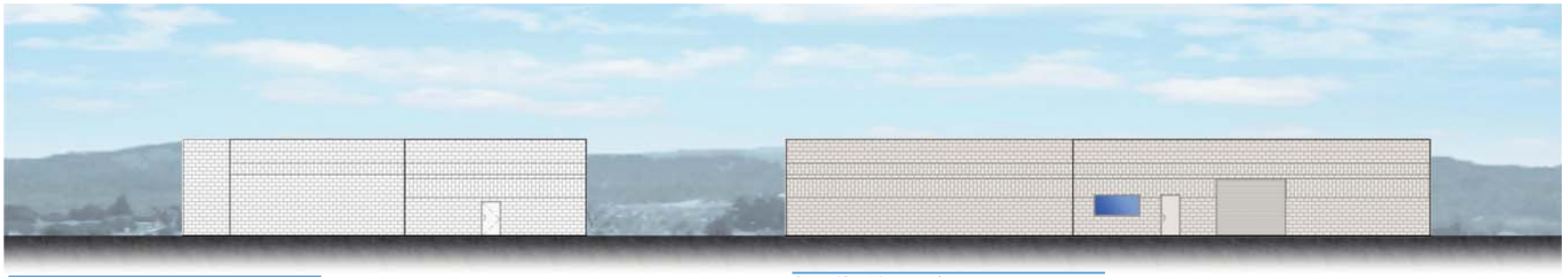
AutoNation

AutoNation Honda
East Las Vegas
1700 E. Sahara Ave.
Las Vegas, NV

PR-74677
02/19/19

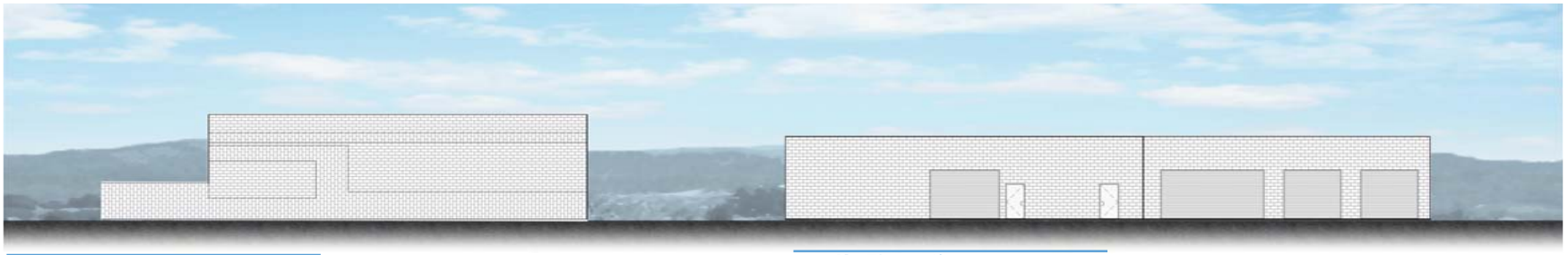
Design Visualization
Version 5/1/2018

Stantec



West Elevation

South Elevation



East Elevation

North Elevation

Color Legend:

- Honda Blue (Metal Panel)
- Clear Anodized Aluminum (Storefront)
- Honda White (EIFS)
- Honda Silver Metallic (Metal Panel)
- Honda White (Metal Panel)
- Benjamin Moore "Alabaster" (Exterior Paint)

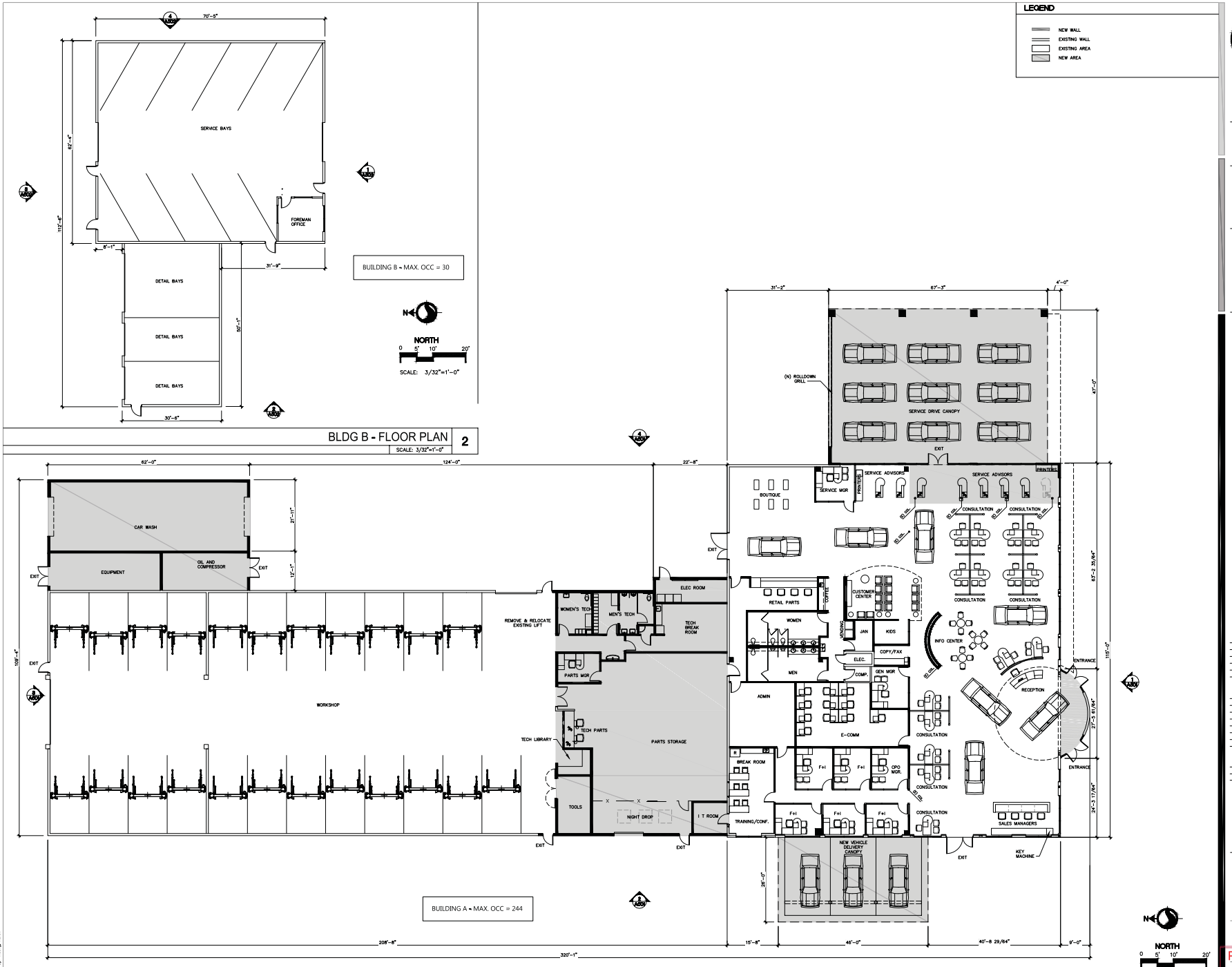
Design Visualization
Version 5/1/2018

Stantec

AutoNation

AutoNation Honda
Las Vegas
1700 E. Sahara Ave.
Las Vegas, NV

PR-734677
02/19/19



Stantec
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Client

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Key Plan:

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30% SET REVISIONS	RS	VK	2018.04.05
REVISIONS	RS	VK	2018.04.20
REVISIONS	CR	VK	2018.04.06
REVISIONS	CR	VK	2018.04.05
PRELIMINARY PRICING	MH	VK	2018.03.19

Issued | By | Appd. | YY.MM.DD

File Name: | Des. | Chkd. | Dsgn. | YY.MM.DD

Permit-Seal

Project:
AUTONATION HONDA EAST LAS VEGAS
1700 E SAHARA AVENUE
LAS VEGAS, NV 89104

Title:
FLOOR PLAN

PRJ-74677
Project No. 2014171040
04/19/19
Scale: AS NOTED

Drawing No. A201 | Sheet of | Revision 0

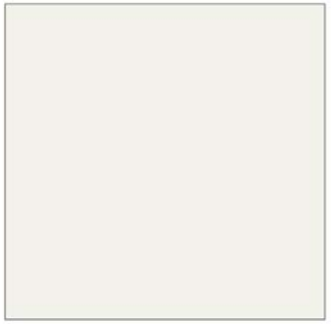
ORIGINAL SHEET – ARCH E1



MP-1 Metal Panel,
Exterior Facade, Accent
CF-1 Cap Flash,
General



MP-2 Metal Panel,
Edges of Canopies,
Entrance Cylindar



MP-3 Metal Panel,
Exterior Facade Main Field Option,
Underside of Canopies



EP-1 Exterior Paint,
Exterior Metal Doors
EP-2 Exterior Paint,
Paint For Existing Stucco



EIFS-1 Exterior Insulation Finishing System,
To Match MP-3 Main Field



CMU-1 Concrete Masonry Unit,
Exterior Facade, Main Field
(Split Face Finish)



SF-1 Store Front,
Exterior Facade



CC-1 Concrete,
Entry Walkway

Design Visualization
Version 5/1/2018

Stantec

AutoNation

AutoNation Honda
Las Vegas
1700 E. Sahara Ave.
Las Vegas, NV

PR-74677
02/19/19



GPA-75827 [PRJ-74677] - GENERAL PLAN AMENDMENT RELATED TO ZON-75828 AND SDR-74835 - APPLICANT/OWNER: MARKS GARAGE ONE, LLC
1700 EAST SAHARA AVENUE

02/28/19



GPA-75827 [PRJ-74677] - GENERAL PLAN AMENDMENT RELATED TO ZON-75828 AND SDR-74835 - APPLICANT/OWNER: MARKS GARAGE ONE, LLC
1700 EAST SAHARA AVENUE

02/28/19



GPA-75827 [PRJ-74677] - GENERAL PLAN AMENDMENT RELATED TO ZON-75828 AND SDR-74835 - APPLICANT/OWNER: MARKS GARAGE ONE, LLC
1700 EAST SAHARA AVENUE

02/28/19



GPA-75827 [PRJ-74677] - GENERAL PLAN AMENDMENT RELATED TO ZON-75828 AND SDR-74835 - APPLICANT/OWNER: MARKS GARAGE ONE, LLC
1700 EAST SAHARA AVENUE

02/28/19



GPA-75827 [PRJ-74677] - GENERAL PLAN AMENDMENT RELATED TO ZON-75828 AND SDR-74835 - APPLICANT/OWNER: MARKS GARAGE ONE, LLC
1700 EAST SAHARA AVENUE

02/28/19

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

February 18, 2019

Mr. Jason Binks, Planner I
City of Las Vegas Planning
333 N. Rancho, 3rd floor
Las Vegas, NV 89106

RE: PRJ74677_JF001

Dear Mr. Binks:

Please accept this letter as our justification letter for a General Plan Amendment (GPA), Rezone application, and Site Design Review (SDR), for an upgrade to an existing automobile dealership. This is the site of AutoNation's Honda Dealership, that was built in 1981. When the property was developed, it was zoned C-2 on the parcel fronting Sahara Avenue and Spencer Street, and along the rear, adjacent to the residences, zoned office. It seems this was done to protect the residences to the north from having an automobile dealership in their backyard. Office zoning would provide only employees from parking on the northern portion of the site. Unfortunately, as time has passed, the original people involved in the project are no longer involved and the new inventory automobiles have been parked in the area along the northern boundary for years. There appears to be a paved, no man's land along the north that nothing is parked on and is designed to create a separation from the houses to the north.

We are requesting a general plan amendment to allow commercial where the property is currently zoned for offices. It appears the dealership has parked inventory on the office zoned land for years, and this GPA would reflect the existing conditions. The dealership would agree to conditions restricting the type of uses next to the residences. In addition, we are updating the site to improve and enhance the appearance of the dealership.

On building A, the plan is to demolish 1831 square feet and add 576 square feet of showroom, 3222 square feet of service drive area, 1196 square foot addition to the canopy and a 2108 car wash addition. On Building B, 7,285 square feet are being demolished resulting in 5913 square feet remaining. The overall building square footage is 40,153. Over the years, it appears the

PRJ-74677
02/19/19

landscaping originally approved has either died or been removed. The landscaping along the perimeter is being replaced in conjunction with this addition/improvement to the site. The elevations are being updated to reflect the current Honda elevations. We believe these improvements will enhance the neighborhood and be an excellent addition to the area. We respectfully request approval of our request.

Yours truly,

Lucy Stewart

Lucy Stewart

PRJ-74677
02/19/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: GPA-75827 [PRJ-74677] - GENERAL PLAN AMENDMENT RELATED TO ZON-75828 AND SDR-74835

SUBJECT: APPLICANT/OWNER: MARKS GARAGE ONE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

lucy stewart — Signature

4-8-19 — Date

Lucy Stewart — Please Print Name

LAS Consulting — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

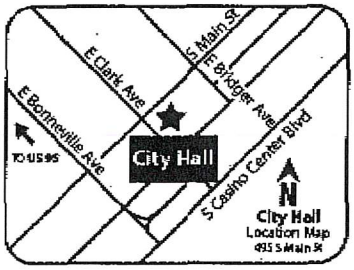
Submitted after final agenda

Date 4/8/19 Item **Item 10**

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. 1830

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-75827 and ZON-75828 [PRJ-74677]
Planning Commission Meeting of **04/09/2019**

RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

PRJ-74677_1
16202810015
FAIT FAMILY TRUST
2392 WINTER CLIFFS ST
HENDERSON NV 89052-5775

Submitted after final agenda
10-11A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
11

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

SUBJECT:
ZON-75828 - REZONING RELATED TO GPA-75827 - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL) on 2.60 acres at 1700 East Sahara Avenue (APN 162-02-801-001 and 002), Ward 3 (Coffin) [PRJ-74677]. Staff recommends APPROVAL.

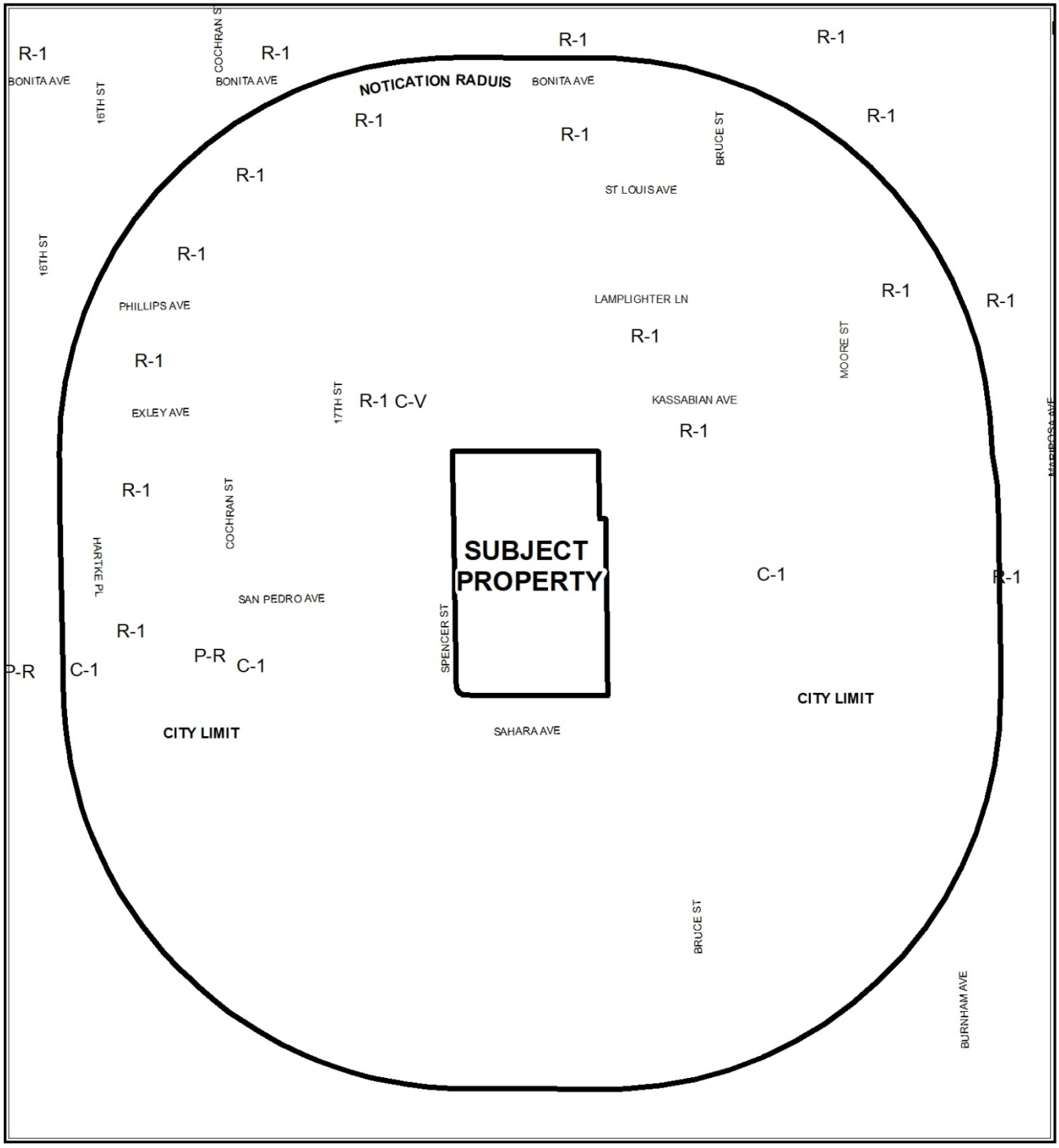
C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-75828 and SDR-74835 [PRJ-74677]
3. Land Use Map
4. Supporting Documentation
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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



CASE: **ZON-75828, SDR-74835 (PRJ-74677)**

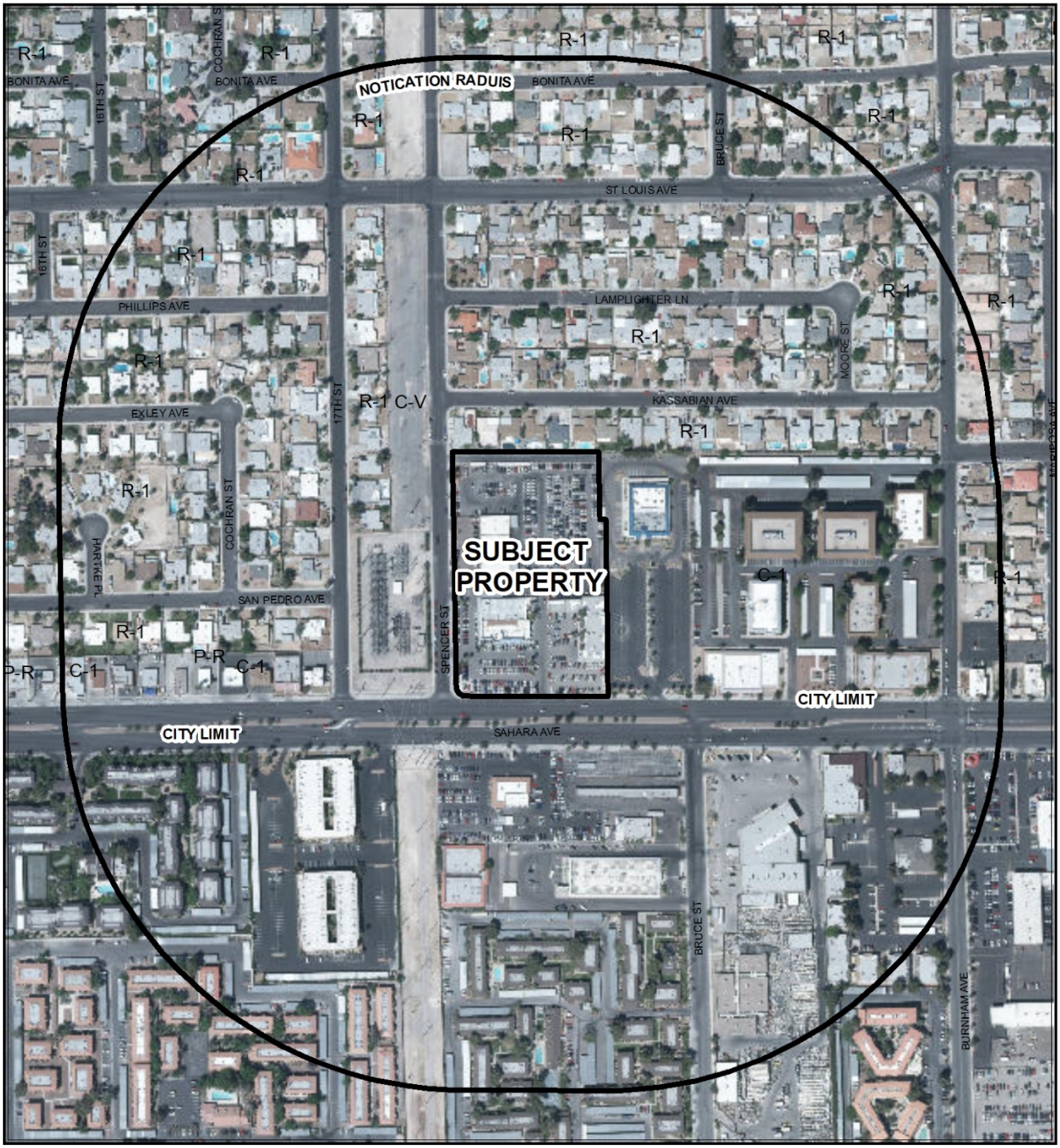
0 290 580 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

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

N



CASE: **ZON-75828, SDR-74835 (PRJ-74677)**

RADIUS: 1000 FEET

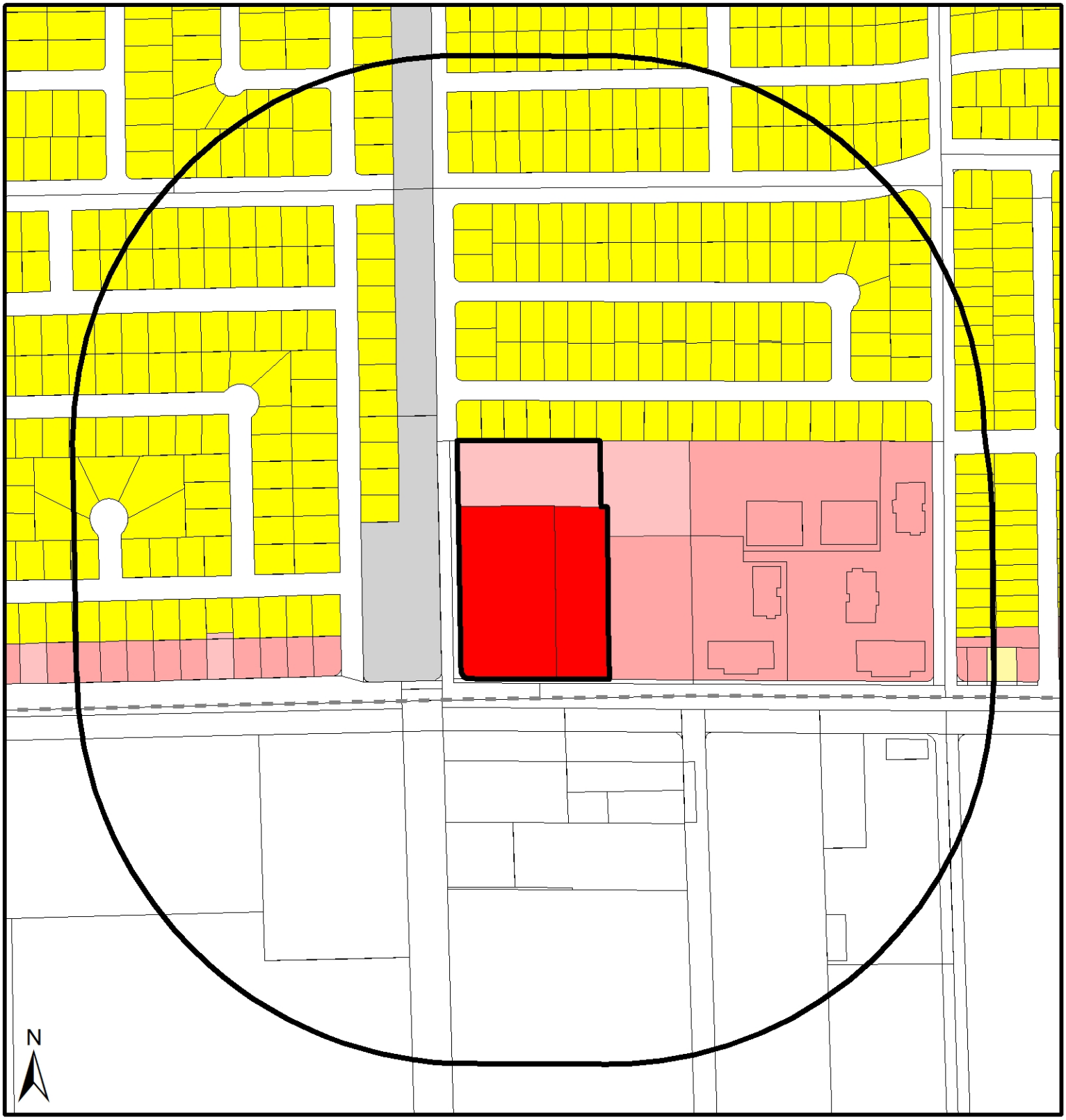
0 290 580 Feet

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

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

N

ZON-75828



Zoning

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

FROM C-1 TO C-V

Subject Property

1000ft Buffer

City Limits

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

Date: Thursday, February 28, 2019

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-74677 APN: 162-02-801-001 and -002

Name of Property Owner: Marks Garage One, LLC

Name of Applicant: AutoNation USA

Name of Representative: LAS Consulting

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew D. Friedlander

Subscribed and sworn before me

This 11th day of October, 2018

_____

Notary Public ~~in and for said County and State~~ MAP
State of Hawaii
Yasmine Wycoco
My commission expires: August 14, 2021

Revised 03/28/16

YASMINE WYCOCO NOTARY 05-511 PUBLIC STATE OF HAWAII

Doc. Date: 10/11/2018 # Pages: 1
Notary Name: Yasmine Wycoco First Circuit
Doc. Description: City of Las Vegas Nevada Dept. of Planning Statement of Financial Interest

PRJ-74677 10/22/18

_____ 10/11/2018
Notary Signature Date
NOTARY CERTIFICATION

YASMINE WYCOCO NOTARY 05-511 PUBLIC STATE OF HAWAII

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1700 & 1710

Project Name AutoNation Honda East Las Vegas **Proposed Use** _____

Assessor's Parcel #(s) 162-02-801-001,002 **Ward #** 3

General Plan: Existing G-C Proposed G-C **Zoning:** Existing C-1, C-2, PR Proposed C-2

Additional Information Request to amend the genreal plan and revise the zoning to match existing conditions

Property Owner Marks Garage One, LLC **Contact** A. Friedlander

Address 220 S. King Street #1800 City Honolulu State HI Zip 96813

E-mail _____ Phone 954-769-3074

Applicant Sahara Imports, Inc. **Contact** Axay Patel

Address 200 SW 1st Ave, 14th floor City Ft. Lauderdale State FL Zip 33301

E-mail patela1@autonation.com Phone 954-769-3074

Representative LAS Consulting **Contact** Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 City Las Vegas State NV Zip 89134

E-mail stewplan@gmail.com Phone 702-499-6469

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name ANDREW D. FRIEDLANDER

Subscribed and sworn before me

This 19 day of February, 20 19

Jodi M. Wilmarth

Notary Public in and for said County and State

JODI M. WILMARTH
COMM. # 2227318
NOTARY PUBLIC • CALIFORNIA
AMADOR COUNTY
Comm. Exp. JAN. 29, 2022

PRJ-74677
02/19/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: ZON-75828 [PRJ-74677] - REZONING RELATED TO GPA-74827 AND SDR-74835

SUBJECT: APPLICANT/OWNER: MARKS GARAGE ONE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

lucy stewart _____ 4-8-19 _____

Signature Date

Lucy Stewart

Please Print Name

LAS Consulting

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Date 4/8/19 Item **item 11**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
12

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

SUBJECT:
SDR-74835 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75827 AND ZON-75828 - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,271 SQUARE-FOOT ADDITION TO AN EXISTING 28,969 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEALERSHIP on 2.60 acres at 1700 East Sahara Avenue (APN 162-02-801-001 and 002), C-2 (General Commercial) and P-R (Professional Office and Parking) Zones, Ward 3 (Coffin) [PRJ-74677]. Staff recommends APPROVAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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: PRJ-74677 APN: 162-02-801-001 and -002

Name of Property Owner: Marks Garage One, LLC

Name of Applicant: AutoNation USA

Name of Representative: LAS Consulting

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☐ **Yes** ☒ **No**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew D. Friedlander

Subscribed and sworn before me

This 11th day of October, 2018

_____

Notary Public ~~in and for said County and State~~ MAP
State of Hawaii
Yasmine Wycoco
My commission expires: August 14, 2021

Revised 03/28/16

YASMINE WYCOCO NOTARY 05-511 PUBLIC STATE OF HAWAII

Doc. Date: 10/11/2018 # Pages: 1
Notary Name: Yasmine Wycoco First Circuit
Doc. Description: City of Las Vegas Nevada Dept. of Planning Statement of Financial Interest

PRJ-74677 10/22/18

_____ 10/11/2018
Notary Signature Date
NOTARY CERTIFICATION

YASMINE WYCOCO NOTARY 05-511 PUBLIC STATE OF HAWAII

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1700 & 1710

Project Name AutoNation Honda East Las Vegas **Proposed Use** _____

Assessor's Parcel #(s) 162-02-801-001,002 **Ward #** 3

General Plan: Existing G-C Proposed G-C **Zoning:** Existing C-1, C-2, PR Proposed C-2

Additional Information Request to amend the genreal plan and revise the zoning to match existing conditions

Property Owner Marks Garage One, LLC **Contact** A. Friedlander

Address 220 S. King Street #1800 City Honolulu State HI Zip 96813

E-mail _____ Phone 954-769-3074

Applicant Sahara Imports, Inc. **Contact** Axay Patel

Address 200 SW 1st Ave, 14th floor City Ft. Lauderdale State FL Zip 33301

E-mail patela1@autonation.com Phone 954-769-3074

Representative LAS Consulting **Contact** Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 City Las Vegas State NV Zip 89134

E-mail stewplan@gmail.com Phone 702-499-6469

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☐ Yes ☒ No

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name ANDREW D. FRIEDLANDER

Subscribed and sworn before me

This 19 day of February, 20 19

Jodi M. Wilmarth

Notary Public in and for said County and State

JODI M. WILMARTH
COMM. # 2227318
NOTARY PUBLIC • CALIFORNIA
AMADOR COUNTY
Comm. Exp. JAN. 29, 2022

PRJ-74677
02/19/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: SDR-74835 [PRJ-74677] - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74827 AND ZON-75828

SUBJECT: APPLICANT/OWNER: MARKS GARAGE ONE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

lucy stewart — Signature

4-8-19 — Date

Lucy Stewart — Please Print Name

LAS Consulting — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

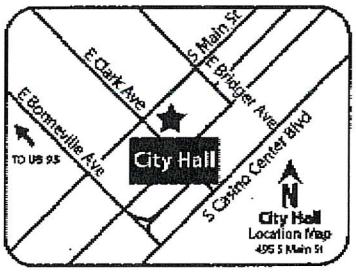
Submitted after final agenda

Date 4/8/19 Item **Item 12**

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
APR 0 9 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-74835 [PRJ-74677]
Planning Commission Meeting of **04/09/2019**

PRJ-74677_1
16202810015
FAIT FAMILY TRUST
2392 WINTER CLIFFS ST
HENDERSON NV 89052-5775

Submitted after final agenda

12A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
13

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

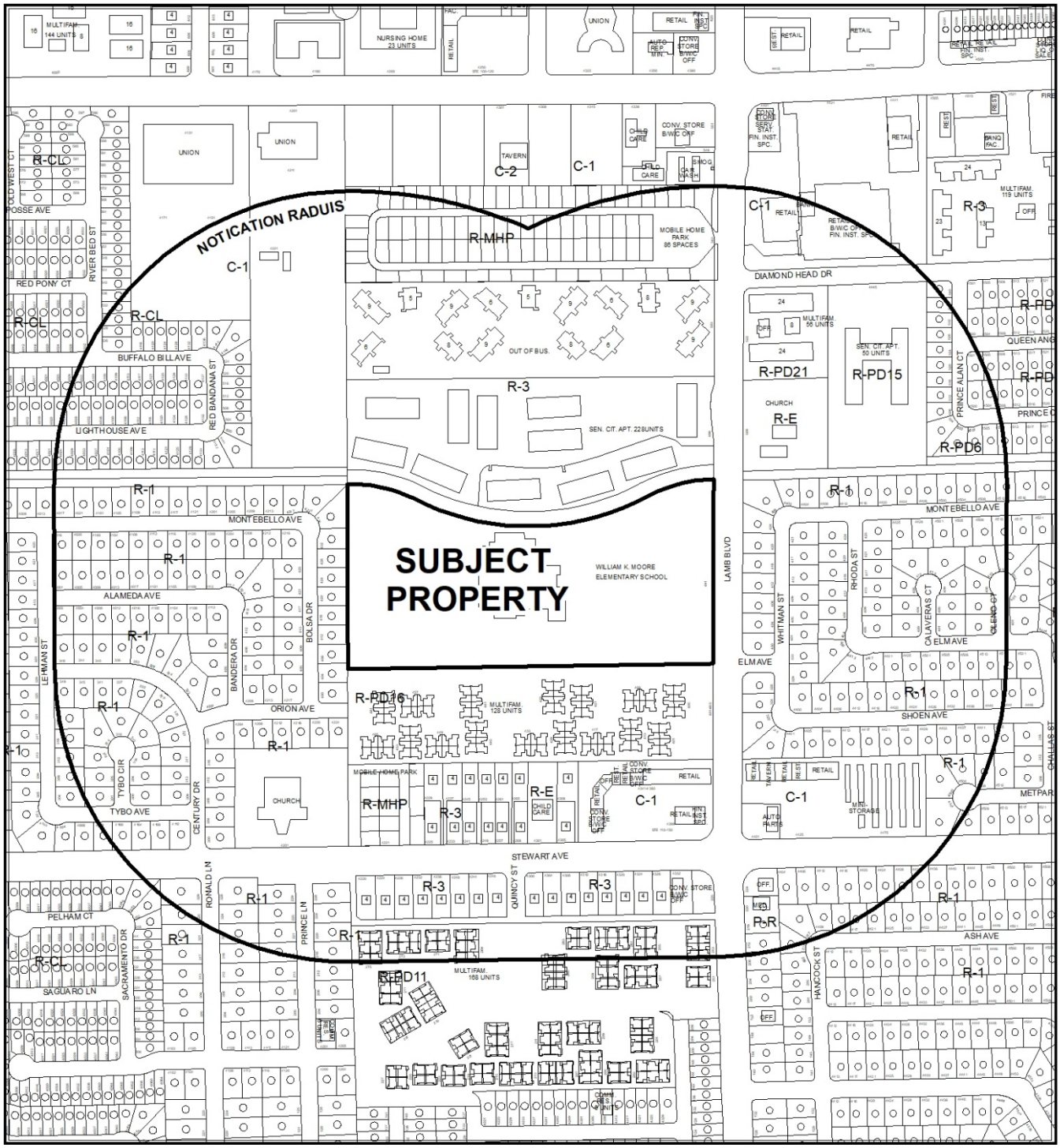
SUBJECT:
GPA-75846 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-75846, ZON-75847, VAR-75848 and SDR-75849 [PRJ-75613]
4. Supporting Documentation - GPA-75846, ZON-75847, VAR-75848 and SDR-75849 [PRJ-75613]
5. Photo(s) - GPA-75846, ZON-75847, VAR-75848 and SDR-75849 [PRJ-75613]
6. Justification Letter - GPA-75846, ZON-75847, VAR-75848 and SDR-75849 [PRJ-75613]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard for GPA-75846 and ZON-75847 [PRJ-75613]

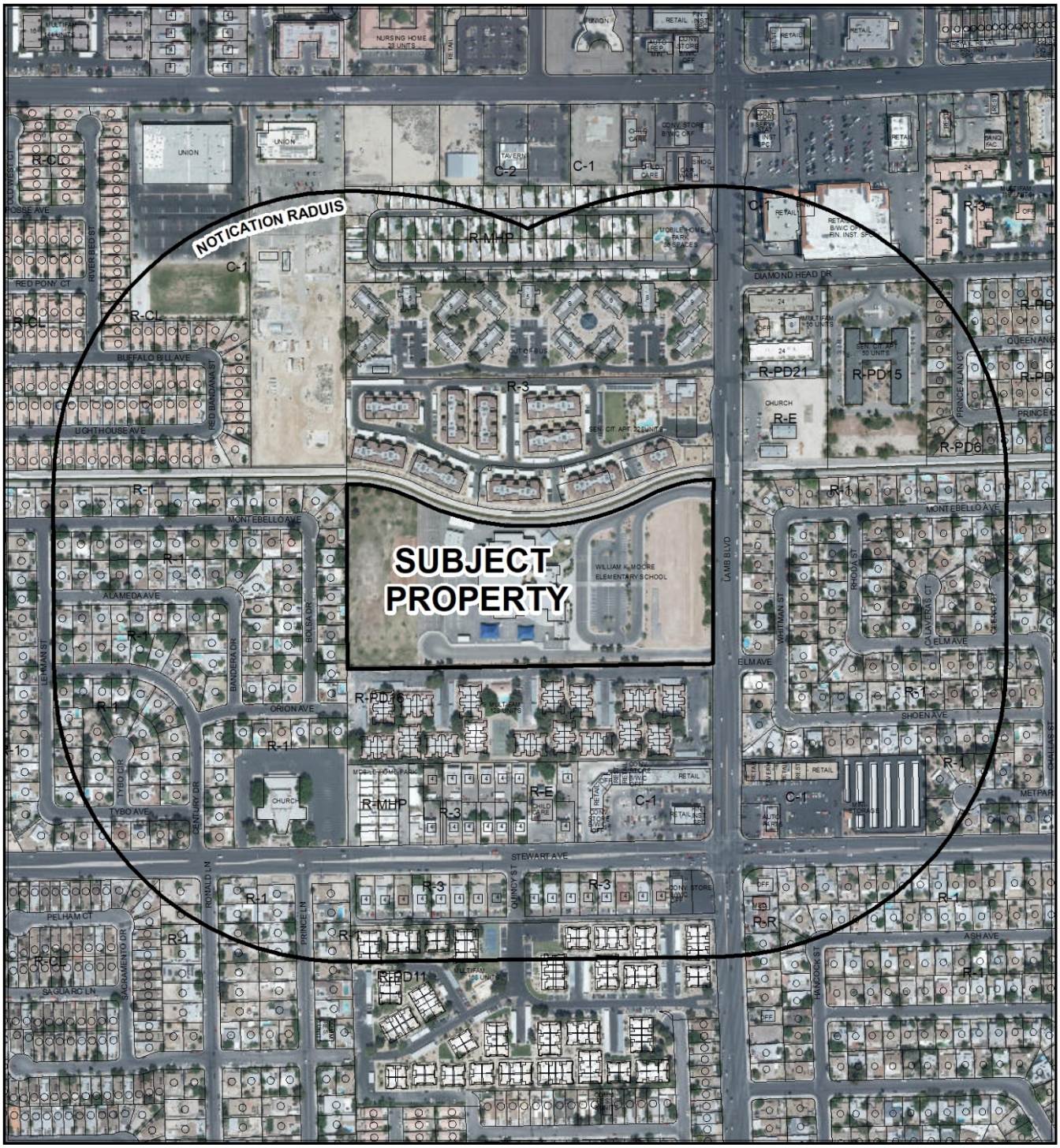


CASE: **GPA-75846 (PRJ-75613)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)



CASE: **GPA-75846 (PRJ-75613)**

0 387.5 775
Feet

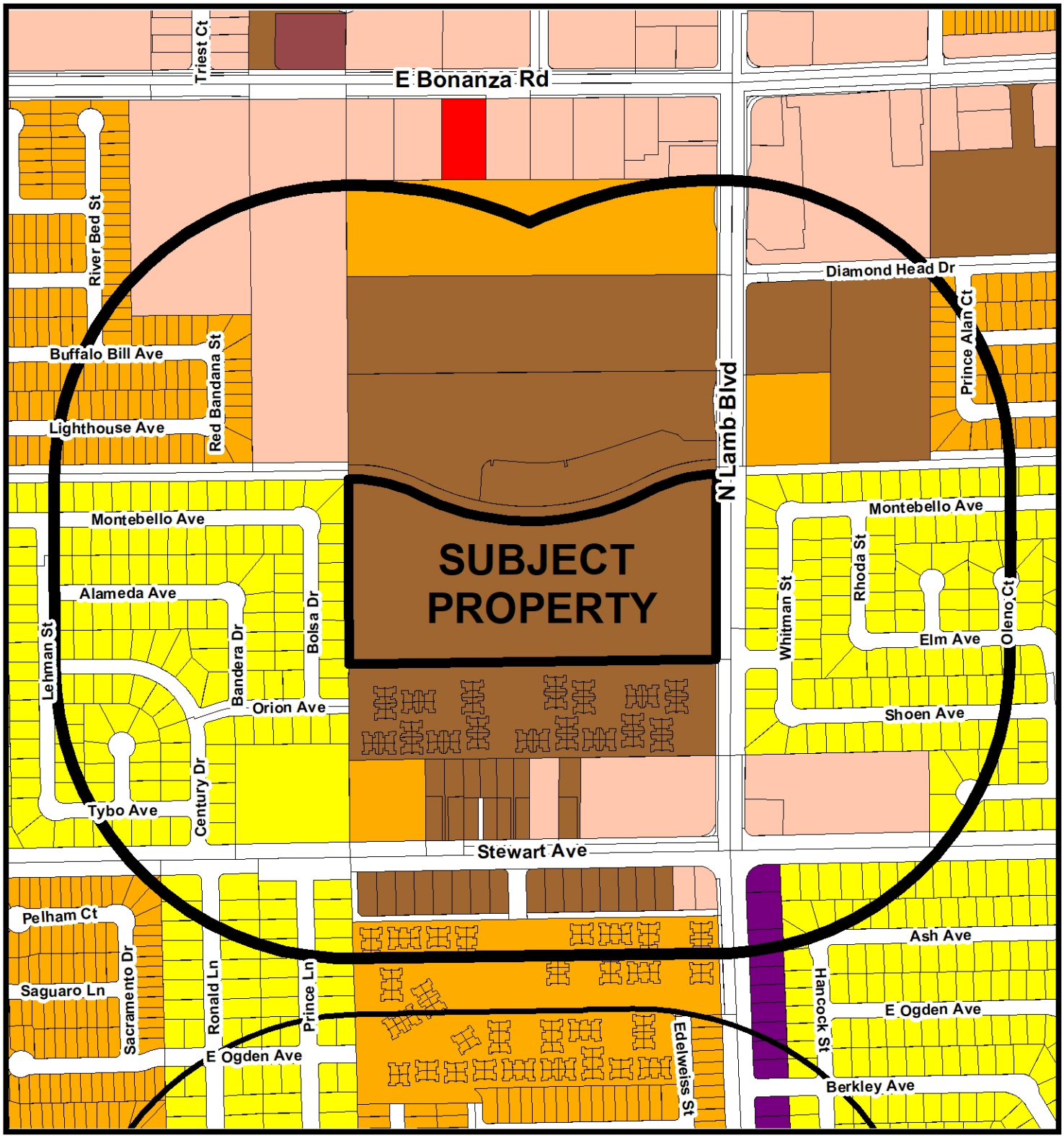
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

N

GPA-75846



General Plan Amendment

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

FROM M TO PF

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, March 26, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75846	Staff recommends APPROVAL.	
ZON-75847	Staff recommends APPROVAL.	GPA-75846
VAR-75848	Staff recommends APPROVAL, subject to conditions:	GPA-75846 ZON-75847
SDR-75849	Staff recommends APPROVAL, subject to conditions:	GPA-75846 ZON-75847 VAR-75848

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 664 - GPA-75846 and ZON-75847
664 - VAR-75848 and SDR-75849

PROTESTS 0 - GPA-75846 and ZON-75847
0 - VAR-75848 and SDR-75849

APPROVALS 0 - GPA-75846 and ZON-75847
0 - VAR-75848 and SDR-75849

CS

**** CONDITIONS ****

VAR-75848 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-75846), Rezoning (ZON-75847) and Site Development Plan Review (SDR-75849) shall be required, if approved.

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

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

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

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

SDR-75849 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-75846), Rezoning (ZON-75847) and Variance (VAR-75848) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/19/19, except as amended by conditions herein.

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

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

6. 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.

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

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

Public Works

9. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct a new 14-classroom building addition to the existing William K. Moore Elementary School located at 491 North Lamb.

ISSUES

- A General Plan Amendment (GPA-75846) is requested to change the land use designation of the subject site from M (Medium Density Residential) to PF (Pubilc Facilities). Staff supports the request.
- A Rezoning (ZON-75847) is requested to change the zoning designation from C-1 (Limited Commercial) to C-V (Civic). Staff supports the request.
- A Variance (VAR-75848) is requested to allow a 37-foot building height where the 35 feet is the maximum height allowed adjacent to an R-1 (Single Family Residential) zoning district. Staff supports the request
- A Site Development Plan Review (SDR-75849) is requested to allow the construction of a 14 classroom, 22,927 square-foot building addition. Staff supports the request.

ANALYSIS

The subject site is home to an existing 69,315 square-foot elementary school building on a 15.64-acre parcel. It is surrounded by residential uses on all adjacent properties. The applicant proposes to construct a 22,927 square-foot, two-story building addition consisting of 14 new classrooms located within the southwest corner of the subject site. With the new building addition, the total building area for the subject site will be 92,242 square feet.

A General Plan Amendment is requested to change the land use designation from M (Medium Density Residential) to PF (Public Facilities), which is more appropriate for the existing land use. A PF designation is intended to allow for public and semi-public uses such as utility facilities, as well as large governmental building sites and complexes, police and fire facilities, schools, hospitals, sewage treatment and stormwater control facilities. Staff recommends approval of the General Plan Amendment, as the PF designation is best suited to the current use and is compatible with the existing surrounding residential uses.

The conforming zoning district within the PF designation is C-V (Civic); therefore, the applicant has requested to rezone this same parcel to C-V. Staff recommends approval, as the proposed C-V district would conform to the proposed General Plan designation of PF and clean up the General Plan map where the designation does not match the current land use or zoning district.

Per Title 19.10.020, the development standards for a C-V (Civic) property are established by approval of a Site Development Plan Review. However, when adjacent to a residential use in certain residential zoning districts, additional standards are applied. Those standards include the maximum building height for proposed buildings adjacent to the R-1 (Single Family Residential) zoning district, the landscape buffer standards of the P-O (Professional Office) District, and the Title 19.08 commercial and industrial parking design standards. If these specific standards cannot be met, a variance is required. In this case, the school property is adjacent to single-family residential parcels to the west zoned R-1 (Single Family Residential). The proposed new building addition is capped at a maximum 35 feet in height.

The applicant has requested a Variance (VAR-75848) to allow a two-foot increase to 37 feet. The submitted elevation plans depict a building with varying pop outs that add character to the building design. The majority of the building has a maximum height of 35 feet. Staff finds that the requested Variance is minimal and it will not have a negative impact for the surrounding neighbors. The submitted site plan and landscape plan depicts the newly constructed area will have 14-foot landscape buffer width along the south and west property lines. Seventy-Nine parking spaces will also be added to the area adjacent to the new 14-classroom building. An adequate amount of screening and parking lot trees are provided.

The City of Las Vegas Public Works – Engineering Department has commented, “This project will add approximately 237 trips per day on Lamb Boulevard, Bonanza Road. and Stewart Avenue. Currently, Lamb is at about 70 percent of capacity, Bonanza is at about 50 percent of capacity and Stewart is at about 56 percent of capacity. With this project, Lamb is expected to remain at about 70 percent of capacity, Bonanza to be at about 51 percent of capacity and Stewart to be at about 57 percent of capacity. Based on Peak Hour use, this development will add about 84 additional peak hour trips into the area, or about three every two minutes.”

Staff finds the proposed development to be compatible and harmonious with the existing surrounding residential neighborhood and recommends approval of the General Plan Amendment, Rezoning, Variance and Site Development Plan Review requests.

FINDINGS (GPA-75846)

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

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

   The proposed PF (Public Facilities) designation is appropriate for the existing school at the subject site and will remain compatible with the adjacent residential land use designations.

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

   The proposed C-V (Civic) zoning district conforms to the proposed PF (Public Facilities) General Plan designation which is compatible with the existing school at the subject site.

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

   There are adequate transportation, recreation, utility and other facilities to continue the accommodation of the existing school.

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

   The proposed PF (Public Facilities) designation allows the proposed C-V (Civic) zoning district, which allows the development of public and quasi-public land uses such as schools, libraries, and public parks. The subject site is developed with an existing elementary school.

FINDINGS (ZON-75847)

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

1. **The proposal conforms to the General Plan.**

   If approved, the proposed C-V (Civic) zoning district would conform to the proposed PF (Public Facilities) 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 land uses permitted in the proposed C-V (Civic) zoning district include any use operated or controlled by the City, County, State, or Federal Government; any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization; and utility company facilities which are compatible land uses for the existing surrounding residential neighborhood.

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

The proposed rezoning is appropriate and will bring the existing school development into compliance with Title 19.

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

The subject site is accessed by Lamb Boulevard, a 100-foot public right-of-way, and is adequate to continue to service the need of the existing elementary school.

FINDINGS (VAR-75848)

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."

Staff finds that sufficient evidence of a unique or extraordinary circumstance has been presented, in that proposed two-foot height increase is minimal and it will not negatively impact the adjacent properties. Therefore, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-75849)

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

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

   The proposed 14-classroom addition is compatible with the existing school and adjacent residential land uses in the area.

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

   If the related General Plan Amendment and Rezoning are approved, the proposed development will be consistent with the majority of all applicable city plans. Staff supports the requested building height Variance.

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

   Site access is provided by Lamb Boulevard, a 100-foot Primary Arterial, which is adequate in size to continue serving the subject school.

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

   The proposed building and landscape materials are compatible with the existing development within the surrounding area and will enhance the area.

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

The submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed building addition is compatible with the existing school and adjacent residential land uses in the area.

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

   If approved, the proposed development will be subject to building permits thereby ensuring that the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/12/99	The City Council approved Special Use Permit and Plot Plan Review (U-0067-99) request for an Elementary School. The Planning Commission and Planning Staff recommended approval.

Most Recent Change of Ownership	
09/08/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses on record.

Pre-Application Meeting	
01/16/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed building addition.

Neighborhood Meeting	
03/01/17	Meeting Start Time: 6:00 p.m. Meeting End Time: 6:30 p.m. Attendance: 4 Applicant Representatives 1 Planning Staff Member 1 Member of the Public Concerns/Questions: • Concern was raised about possible removal of school (applicant detailed the scope of the project and assured there were no plans for the school to be removed).

Field Check	
02/28/19	Staff conducted a routine field check and found an active elementary school. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	15.64

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public or Private School, Primary	M (Medium Denstiy Residential)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Denstiy Residential)	R-3 (Medium Density Residential)
South	Multi-Family Residential	M (Medium Denstiy Residential)	R-PD16 (Residential Planned Development – 16 Units per Acre)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to the submitted site development plans and Title 19.10.020, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	681,278 SF	N/A
Min. Lot Width	N/A	478 Feet	N/A
Min. Setbacks (Building addition only)			
• Side	N/A	169 Feet	Y
• Rear	N/A	105 Feet	Y
Max. Building Height	35 Feet	37 Feet	N*

*The applicant has requested Variance (VAR-75848) to allow an increased building height.

Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-V (Civic)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 du/ac	398
Proposed General Plan	***Permitted Density***	***Units Allowed***
PF (Public Facilities)	N/A	N/A

Pursuant to Title 19.10.020.E.2, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees (adjacent to new addition):				
• South	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**24 Trees**	**25 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	12 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	8 Feet		14 Feet	Y
• West	8 Feet		14 Feet	Y

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

Pursua
nt to Title 19.10 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Primary (existing)	48 classrooms	3 spaces per classroom	144				
Public or Private School, Primary (proposed addition)	14 classrooms	3 spaces per classroom	42				
TOTAL SPACES REQUIRED			186		188		Y
Regular and Handicap Spaces Required			180	6	182	6	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 491 North Lamb Blvd., Las Vegas, NV 89110

Project Name William K. Moore Elementary School Addition **Proposed Use** Public School

Assessor's Parcel #(s) 140-31-601-002 **Ward #** 3-Bob Coffin

General Plan: Existing M Proposed PF **Zoning:** Existing C-1 Proposed C-V

Additional Information Amend the General Plan from Medium Density Residential (M) to Public Facilities (PF) to obtain Civic (C-V) zoning for a 14-Classroom Building to be added to the existing William K. Moore Elementary School.

Property Owner School Board of Trustees Contact Linda Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone (702) 799-5214

Applicant School Board of Trustees Contact Linda Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone (702) 799-5214

Representative Clark County School District Contact Diana Salazar

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail salazdl@nv.ccsd.net Phone (702) 799-5214 Ext. 5419

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____ 2/19/19

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

Print Name Linda K. Perri

Subscribed and sworn before me

This 19th day of February, 20 19

Diana L. Salazar

Notary Public in and for said County and State Diana L. Salazar

DIANA L. SALAZAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-18-2020
Certificate No: 92-4129-1

PRJ-75613
02/19/19

FACILITIES DIVISION

1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5204 •

CCSD

CLARK COUNTY SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Deanna L. Wright, President
Dr. Linda E. Young, Vice President
Carolyn Edwards, Clerk
Lola Brooks, Member
Kevin L. Child, Member
Erin E. Cranor, Member
Chris Garvey, Member

Pat Skorkowsky, Superintendent

May 23, 2017

To Whom It May Concern:

I, Blake Cumbers, Associate Superintendent of Facilities Division of the Clark County School District, hereby authorize Linda K. Perri, Director of Real Property Management, to sign the following on my behalf:

Temporary Right-of-Entry
Entity Use Permit Applications
Declaration of Ownership
Revocable License Agreements
Bureau of Land Management Authorizations

Sincerely,

Blake Cumbers
Associate Superintendent

PRJ-75613
02/19/19

Board Approved
November 12, 2015 / gvr

RESOLUTION

Be it hereby resolved by the Board of School Trustees of the Clark County School District that on this 12th day of November, 2015, Blake Cumbers, Assistant Superintendent, Facilities Division, is hereby authorized to sign all documents and applications necessary and pertinent to enable a smooth transition between phases in the progress of construction-related projects for educational and related school facilities, effective November 12, 2015.

CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES

PRESIDENT

CLERK

APPROVED AS TO FORM:

Carlos L. McDade
General Counsel

STATE OF NEVADA COUNTY OF CLARK

On this 11th day of February, 2016, personally appeared before me, a Notary Public in and for said county and state, Grace V. Rios, known to me to be the President and Clerk of the Board of School Trustees, Clark County School District, a political subdivision of the State of Nevada, and upon oath did each depose that they are the officers of said subdivision as above designated.

Notary Public in and for the
above county and state

GRACE V. RIOS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 7-1-19
Certificate No: 15-2105-1

Reference 5.14

PRJ-75613
02/19/19

KEY NOTES

1. NEW ELEMENTARY SCHOOL ADDITION (14 CLASSROOM)
   - 1A EXISTING ELEMENTARY SCHOOL TO REMAIN
2. EXISTING CONCRETE PAVING, WALKWAY, STAIRS, AND/OR RAMP TO REMAIN
   - 2A NEW CONCRETE PAVING, WALKWAY, AND/OR COURTYARD
3. PROPERTY LINE
4. NEW ASPHALT PARKING LOT AND DRIVE AISLES, LANDSCAPE ISLANDS, AND SITE LIGHTING.
5. EXISTING TRASH ENCLOSURE TO REMAIN.
6. EXISTING ACCESSIBLE ROUTE TO PUBLIC RIGHT-OF-WAY.
7. EXISTING ASPHALT PLAY AREA AND/OR SPORTS COURT STRIPING TO REMAIN.
   - 7A NEW ASPHALT PAVING ADJACENT TO PLAY AREA.
8. EXISTING DRIVE TO REMAIN.
9. NEW PLAY STRUCTURE WITH INTEGRAL SHADE COVER.
10. EXISTING FIRE TRUCK LANE
11. SCOPE OF WORK INDICATED BY SHADED AREA.
12. EXISTING CROSSWALK TO REMAIN
13. EXISTING NATURAL TURF AND LANDSCAPE TO REMAIN
    - 13A NEW NATURAL TURF AREA
14. EXISTING DROP-OFF AND PICK UP ZONE TO REMAIN
15. EXISTING PERIMETER FENCING TO REMAIN.
16. EXISTING BIKE RACK ENCLOSURE.

AERIAL MAP



PROJECT DATA

JURISDICTION	CITY OF LAS VEGAS - 89110
PARCEL NO.	140-31-601-002
ZONING	CIVIC DISTRICT (C-V)
PLANNED LANDUSE	SCHOOL (PF)
LOT SIZE	15.64 AC (681,279 S.F.)
TOTAL BUILDING AREA	69,315 (EXISTING S.F.) + 22,927 (NEW S.F.) = 92,242 S.F.
BUILDING FOOTPRINT	69,315 (EXISTING S.F.) + 12,120 (NEW S.F.) = 81,435 S.F.
LOT COVERAGE	11.9%

PARKING

VEHICULAR PARKING: (PER 19.12 PERMISSIBLE USES, PUBLIC OR PRIVATE SCHOOL, PRIMARY)

TOTAL PARKING REQUIRED:

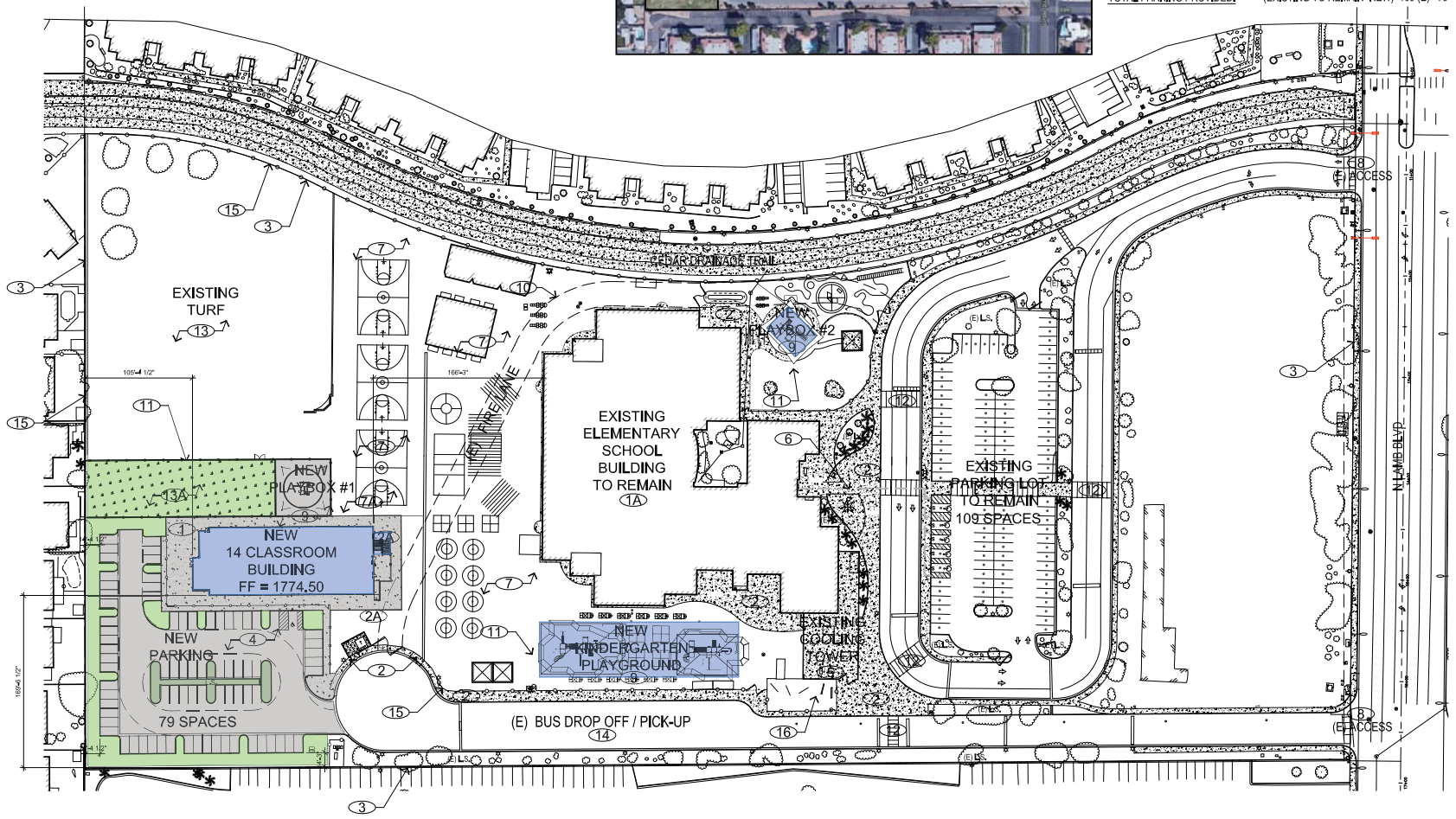
3 SPACE PER CLASSROOM

TOTAL EXISTING CLASSROOMS: 48

TOTAL NEW CLASSROOMS: 14

TOTAL REQUIRED: 48 (E) + 14 x 3 = 186

TOTAL PARKING PROVIDED: (EXISTING TO REMAIN+NEW) 109 (E) +79 = 188 (6 ACCESSIBLE)



SITE PLAN

SCALE : 1" = 50'-0"

0 25' 50' 100'

NORTH

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

SEAL:

A/E:

ethos three ARCHITECTURE

8955 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
p: 702.456.1010 f: 702.456.7020 www.ethosthree.com

CONSULTANT:

PLANNING & DESIGN	DATE
DESIGN MANAGER	
DM MANAGER	
CONSTRUCTION MGMT	
PROJECT MANAGER	
CM MANAGER	
REQUIREMENTS	
SITE ADMINISTRATOR	
CODE COMPLIANCE	
AHERA REVIEW	
FSR/FSRR	

ASBESTOS WORK IS:

REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

PROJECT: WILLIAM MOORE ELEMENTARY SCHOOL

4911 N LAMB BLVD, LAS VEGAS, NV 89110

DRAWING TITLE: SITE PLAN

FACILITY:

PRJ-75613
02/19/19

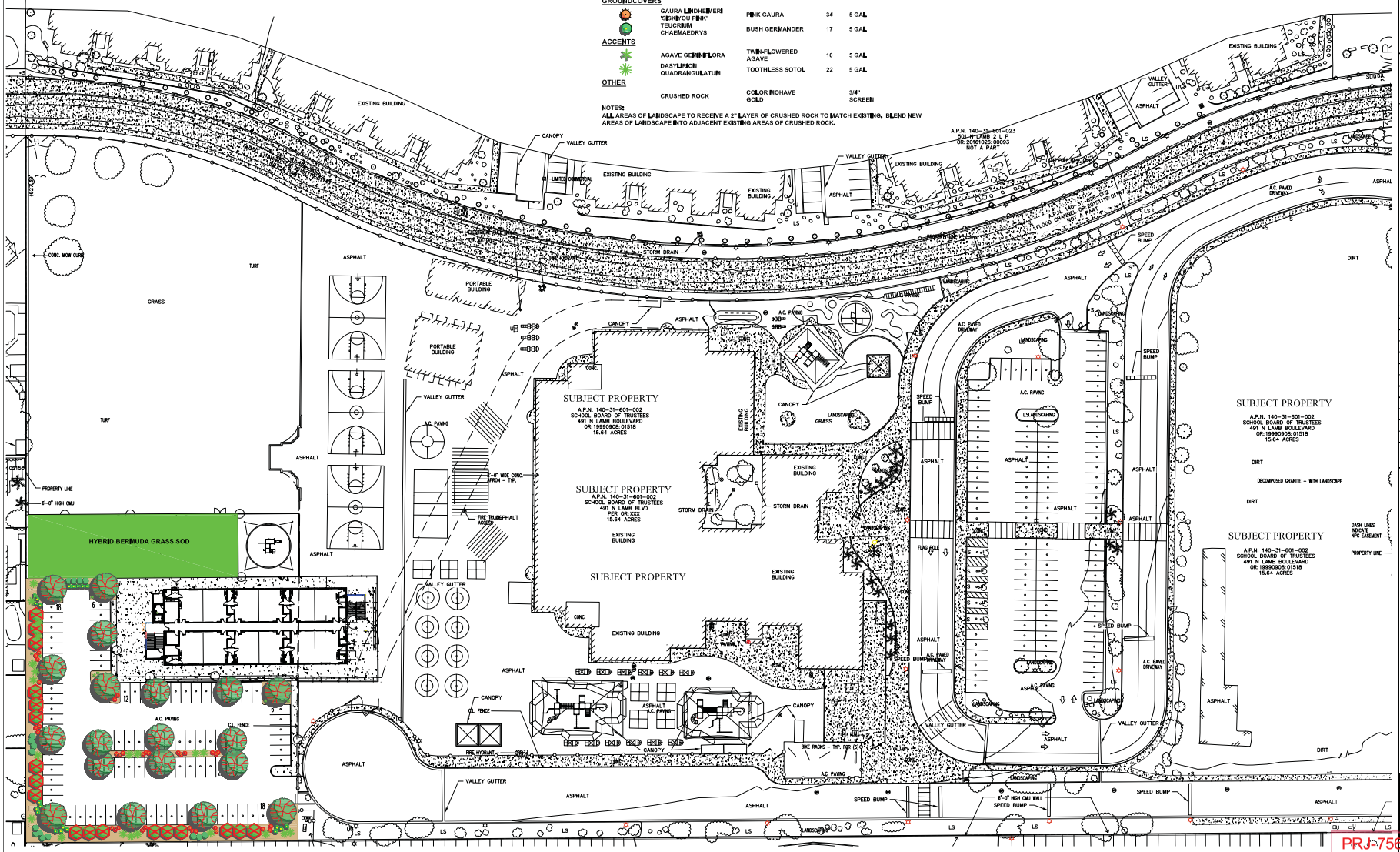
JOB ID/MPID: 13856

SHEET NO: A1.00

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
	QUERCUS ILEX	HOLLY OAK	19	24" BOX	2" CALIPER STD. TRUNK 4' HT
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	21	24" BOX	4' HT THICK & FULL
SHRUBS					
	SENNA OLIOGPHYLLA	OUTBACK CASSIA	16	5 GAL	
GROUNDCOVERS					
	GAURA LINDHEIMERI 'SISKIYOU PINK'	PINK GAURA	34	5 GAL	
	TEUCRIUM CHAEMAEDRYS	BUSH GERMANDER	17	5 GAL	
ACCENTS					
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	10	5 GAL	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	22	5 GAL	
OTHER					
	CRUSHED ROCK	COLOR MOHAVE GOLD		3/4" SCREEN	

NOTES:
ALL AREAS OF LANDSCAPE TO RECEIVE A 2" LAYER OF CRUSHED ROCK TO MATCH EXISTING. BLEND NEW AREAS OF LANDSCAPE INTO ADJACENT EXISTING AREAS OF CRUSHED ROCK.



PLANTING PLAN

SCALE : 1" = 40'-0"

0 20' 40' 80'

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

SEAL:

A/E:

ethos three ARCHITECTURE

8955 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
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CONSULTANT:

PLANNING & DESIGN	DATE
DESIGN MANAGER	
DM MANAGER	
CONSTRUCTION MGMT	
PROJECT MANAGER	
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REQUIREMENTS	
SITE ADMINISTRATOR	
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AHERA REVIEW	
FSR/FSRR	

ASBESTOS WORK IS:
REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT
CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

PROJECT: WILLIAM MOORE ELEMENTARY SCHOOL
491 N LAMB BLVD, LAS VEGAS, NV 89110

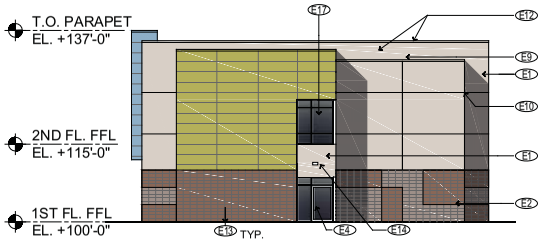
DRAWING TITLE: PLANTING PLAN

FACILITY:

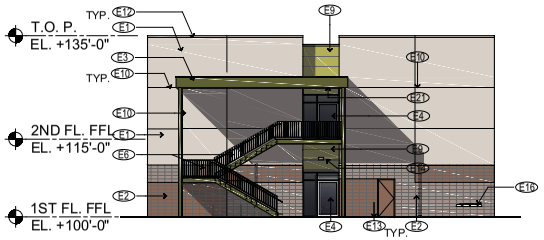
PRJ-75613
02/19/19

JOB ID/MFID: 14122

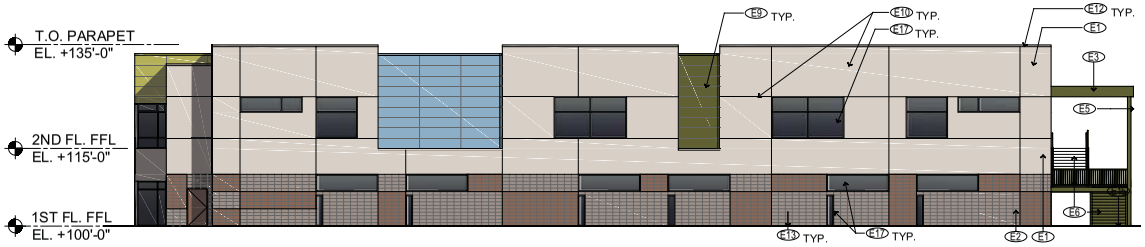
SHEET NO: L1.01



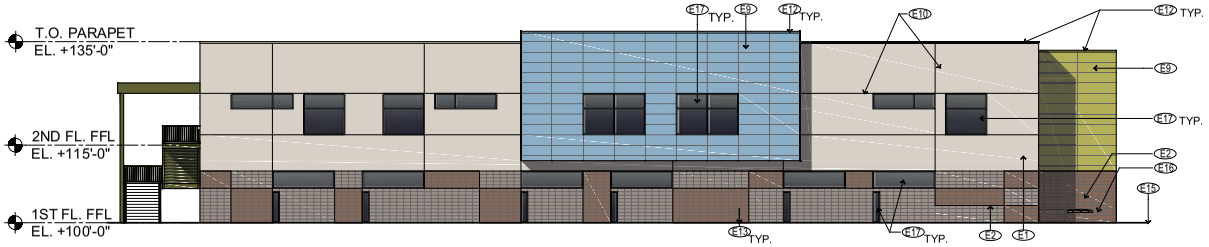
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION

ELEVATION NOTES

- E1 3-COAT STUCCO O/ EXPANDED METAL LATHEO/ WATER-RESISTANT BARRIER O/EXTERIOR GRADE PLYWOOD SHEATHING. MACHINE DASH FINISH.
- E2 8" X 16" X 2" THICK CMU VENEER O/ MORTAR SCRATCH COAT O/ MTL. LATH ON 1/2" EXTERIOR SHEATHING UP TO 10' A.F.F. TYP..HATCHES INDICATES DISSIMILAR COLOR FINISH OF CMU VENEER
- E3 METAL CLAD CANOPY (BERRIDGE THIN LINE PANEL AT SOFFITS, FACIA AND SIDES.
- E4 ALUMINUM STOREFRONT DOOR. CLEAR ANODIZED FINISH
- E5 STEEL COLUMN or BEAM, PAINTED.
- E6 STEEL STAIR RAILING AND STRINGER, PAINTED.
- E7 DECORATIVE CMU VENEER
- E8 PERFORATED METAL DECK
- E9 CEMENTITIOUS PANEL O/ RAIN SCREEN SYSTEM
- E10 "CHANNEL SCREED" REVEAL MOLDING
- E11 PAINTED DOOR
- E12 SHEET METAL CAP FLASHING, TYP. PAINT TO MATCH BUILDING COLORS
- E13 WEEP SCREED AT BASE WITH EXPOSED CONCRETE BELOW. SACK SMOOTH AND PAINT, TYP.
- E14 WALL MOUNTED LIGHT FIXTURE.
- E15 LINE OF ASSUMED GRADE
- E16 DRINKING FOUNTAIN
- E17 1" INSULATED SOLARGRAY SOLARBAN 60 GLAZING
- E18 DASHED LINES INDICATE STAIRS SHOWN FOR CLARITY
- E19 STEEL RAMP RAILING, PAINTED.
- E20 METAL LETTERS
- E21 SOFFIT LIGHT

CLASSROOM ELEVATIONS

SCALE : 3/32" = 1'-0"

0 4' 8' 16'

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

SEAL:

A/E: ethos three ARCHITECTURE
8950 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
P: (702) 430-1373 F: (702) 430-1374 www.ethosthree.com

CONSULTANT:

PLANNING & DESIGN DATE
DESIGN MANAGER
QM MANAGER

CONSTRUCTION MGMT
PROJECT MANAGER
QM MANAGER

REQUIREMENTS
SITE ADMINISTRATOR
CODE COMPLIANCE
AHERA REVIEW
PSM_FSMA

ASBESTOS WORK IS:
REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT
CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

PROJECT: WILLIAM MOORE ELEMENTARY SCHOOL
4911 MLAMB BLVD LAS VEGAS, NV 89110

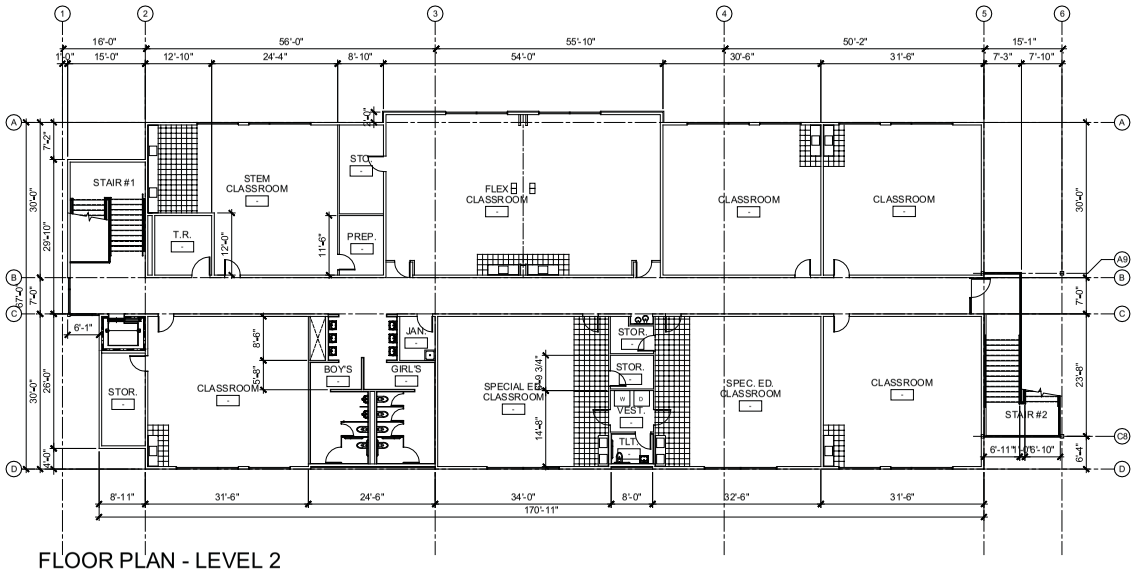
DRAWING TITLE: CLASSROOM ELEVATIONS

FACILITY:

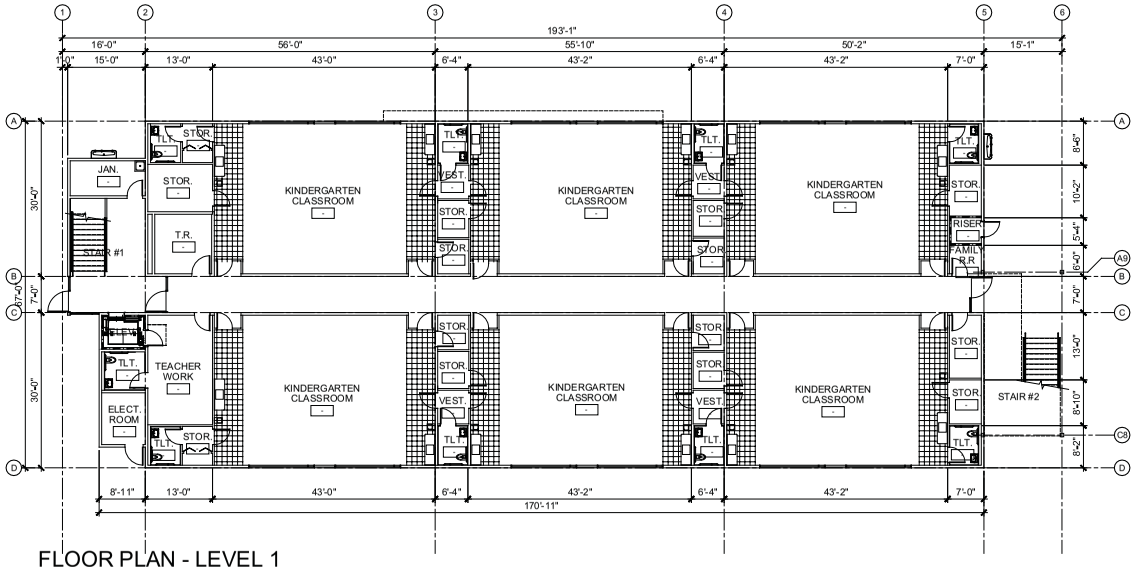
JOB ID/MPID: 14122

PRJ-75613
02/19/19

SHEET NO: A6.01



FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 1

CLASSROOM FLOOR PLANS

SCALE : 3/32" = 1'-0"

0 4' 8' 16'

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

SEAL:

A/E: ethos three ARCHITECTURE

CONSULTANT:

8955 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
P: 702.851.5370 | F: 702.851.5373 | www.ethosthree.com

PLANNING & DESIGN	DATE
DESIGN MANAGER	
QM MANAGER	
CONSTRUCTION MGMT	
PROJECT MANAGER	
QM MANAGER	
REQUIREMENTS	
SITE ADMINISTRATOR	
CODE COMPLIANCE	
ARENA REVIEW	
PSM_FSMA	

ASBESTOS WORK IS:
REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT
CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

PROJECT: WILLIAM MOORE ELEMENTARY SCHOOL
401 INLAMB BLVD LAS VEGAS, NV 89110

DRAWING TITLE: CLASSROOM FLOOR PLANS

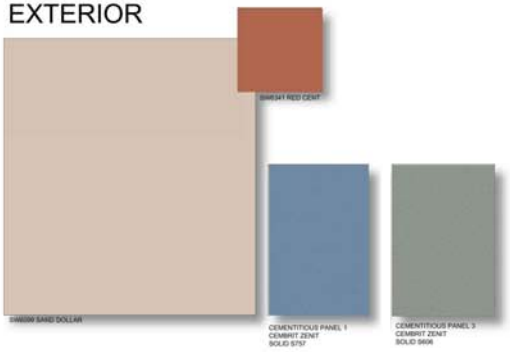
FACILITY:

JOB ID/MPID: 14122

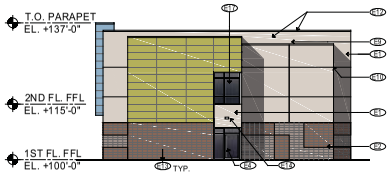
SHEET NO.: A1.01

PRJ-75613
02/19/19

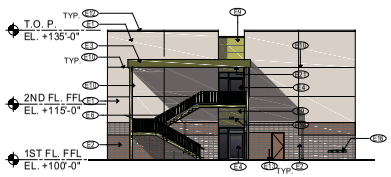
EXTERIOR



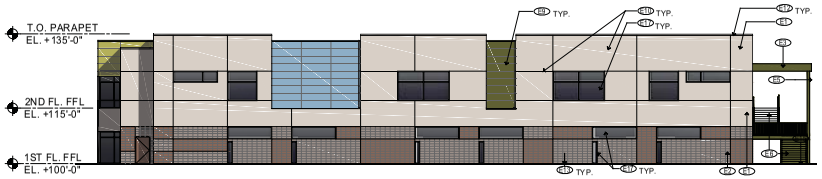




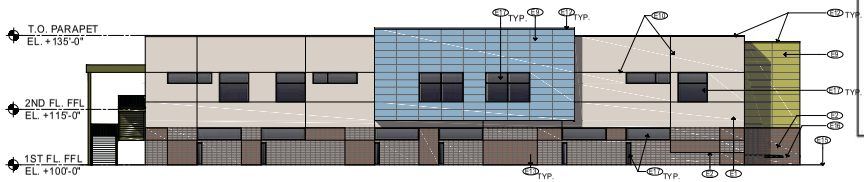
ELEVATION



ELEVATION



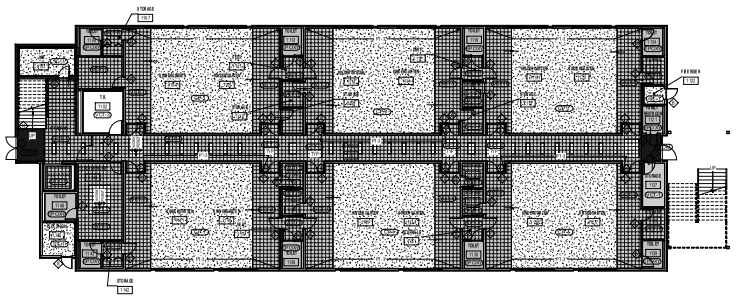
ELEVATION



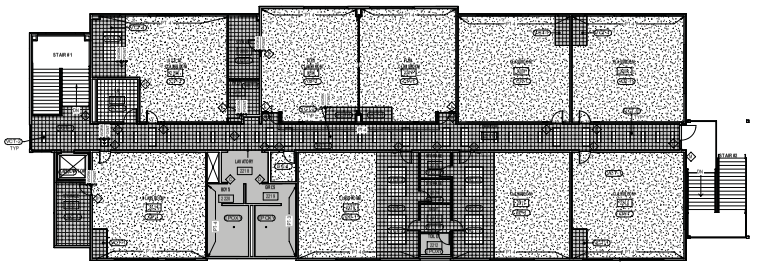
ELEVATION

ELEVATION NOTES

1. 3-COAT STUCCO O/ EXPANDED METAL LATH/O/ WATER-RESISTANT BARRIER O/EXTERIOR GRADE PLYWOOD SHEATHING. MACHINE DASH FINISH.
2. 8" X 16" X 2" THICK CMU VENEER O/ MORTAR SCRATCH COAT O/ MTL. LATH ON 1/2" EXTERIOR SHEATHING UP TO 10' A.F.F. TYP.)HATCHES INDICATES DISSIMILAR COLOR FINISH OF CMU VENEER
3. METAL CLAD CANOPY (BERRIDGE THIN LINE PANEL AT SOFFITS, FACIA AND SIDES.
4. ALUMINUM STOREFRONT DOOR. CLEAR ANODIZED FINISH
5. STEEL COLUMN or BEAM. PAINTED.
6. STEEL STAIR RAILING AND STRINGER, PAINTED.
7. DECORATIVE CMU VENEER
8. PERFORATED METAL DECK
9. CEMENTITIOUS PANEL O/ RAIN SCREEN SYSTEM
10. "CHANNEL SCREED" REVEAL MOLDING
11. PAINTED DOOR
12. SHEET METAL CAP FLASHING, TYP. PAINT TO MATCH BUILDING COLORS
13. WEEP SCREED AT BASE WITH EXPOSED CONCRETE BELOW. SACK SMOOTH AND PAINT, TYP.
14. WALL MOUNTED LIGHT FIXTURE.
15. LINE OF ASSUMED GRADE
16. DRINKING FOUNTAIN
17. 1" INSULATED SOLARGRAY SOLARBAN 60 GLAZING
18. DASHED LINES INDICATE STAIRS SHOWN FOR CLARITY
19. STEEL RAMP RAILING, PAINTED.
20. METAL LETTERS
21. SOFFIT LIGHT



LEVEL 1 FLOOR PATTERN PLAN



LEVEL 2 FLOOR PATTERN PLAN

INTERIOR









REVISIONS

REV.	DESCRIPTION	DATE	BY

PLANNING & DESIGN — DATE

CONSTRUCTION MANAGEMENT

REQUIREMENTS

ASBESTOS WORK IS:
REQUIRED ☐ NOT REQUIRED ☐

JOB ID/MPID

ethos three ARCHITECTURE

CLARK COUNTY SCHOOL DISTRICT
PLANNING AND DESIGN DEPARTMENT
4170 MALEOD DRIVE, LAS VEGAS, NV 89121

PROTOTYPE 14 CLASSROOM ADDITION
LAS VEGAS, NEVADA 89103

COLOR SCHEMES BOARD

PRJ-75615
02/19/19

A0.00



GPA-75846 [PRJ-75613] - GENERAL PLAN AMENDMENT RELATED TO ZON-75847, VAR-75848 AND SDR-75849 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
491 NORTH LAMB BOULEVARD

02/28/19



GPA-75846 [PRJ-75613] - GENERAL PLAN AMENDMENT RELATED TO ZON-75847, VAR-75848 AND SDR-75849 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
491 NORTH LAMB BOULEVARD

02/28/19



GPA-75846 [PRJ-75613] - GENERAL PLAN AMENDMENT RELATED TO ZON-75847, VAR-75848 AND SDR-75849 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
491 NORTH LAMB BOULEVARD

02/28/19

OPERATIONAL SERVICES UNIT, *Facilities Division*

1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-0591 • FAX (702) 799-8745

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara Ed.D., Superintendent

February 19, 2019

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

Re: Design Review Application for Classroom Addition

Please consider this letter a request by the Clark County School District (District) for a recommendation of approval of a general plan amendment, rezoning, site development plan review, and variance to construct a new classroom building addition (Building), at William K. Moore Elementary School (School), located at 491 N. Lamb Boulevard, Las Vegas, NV 89110. The subject parcel consists of approximately 15.64 +- acres, more specifically described as Assessor's Parcel Number 140-31-602-002. The parcel is currently zoned Limited Commercial (C-1) with a general plan designation of Medium Density Residential (M).

The District is requesting the general plan designation on the School be changed from M to Public Facility (P-F) and rezoned from C-1 to Civic (C-V). These requests are necessary in order to reclassify the School with the proper general plan designation and zoning district for a public school. The District is also requesting a variance to allow a deviation from Title 19.10 standards to allow a parapet wall to be thirty-seven feet (37) where thirty-five feet (35) is the maximum. Approval of this variance will allow the roof plane to be varied, adding articulation to the building and creating a more architecturally and visibly appealing structure.

The Building will provide an additional fourteen (14) classrooms, for a total of sixty-two (62) classrooms and approximately 22,927 square feet of additional space including student restrooms and storage facilities. The Building will be located in southwest corner of the parcel on a space that currently is occupied by the play area. The modular buildings located at the north of the site will be removed and a new fire lane will be added to connect to the existing bus drop off/pick up cul-de-sac. Two shade structures will be replaced with a new kindergarten play area. The Building consists of concrete walls with smooth finish and a variation in colors that will complement the existing School. The maximum height of the building will be thirty-seven (37) feet at the parapet. The current parking lot has a total of one hundred and nine (109) parking stalls. A new parking lot will add an additional seventy-nine (79) parking stalls, for a total of 188 parking stalls, of which six (6) are ADA assessable.

The Building is designed to provide equitable classroom space and will not increase student enrollment at the School. As stated previously, the modular buildings will be removed from the site once the Building is constructed. The estimated construction date will begin in the late summer of 2019 and the estimated completion date will be summer of 2020. The District believes that the design and construction of this Building will enhance the District's ability to accommodate the capacity enrollment at the school and meet the needs of existing and future students in this area.

PRJ-75613
02/19/19

Thank you for your consideration of this request. Based on the above information, the District respectfully requests approval of these applications. Please do not hesitate to contact Diana Salazar at 702-799-5214 extension 5419 if you should have any questions or require additional information.

Cordially,

Linda K. Perri
Director, CCSD Real Property Management

cc: Frank Gonzalez, Ethos 3 Architecture
Johny Corona, Project Manager, Clark County School District
File

PRJ-75613
02/19/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: GPA-75846 [PRJ-75613] - GENERAL PLAN AMENDMENT RELATED TO ZON-75847, VAR-75848 AND SDR-75849

SUBJECT: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

Signature

April 3, 2019
Date

Linda K. Pecci, Director
Please Print Name

Clark County School District
School Board of Trustees
Company Name

Sincerely,

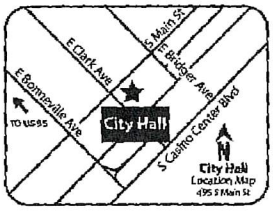
Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Date 4/3/19 Item **Item 13**

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75846 and ZON-75847 [PRJ-75613]
Planning Commission Meeting of **04/09/2019**

RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

PRJ-75613
14032301001
SATARAY PROPERTIES GROUP CORP
216 N LAMB BLVD
LAS VEGAS NV 89110

109 BRDGNPI 89110

Submitted after final agenda

13-14A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
14

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

SUBJECT:
ZON-75847 - REZONING RELATED TO GPA-75846 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

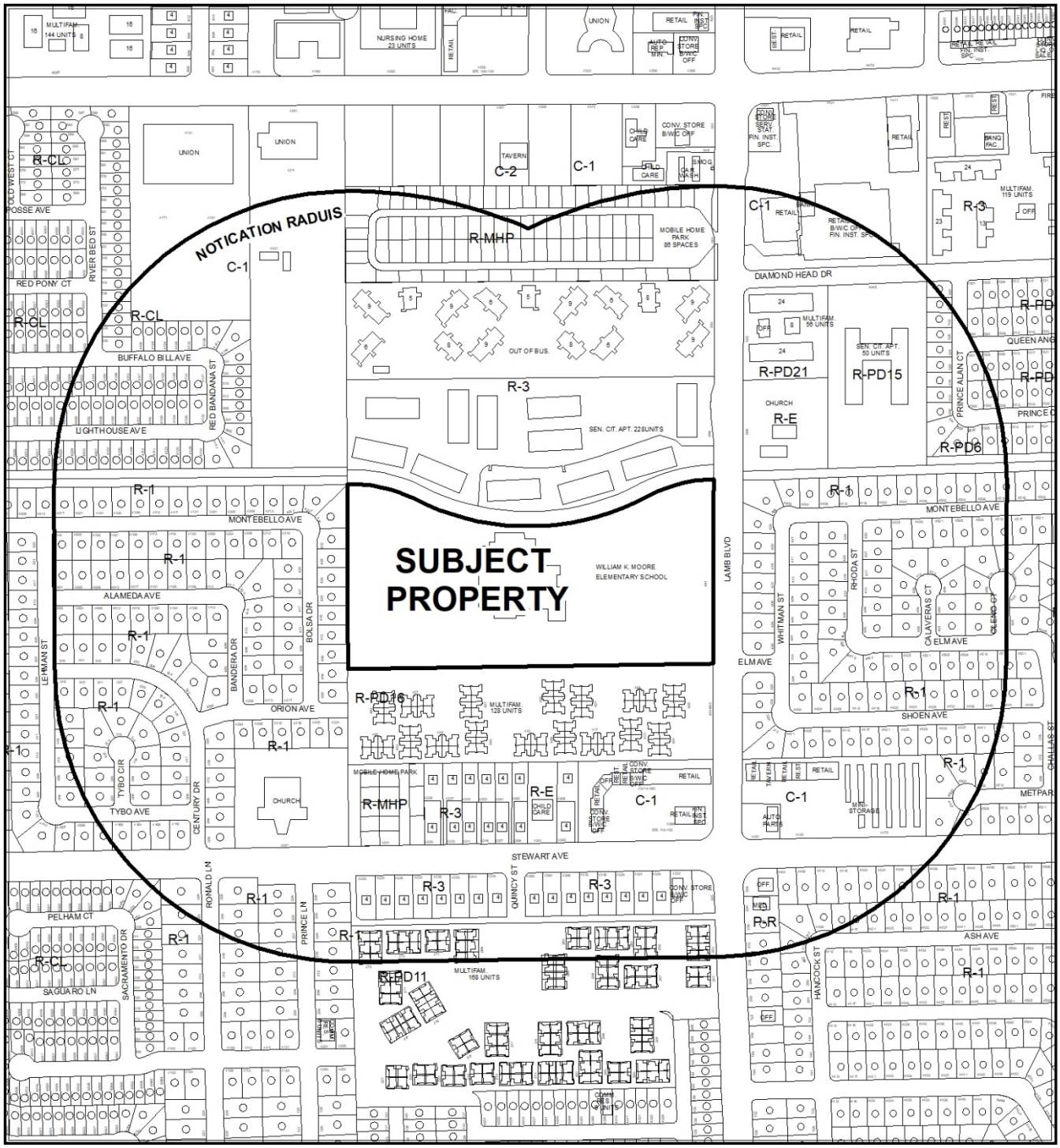
C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-75847, VAR-75848 and SDR-75849 [PRJ-75613]
3. Land Use Map
4. Supporting Documentation
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

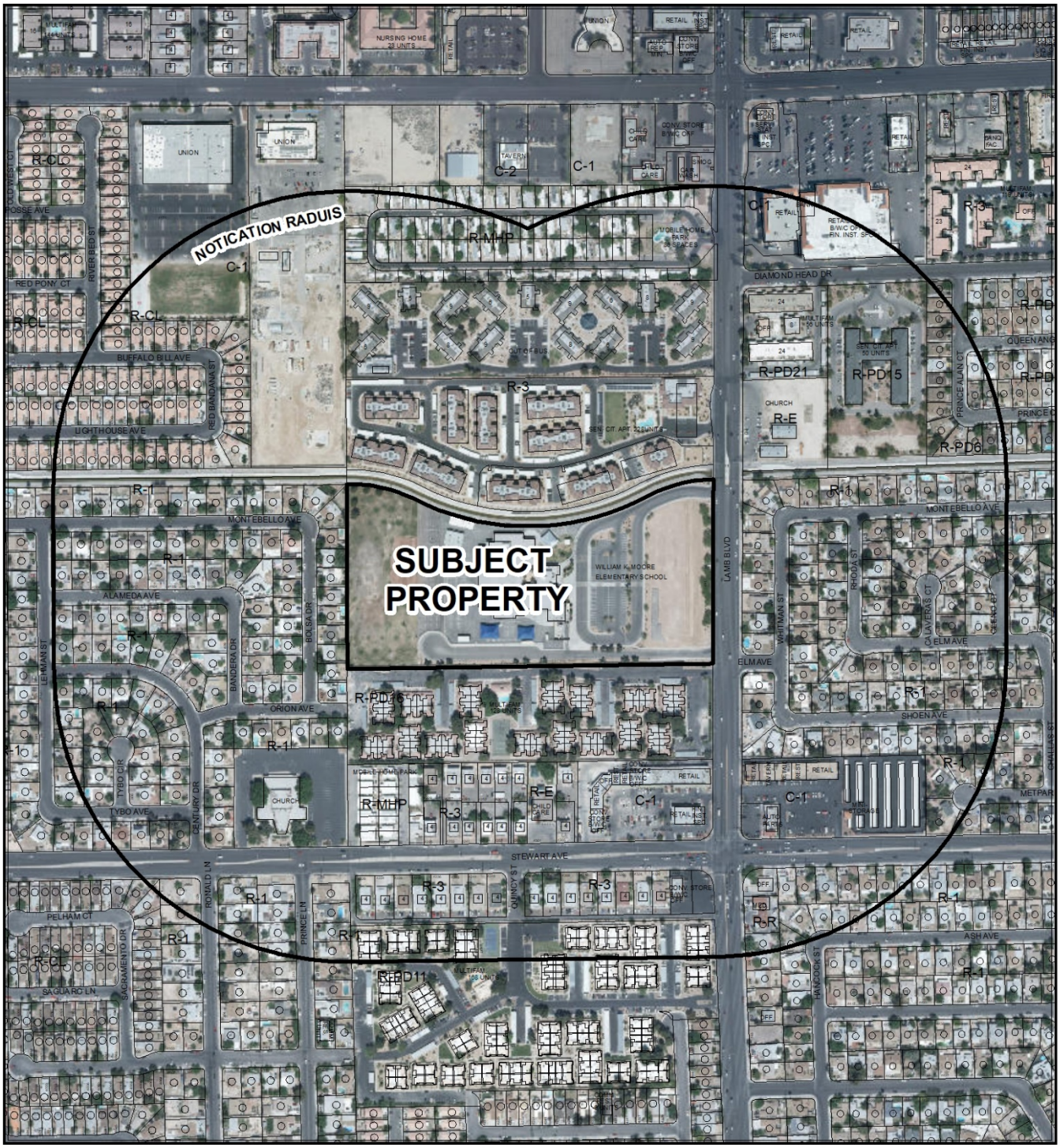


CASE: **ZON-75847, VAR-75848, SDR-75849 (PRJ-75613)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



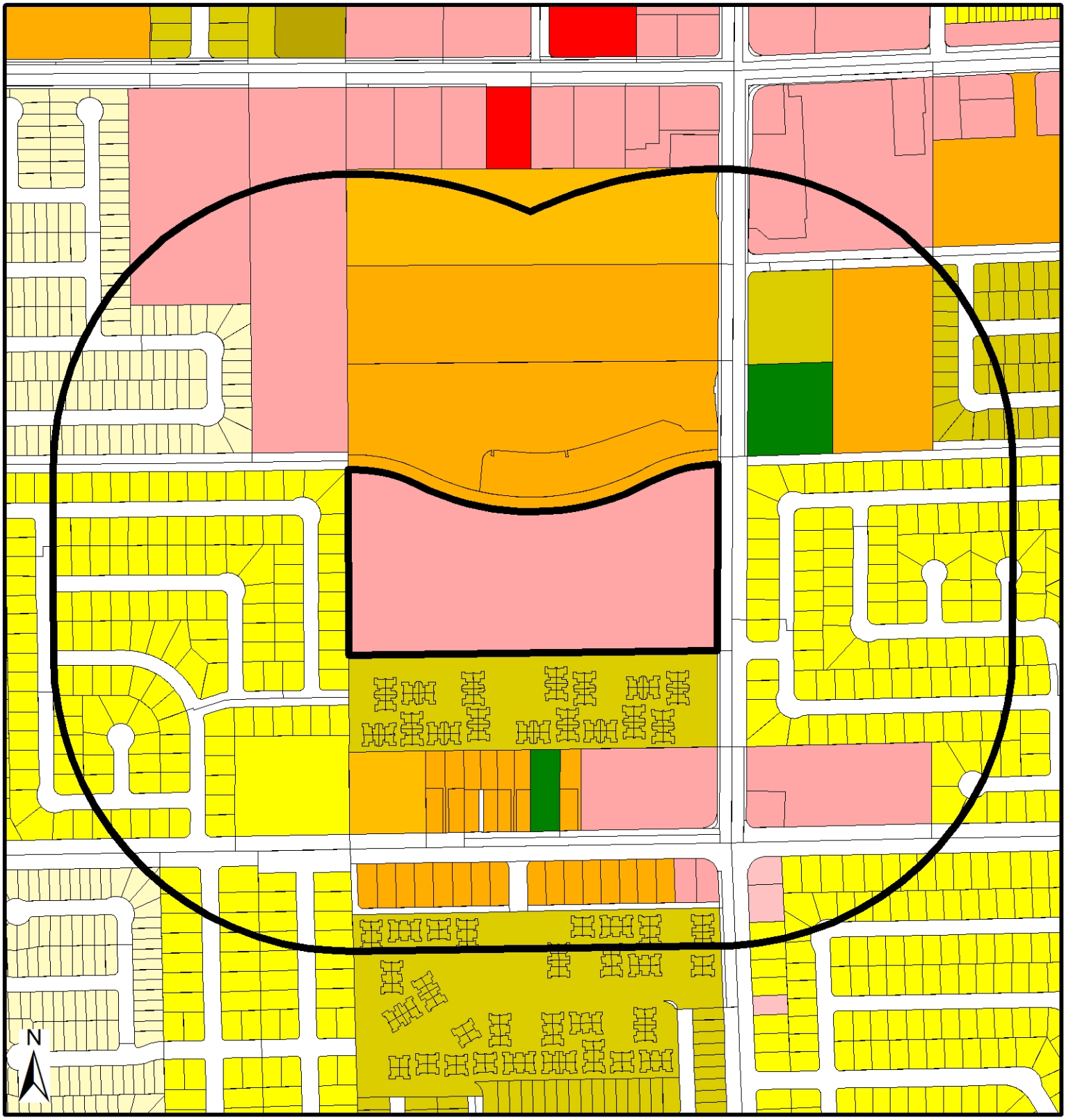
CASE: **ZON-75847, VAR-75848, SDR-75849 (PRJ-75613)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

ZON-75847



Zoning

FROM C-1 TO C-V

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

Subject Property

1000ft Buffer

City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Thursday, February 28, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 491 North Lamb Blvd., Las Vegas, NV 89110

Project Name William K. Moore Elementary School Addition **Proposed Use** Public School

Assessor's Parcel #(s) 140-31-601-002 **Ward #** 3-Bob Coffin

General Plan: Existing M Proposed PF **Zoning:** Existing C-1 Proposed C-V

Additional Information Rezone from Limited Commercial (C-1) to Civic (C-V) for a 14-Classroom Building to be added to the existing William K. Moore Elementary School.

Property Owner School Board of Trustees Contact Linda Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone (702) 799-5214

Applicant School Board of Trustees Contact Linda Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone (702) 799-5214

Representative Clark County School District Contact Diana Salazar

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail salazdl@nv.ccsd.net Phone (702) 799-5214 Ext. 5419

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

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

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

Partner(s) _____

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

Property Owner Signature _____ 2/19/19

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

Print Name Linda K. Perri

Subscribed and sworn before me

This 19th day of February, 20 19

_____

Notary Public in and for said County and State Diana L. Salazar

DIANA L. SALAZAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-18-2020
Certificate No: 92-4129-1

PRJ-75613
02/19/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: ZON-74847 [PRJ-75613] - REZONING RELATED TO GPA-75846, VAR-75848 AND SDR-75849

SUBJECT: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

Signature

April 3, 2019
Date

Linda K Perri, Director
Please Print Name

Clark County School District
School Board of Trustees
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/3/19 Item **item 14**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
15

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

SUBJECT:
VAR-75848 - VARIANCE RELATED TO GPA-75846 AND ZON-75847 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENTSTANDARDS on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone,Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

C.C.: 05/15/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 491 North Lamb Blvd., Las Vegas, NV 89110

Project Name William K. Moore Elementary School Addition **Proposed Use** Public School

Assessor's Parcel #(s) 140-31-601-002 **Ward #** 3-Bob Coffin

General Plan: Existing M Proposed PF **Zoning:** Existing C-1 Proposed C-V

Additional Information Request height variance in Civic (C-V) District adjacent to residential uses be increased from 35' to 37' the height of the parapet of the 14-Classroom Building Addition to the existing William K. Moore Elementary School.

Property Owner School Board of Trustees Contact Linda Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone (702) 799-5214

Applicant School Board of Trustees Contact Linda Perri

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Representative Clark County School District Contact Diana Salazar

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E-mail salazdl@nv.ccsd.net Phone (702) 799-5214 Ext. 5419

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

Print Name Linda K. Perri

Subscribed and sworn before me

This 19th day of February, 20 19

Notary Public in and for said County and State Diana L. Salazar

DIANA L. SALAZAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-18-2020
Certificate No: 92-4129-1

PRJ-75613
02/19/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: VAR-75848 [PRJ-75613] - VARIANCE RELATED TO GPA-75846, ZON-75847 AND SDR-75849

SUBJECT: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

Signature

April 3, 2019
Date

Linda K. Perri, Director
Please Print Name

Clark County School District
School Board of Trustees
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/3/19 Item **Item 15**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
16

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

SUBJECT:
SDR-75849 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75846, ZON-75847 AND VAR-75848 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,120 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 69,315 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613]. Staff recommends APPROVAL.

C.C.: 05/15/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 491 North Lamb Blvd., Las Vegas, NV 89110

Project Name William K. Moore Elementary School Addition **Proposed Use** Public School

Assessor's Parcel #(s) 140-31-601-002 **Ward #** 3-Bob Coffin

General Plan: Existing M Proposed PF **Zoning:** Existing C-1 Proposed C-V

Additional Information Approximately 22,275 square foot Building addition to the existing William K. Moore Elementary School.

Property Owner School Board of Trustees Contact Linda Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone (702) 799-5214

Applicant School Board of Trustees Contact Linda Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone (702) 799-5214

Representative Clark County School District Contact Diana Salazar

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail salazdl@nv.ccsd.net Phone (702) 799-5214 Ext. 5419

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____ 2/19/19

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

Print Name Linda K. Perri

Subscribed and sworn before me

This 19th day of February, 20 19

Diana L. Salazar

Notary Public in and for said County and State Diana L. Salazar

DIANA L. SALAZAR
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-18-2020
Certificate No: 92-4129-1

PRJ-75613
02/19/19

SDR 75849
School Board of Trustees

491 N Lamb Boulevard

Proposed 12.12 thousand square foot expansion of an existing 69.315 thousand square foot public elementary school.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	12.12	19.52	**237**
AM Peak Hour			6.97	**84**
PM Peak Hour			1.37	**17**

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	69.315	19.52	**1,353**
AM Peak Hour			6.97	**483**
PM Peak Hour			1.37	**95**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	81.435	19.52	**1,590**
AM Peak Hour			6.97	**567**
PM Peak Hour			1.37	**112**

Existing traffic on all nearby streets:

Lamb Boulevard

Average Daily Traffic (ADT)	35,604
PM Peak Hour	2848

(heaviest 60 minutes)

Bonanza Road

Average Daily Traffic (ADT)	25,497
PM Peak Hour	275

(heaviest 60 minutes)

Stewart Avenue

Average Daily Traffic (ADT)	19,877
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Lamb Boulevard	50,900
Bonanza Road	50,900
Stewart Avenue	35,490

This project will add approximately 237 trips per day on Lamb Blvd., Bonanza Rd. and Stewart Ave. Currently, Lamb is at about 70 percent of capacity, Bonanza is at about 50 percent of capacity and Stewart is at about 56 percent of capacity. With this project, Lamb is expected to remain at about 70 percent of capacity, Bonanza to be at about 51 percent of capacity and Stewart to be at about 57 percent of capacity.

Based on Peak Hour use, this development will add about 84 additional peak hour trips into the area, or about three every two minutes.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: SDR-75849 [PRJ-75613] - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75846, ZON-75847 AND VAR-75848

SUBJECT: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

Signature

April 3, 2019
Date

Linda K. Perri, Director
Please Print Name

Clark County School District
School Board of Trustees
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/3/19 Item **Item 16**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
17

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

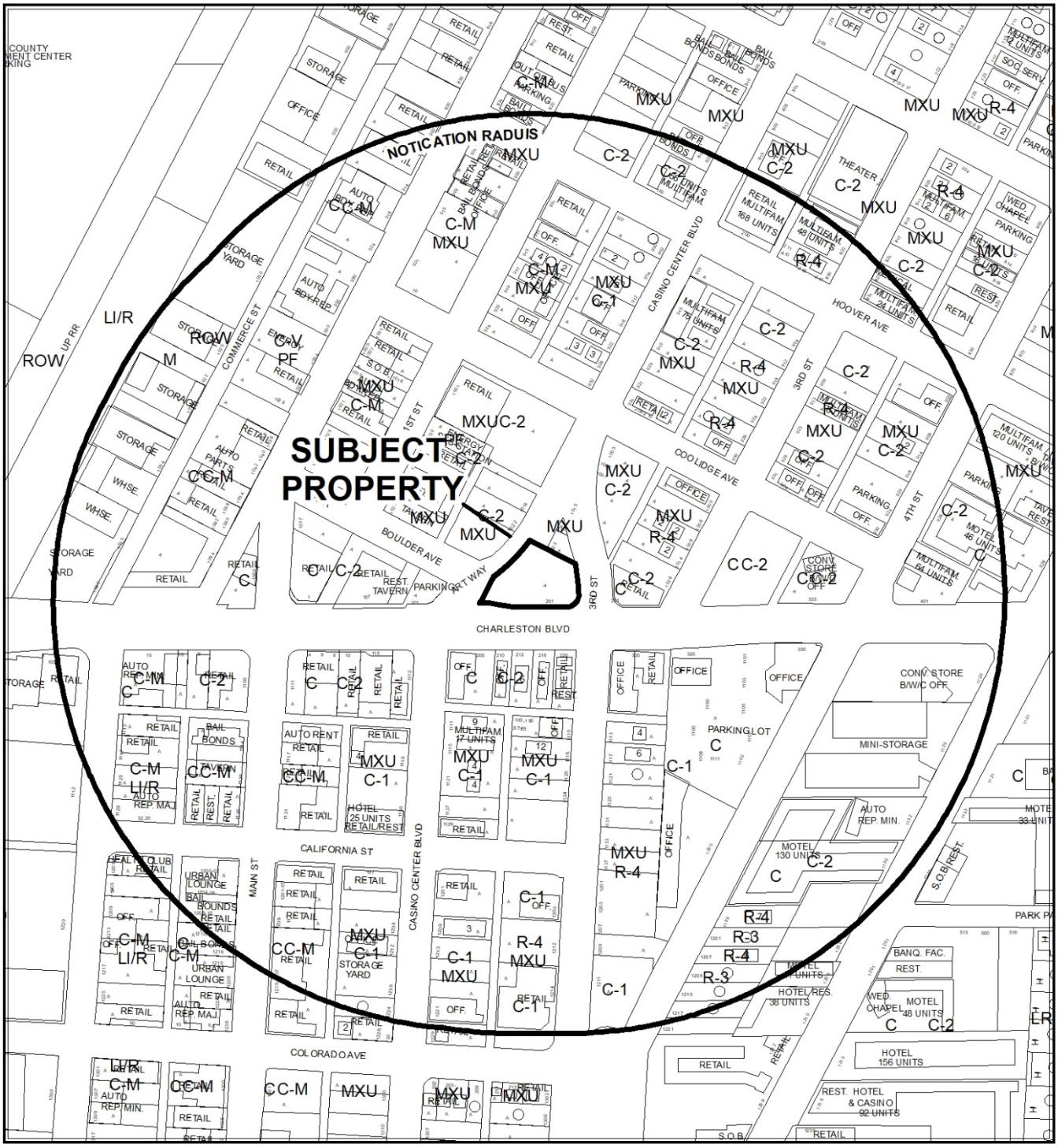
SUBJECT:
WVR-75948 - WAIVER - PUBLIC HEARING - APPLICANT/ OWNER: 201 CHARLESTON, LLC - For possible action on a request for a Waiver of the INTERIM DOWNTOWN LAS VEGAS OVERLAY DISTRICT STREETSCAPE STANDARDS on 0.65 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN Multiple), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75910]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



CASE: **WVR-75948 (PRJ-75910)**

RADIUS: 1000 FEET

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



CASE: **WVR-75948 (PRJ-75910)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/ OWNER: 201 CHARLESTON, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-75948	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 464

PROTESTS 0

APPROVALS 0

FS

**** CONDITIONS ****

WVR-75948 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Reviews (SDR-65423 and SDR-69515) shall be required, except where amended herein.

2. All development shall be in conformance with the site plan and landscape plan date stamped 03/05/19.

3. A Waiver from Appendix F Development Standards is hereby approved, to allow zero street trees adjacent to Charleston Boulevard where eight were required by previously approved Site Development Plan Review (SDR-65423).

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a Waiver of Title 19 Appendix F Development Standards to allow zero street trees along Charleston Boulevard where eight were previously required by approved Site Development Plan Review (SDR-65423).

ISSUES

- On September 21, 2016, the City Council approved a Site Development Plan Review (SDR-65423) for an 18,657 square-foot retail establishment with a waiver to allow eight street trees along Charleston Boulevard where 14 were required.
- It was discovered during construction that the presence of underground utilities would not allow for the installation of the eight required street trees along Charleston Boulevard.
- The request is for a Waiver to allow zero street trees along Charleston Boulevard where eight were previously required. Staff recommends approval of the request.

ANALYSIS

On September 9, 2018, the City Council approved a Site Development Plan Review (SDR-65423) for an 18,657 square-foot retail establishment with a waiver to allow eight street trees along Charleston Boulevard where 14 were required. During construction, it was discovered that the presence of underground utilities would not permit the installation of the eight required street trees along Charleston Boulevard. The applicant is requesting a waiver of Title 19 Appendix F Development Standards to allow zero street trees along Charleston Boulevard where eight were previously required by the approved site plan (SDR-65423). In order to mitigate the impacts of the street tree removal, the applicant has agreed to install seven large Century Plant Agaves on-site adjacent to the Charleston Boulevard sidewalk to soften up the hardscaped area.

FINDINGS

The site constraints caused by the underground utilities along Charleston Boulevard results in a situation where the required street trees cannot be installed. The applicant has made an effort to mitigate the impacts of the street tree removal by adding seven large Century Plant Agaves on-site adjacent to the Charleston Boulevard sidewalk. Given the hardship caused by the underground utilities, and the fact additional on-site landscaping is being provided, Staff recommends approval of the Waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/21/16	The City Council approved a request for a Site Development Plan Review (SDR-65423) for a proposed three-story, 18,657 square-foot Office and Restaurant building with a Waiver of Downtown Centennial Plan Streetscape and Parking Lot Landscaping requirements on 0.56 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard. The Planning Commission recommended approval and Staff recommended denial of the request.
04/06/17	Department of Planning staff approved a minor amendment to an approved Site Development Plan Review (SDR-69515) for a building area reduction and parking lot reconfiguration.

Most Recent Change of Ownership	
09/20/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/02/18	A civil improvement plan was approved for the subject site (L17-01555)
07/18/18	A building permit was issued for the subject site (PRC18-00016)

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

Field Check	
03/12/19	There is ongoing construction activity on the subject site.

Details of Application Request	
Site Area	
Net Acres	0.65

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial) and MXU (Mixed Use) Las Vegas Redevelopment Plan Designation	C-2 (Limited Commercial)
North	Civic Space	MXU (Mixed Use) Las Vegas Redevelopment Plan Designation	C-2 (Limited Commercial)
South	General Retail	C (Commercial) Las Vegas Redevelopment Plan Designation	C-2 (Limited Commercial)
East	General Retail	C (Commercial) Las Vegas Redevelopment Plan Designation	C-2 (Limited Commercial)
West	Restaurant/Tavern and Parking Lot	MXU (Mixed Use) and C (Commercial) Las Vegas Redevelopment Plan Designation	C-2 (Limited Commercial)

Master Plan Areas	***Compliance***
2045 Downtown Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
Downtown Las Vegas Overlay District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Art Way	N/A	N/A	40 feet	Y
South Casino Center Boulevard	Major Collector	Planned Streets and Highways Map	80 feet	Y
East Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	100 feet	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
8 Street Trees Adjacent to Charleston Boulevard*	0 Street Trees Adjacent to Charleston Boulevard	Approval

*Per Waiver approved though SDR-65423

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) 201 E. Charleston Blvd., Las Vegas, NV 89104

Project Name 201 Charleston "The Charleston" **Proposed Use** Office / Retail

Assessor's Parcel #(s) 139-34-410-047 **Ward #** 3

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

Additional Information Project has current approved entitlements from City Council (SDR-65423) and Minor Amendment Approval (SDR-69515). Property Owner was transferred from 1337 RE GROUP, LLC to 201 Charleston LLC on 2/12/2018 (Same principals).

Property Owner 201 Charleston LLC Contact Jared Bonnell

Address 11771 Kingsland Ave. City Las Vegas State NV Zip 89138

E-mail jared@onerealtylv.com Phone 702-630-8016

Applicant 201 Charleston LLC Contact Jared Bonnell

Address 11771 Kingsland Ave. City Las Vegas State NV Zip 89138

E-mail jared@onerealtylv.com Phone 702-630-8016

Representative same Contact same

Address same City _____ State ____ Zip _____

E-mail same Phone same

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Jared Bonnell "Manager and Member of LLC"

Subscribed and sworn before me

This 21th day of February, 20 19

_____

Notary Public in and for said County and State

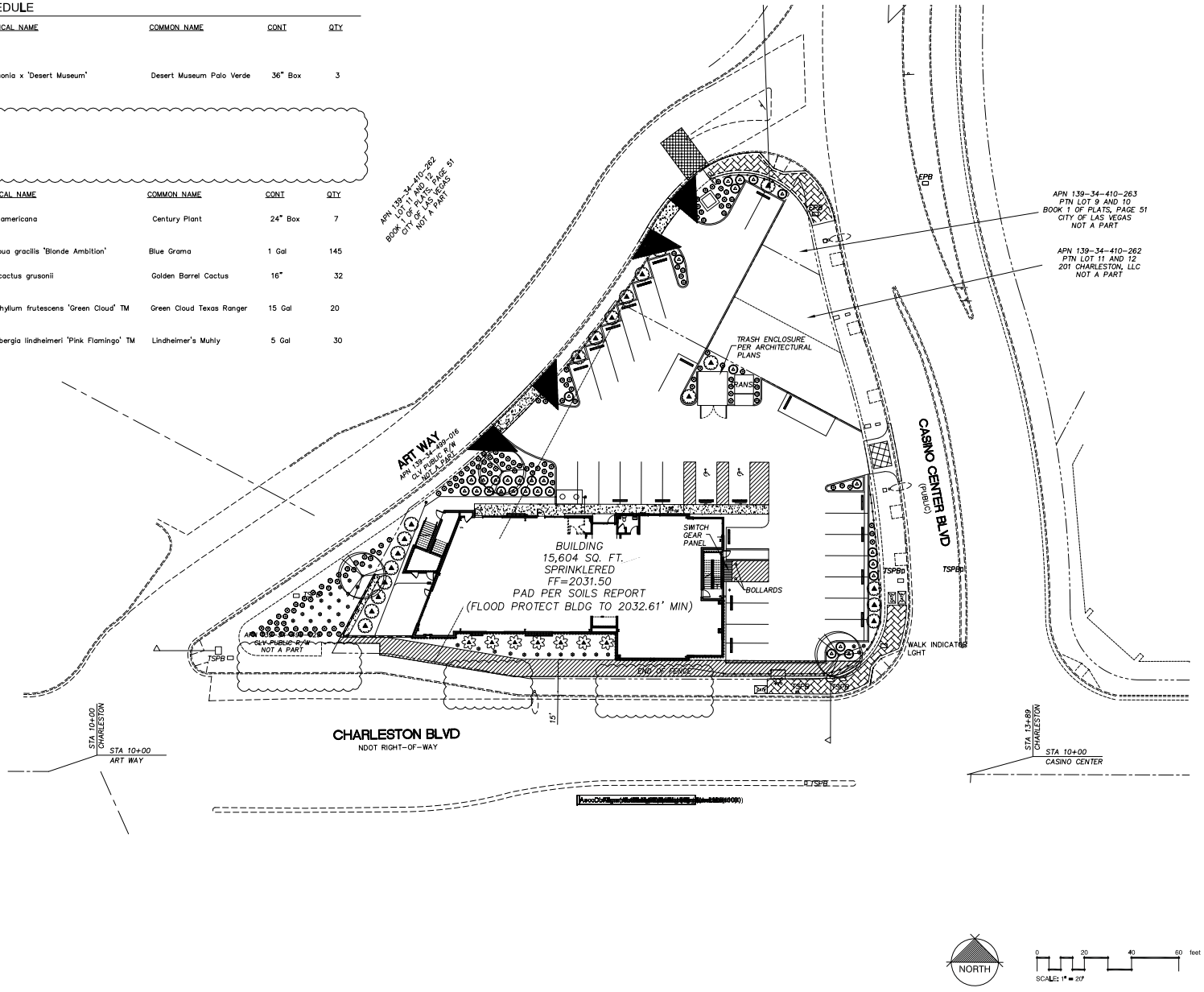
JESSICA L. SAPON-OROZCO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-24-21
Certificate No: 17-1947-1

PRJ-75910
03/05/19

PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	3

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY
	Agave americana	Century Plant	24" Box	7
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 Gal	145
	Echinocactus grusonii	Golden Barrel Cactus	16"	32
	Leucophyllum frutescens 'Green Cloud' TM	Green Cloud Texas Ranger	15 Gal	20
	Muhlenbergia lindheimeri 'Pink Flamingo' TM	Lindheimer's Muhly	5 Gal	30



General Notes

PRJ-75910
03/05/19

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
201 Charleston Blvd
Las Vegas, NV
89104

Project	Sheet
Planting Plan	
Date: 03/05/19	
Scale: 1" = 20'	

FNAME
REVDATE
USER

March 4th, 2019

City of Las Vegas Planning Department
PRJ-75910

RE: Justification Letter for Street Tree Waiver for 201 E. Charleston Development

201 CHARLESTON LLC owns the 0.56 acre parcel (139-34-410-047) in addition to the connected 0.07 acre parcels (139-34-410-262 & 263) and is currently towards the end of development for the 3 story office/retail commercial building. The current approvals are SDR-65423 and Minor Amendment Approval SDR-69515.

WAIVER

Please accept this request for a Waiver from the Unified Development Code Appendix F Area 1 Streetscape Standards to allow Zero street trees along Charleston Blvd where 14 are required per Section C (d) (iii).

There is currently a 6" Southwest Gas Line that runs underneath the sidewalk / Amenity Zone along Charleston Blvd. The Gas line runs directly beneath the 36 inch tree boxes shown on the approved Civil and Landscape plan. Please see the approved Civil plan showing the gas line and where it runs down Charleston Blvd. sidewalk / amenity area. The gas line would cause design conflict and modifications without a waiver.

Additionally, per City Council approval SDR-65423 (item #3), there was an approval to allow eight (8) street trees along Charleston Blvd. where 14 trees are required.

Sincerely,

Jared Bonnell
Owner / Manager of 201 CHARLESTON LLC
Applicant for 201 Charleston Project

PRJ-75910
03/05/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: WVR-75948 [PRJ-75910] - WAIVER

SUBJECT: APPLICANT/ OWNER: 201 CHARLESTON, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

Signature

4/5/2019
Date

Jared Bonnell
Please Print Name

201 Charleston, LLC
Company Name

Sincerely,

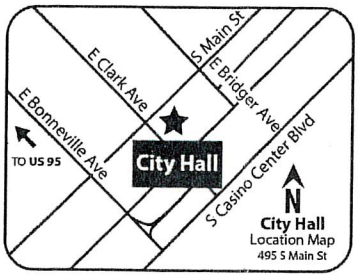
Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/5/19 Item **Item 17**

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-75948 [PRJ-75910]

Planning Commission Meeting of **04/09/2019**

If we grant too many waivers, the the Standard isn't the Standard the City Wants

PRJ-75910
13934412148
CLAYTON MARK TRUST
CLAYTON MARK A TRS
200 HOOVER AVE #2005
LAS VEGAS NV 89101

RECEIVED
APR 04 2019
Dept of Planning
City of Las Vegas

87 BRDGNP1 89101

Submitted after final agenda

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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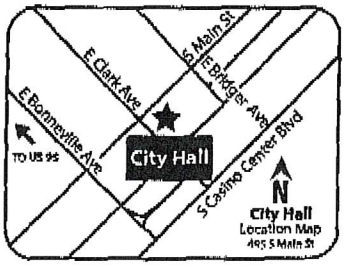
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 9 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.

WVR-75948 [PRJ-75910]
Planning Commission Meeting of **04/09/2019**

PRJ-75910
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

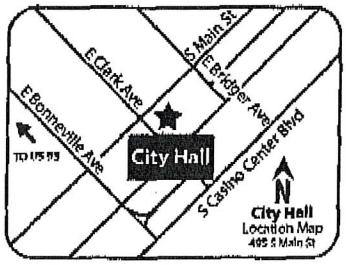
Submitted after final agenda

17A

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
APR 0 9 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
WVR-75948 [PRJ-75910]
Planning Commission Meeting of **04/09/2019**

PRJ-75910
13934410004
YELLOW BRICK PROPERTIES L L C
8709 RED REO #103
LAS VEGAS NV 89128-8433

123 BROOME 89128

MA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
18

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

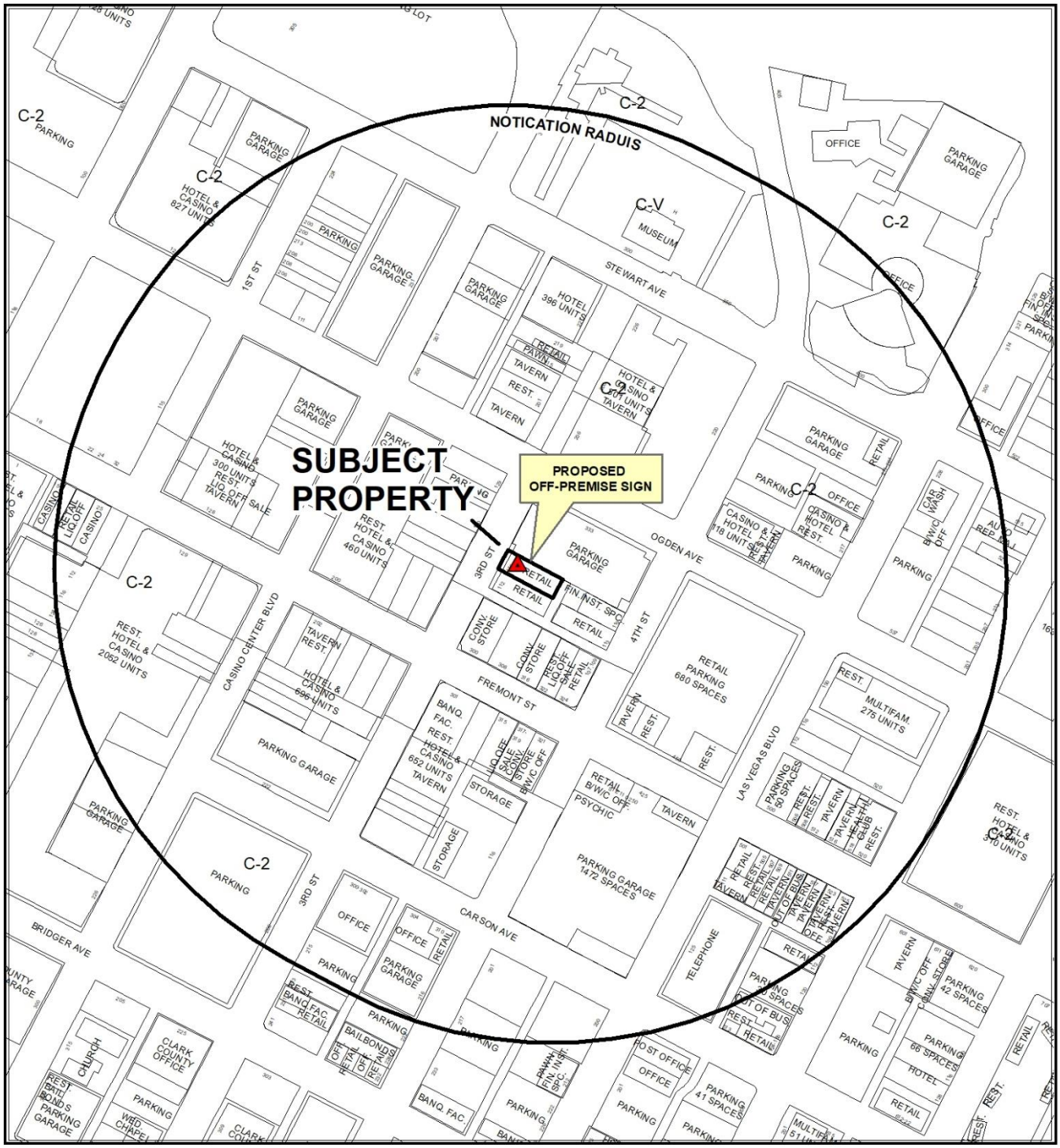
SUBJECT:
SUP-75757 - PUBLIC HEARING - APPLICANT: LAUREN OWENS - OWNER: CIM/116 N. 3RD LV, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 90 SQUARE-FOOT OFF-PREMISE PROJECTING SIGN AT AN GENERAL RETAIL STORE at 116 North 3rd Street (APN 139-34-510-021), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75622]. Staff recommends APPROVAL.

C.C.: 05/15/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

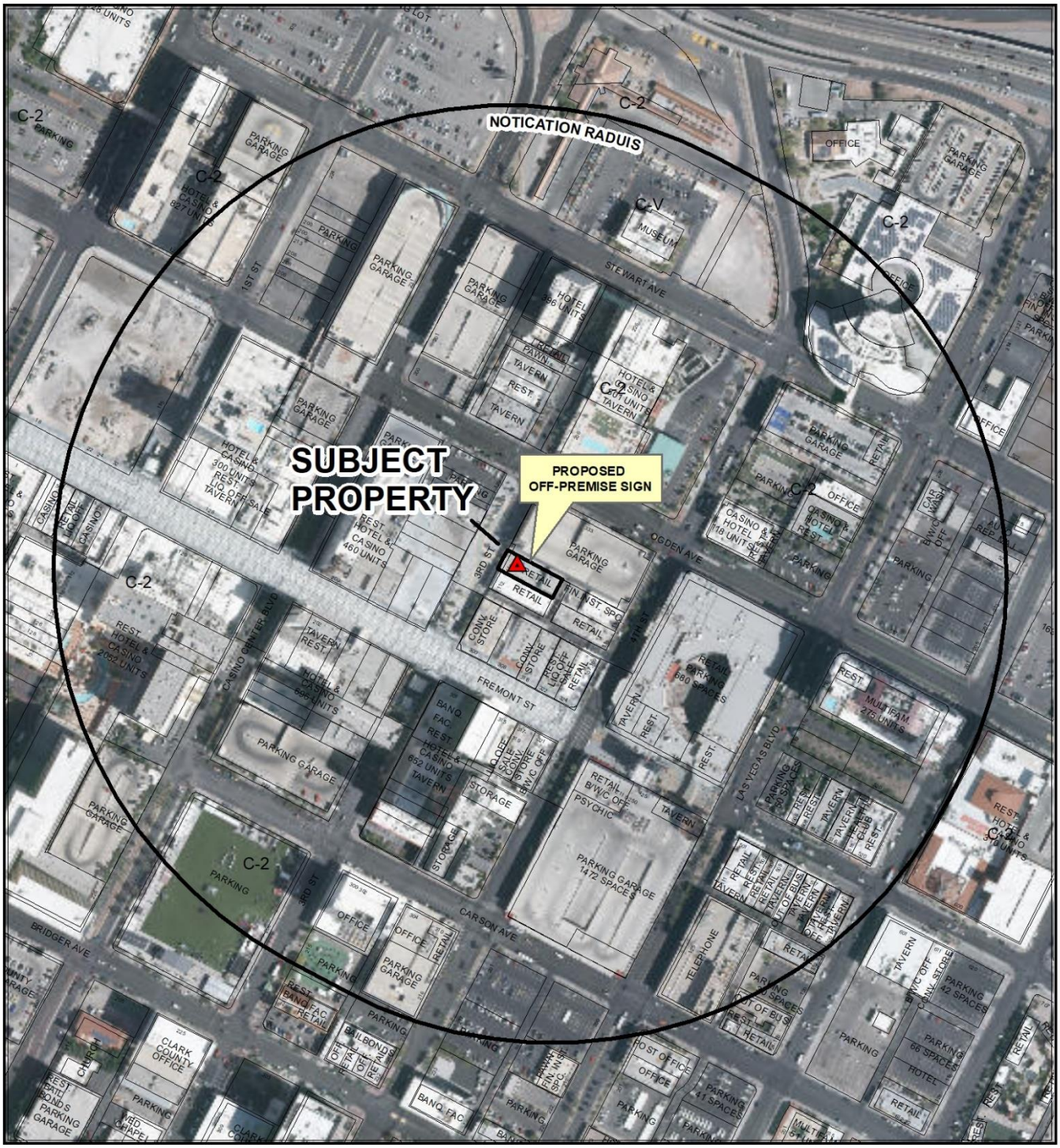
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: **SUP-75757 (PRJ-75622)**

RADIUS: 1000 FEET

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



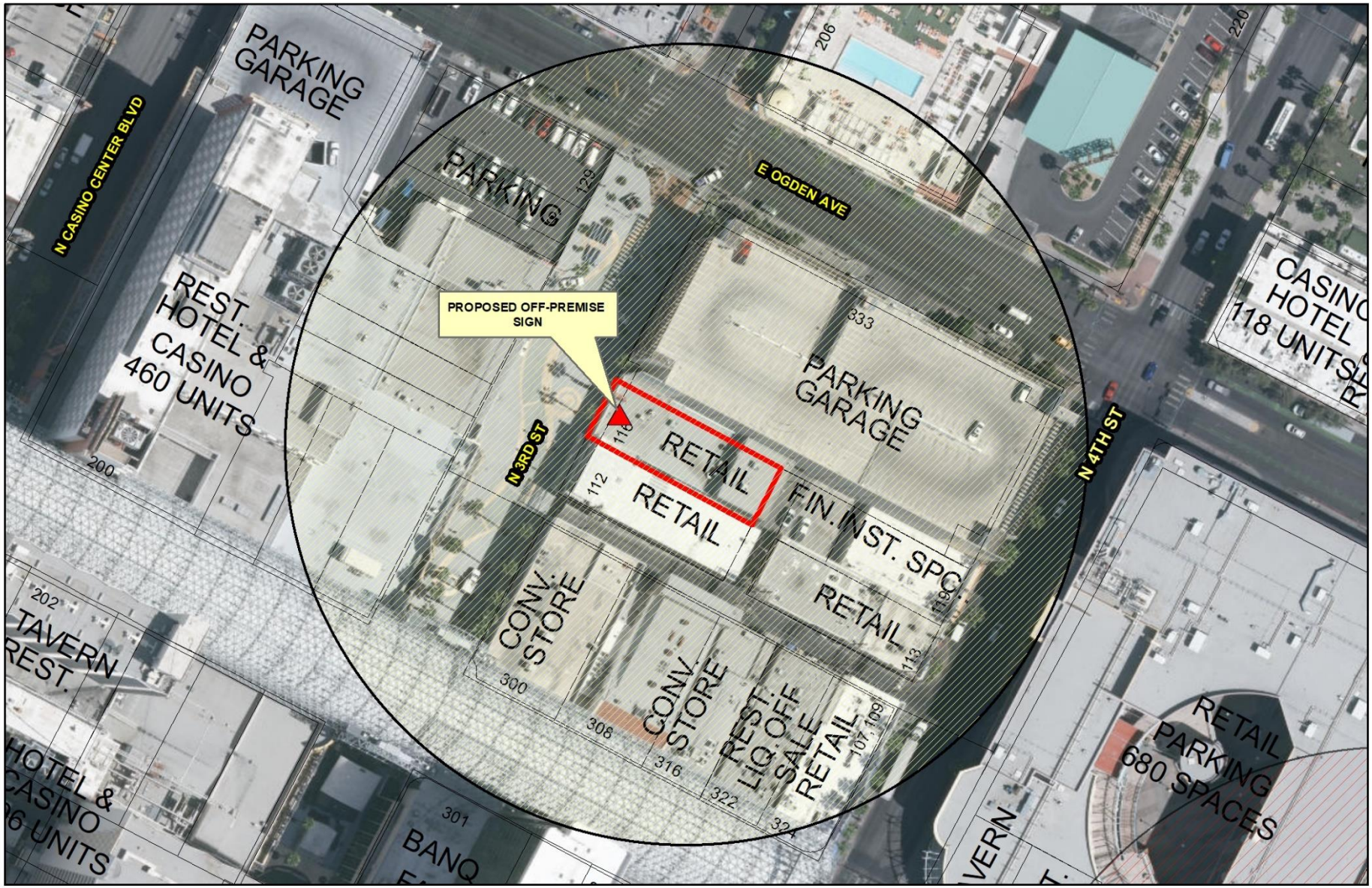
0 255 510 Feet

CASE: **SUP-75757 (PRJ-75622)**

RADIUS: 1000 FEET

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

N



SUP-75757 (PRJ-75622)

- Subject Parcel
- Subject Billboard Location
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Billboard / Distance from Freeway
- 750 Foot Buffer Around Proposed Billbard / Distance From Freeway

- City Limits
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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

Date: Thursday, February 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAUREN OWENS - OWNER: CIM/116 N. 3RD LV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75757	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 144

PROTESTS 0

APPROVALS 0

CC

Conditions Page One
April 9, 2019 - Planning Commission Meeting

**** CONDITIONS ****

SUP-75757 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.10.100 for an Off-Premise Sign use.

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

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

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

5. Only one advertising sign is permitted per sign face.

6. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a Special Use Permit to reface an existing projecting sign as a 71 square-foot Off-Premise Sign at 116 North 3rd Street.

ISSUES

- An Off-Premise Sign use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit (SUP-75757). Staff recommends approval.

ANALYSIS

The applicant is requesting a Special Use Permit for a proposed 71 square-foot Off-Premise Sign. The Off-Premise Sign use is defined as "Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is available or located at or on the lot, same site, or within the same Master Sign Plan area where the sign is erected or placed." The submitted elevations indicate the proposed sign will advertise a Hotel/Casino located within the Downtown Casino Overlay District. The proposed sign matches the location and dimensions of an existing projecting sign on the subject site. No approvals could be found for the existing projecting sign; however, aerial photography records indicate that the existing projecting sign has been in place since 1990 when records began.

The subject property is located within the Downtown Casino Overlay District Special Signage Area. Signage within this area is subject to Title 19.10.100 standards and procedures, and the standards of Title 19.08.120 insofar as they do not conflict with Title 19.10.100. Within this area, at least 50 percent of the surface area of each sign must contain neon or LED illumination, animation or a combination of these. The submitted plans indicate that the 50 percent of the proposed sign will feature LED illumination, meeting the illumination requirement. The proposed Off-Premise Sign complies with the requirements for Off-Premise Signs in Title 19.12.120, and the requirements of the Downtown Casino Overlay in Title 19.10.100; as such, staff recommends approval.

FINDINGS (SUP-75757)

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

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

   The proposed Off-Premise Sign meets the requirements of Title 19, is of a scale and design compatible with the Downtown Casino Overlay district.

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

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

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

   The proposed Off-Premise sign will not generate any additional site traffic.

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

   The proposed sign will be required to be reviewed for building code compliance and therefore will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.10.100.**

   The proposed sign meets all of the applicable conditions per Title 19.10.100.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/64	The City Council approved Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south, Wards 1 and 3. The Planning Commission recommended approval on 12/10/64.
06/17/92	The City Council denied a request for a Variance (V-0074-92) to allow a secondhand dealership where such use is not permitted at 116 N 3rd Street.
09/02/92	The City Council approved a request for a Special Use Permit (U-0155-92) to allow a Class III secondhand dealership for the buying and selling of new and used gold and jewelry at 116 N 3rd Street. Staff and the Board of Zoning Adjustment recommended approval.

Most Recent Change of Ownership	
12/30/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1946	The existing building was constructed at 116 North 3rd Street.

Pre-Application Meeting	
01/15/19	A Pre-Application Meeting was conducted to discuss the submittal requirements for a Special Use Permit for an off-premise sign with the applicant.

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

Field Check	
02/28/19	Site visit revealed an existing Off-Premise projecting sign on the building contained within the subject parcel.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	Parking Garage	C (Commercial)	C-2 (General Commercial)
South	Retail	C (Commercial)	C-2 (General Commercial)
East	Tavern-Limited Establishment	C (Commercial)	C-2 (General Commercial)
West	Restaurant	C (Commercial)	C-2 (General Commercial)
	Casino		
	Hotel		
	Parking Garage		

Master and Neighborhood Plan Areas	***Compliance***
Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
North 3rd Street	Local Street	Title 13	91	Y

Pursuant to Title 19.10.100, the following standards apply:

Projecting Sign:			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per entrance	1 sign	Y
Maximum Area	1,500 SF	71 SF	Y
Maximum Height	20 Feet above the height of the parapet	14 Feet above the height of the parapet	Y
Maximum Clearance	10 Feet vertically above the height of the finished sidewalk along public rights-of-way and public pedestrian pathways	Approximately 24 Feet from finished sidewalk to base of sign area	Y
Maximum Projection	8 Feet	6 Feet	Y
Illumination	50% neon/LED/animation	50% LED	Y
Minimum Separation Distance between Off-Premise Signs	5 Feet	Greater than 5 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Off Premise Sign

Project Address (Location) 116 N. 3rd Street Las Vegas NV

Project Name 116 N 3rd street - off-premise sign **Proposed Use** Advertisement

Assessor's Parcel #(s) 13934510021 **Ward #** 5-Crear

General Plan: Existing Commercial Proposed _____ **Zoning:** Existing No Change Proposed No Change

Additional Information _____

Property Owner CIM Fund III, L.P. Contact Terry Wachsner

Address 4700 Wilshire Blvd City Los Angeles State CA Zip 90010

E-mail twachsner@cimgroup.com Phone _____

Applicant Downtown Grand Hotel Contact Holly Cash

Address 206 North 3rd Street City Las Vegas State NV Zip 89101

E-mail hcash@downtowngrand.com Phone 702-719-5304

Representative CIM Contact Lauren Owens

Address 206 North 3rd Street City Las Vegas State NV Zip 89101

E-mail lowens@cimgroup.com Phone 702-719-5320

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Terrence Michael Wachsner

Subscribed and sworn before me

This _____ day of _____, 20 _____

SEE ATTACHED

_____

Notary Public in and for said County and State

PRJ-75622
02/25/19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On February 7, 2019 before me, Patricia Gutierrez, notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Terence Michael Wachsner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PATRICIA GUTIERREZ
Notary Public - California
Los Angeles County
Commission # 2256753
My Comm. Expires Aug 31, 2022

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Patricia Gutierrez
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

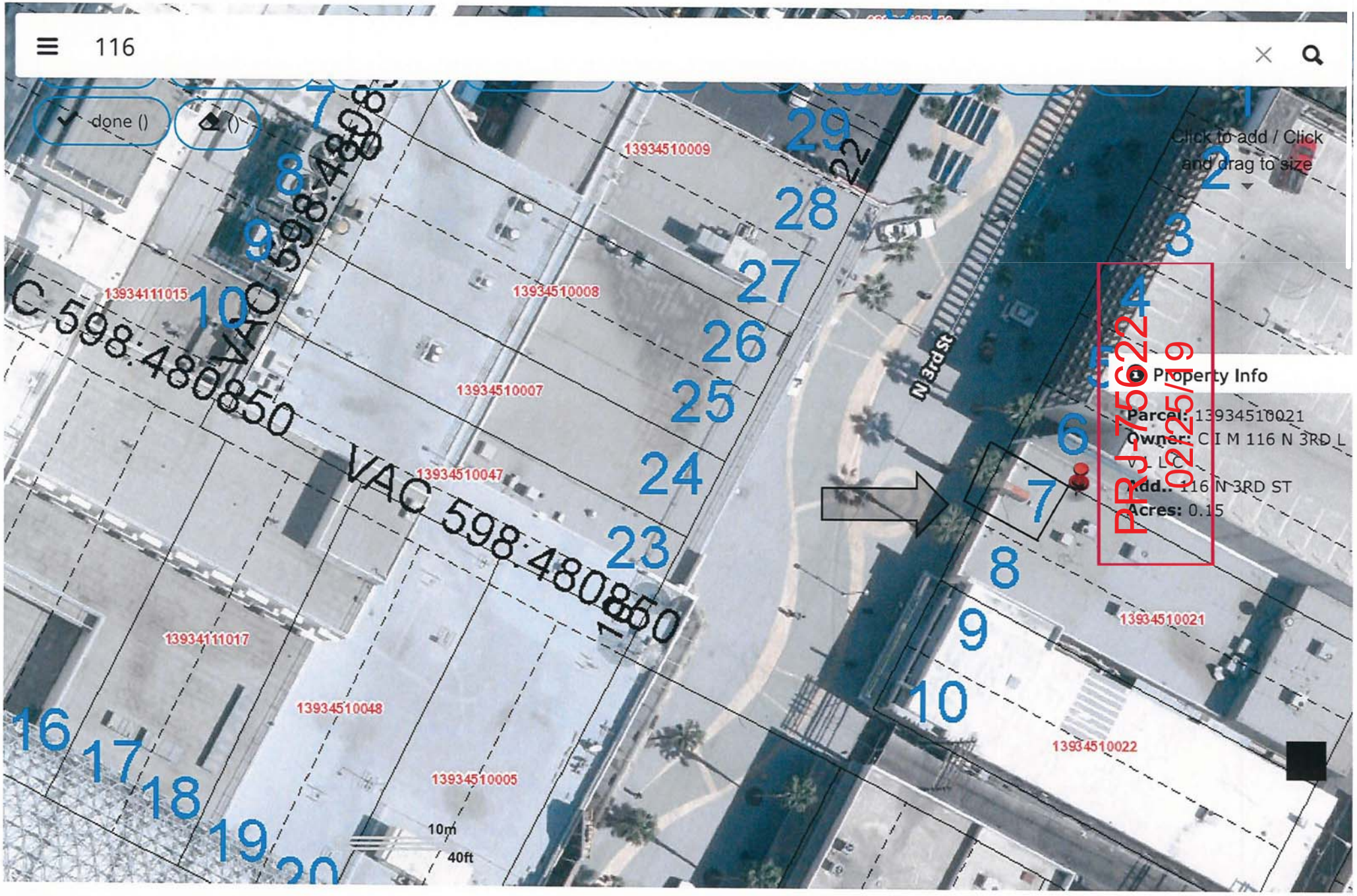
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2017 National Notary Association

PRJ-75622
02/25/19


116
done ()
()
Click to add / Click and drag to size
Property Info
Parcel: 13934510021
Owner: C I M 116 N 3RD L
V L C
Add.: 116 N 3RD ST
Acres: 0.15
PRJ-75224
02/25/19
N 3rd St
VAC 598.480850
C 598.480850
13934510009
13934510008
13934510007
13934510047
13934510048
13934510005
13934111015
13934111017
13934510021
13934510022
10m
40ft

A FACE LAYOUT - D/F ILLUM. CABINET

Scale: 3/4" = 1'-0" **QTY: (2)**



PRJ-75622
02/25/19

FIELD SURVEY REQUIRED

SCOPE OF WORK:

MANUFACTURE & INSTALL (2) 3/16" WHITE LEXAN FACES WITH 1ST SURFACE DIGITALLY PRINTED PSV
SUPPLY AND INSTALL NEW LED'S AS REQUIRED
FINAL LOGO NEEDED FOR PRODUCTION

PROJECT:
DOWNTOWN GRAND LAS VEGAS
301 N. 3RD STREET
LV, NV 89101

ART #	20740
DATE	12.21.2018
DRAWN	P. BRODERICK
SALES	K. KOCHAN
FILE NAME	DOWNTOWNGRAND20740
FOLDER	A-F

Vision Sign Inc.
CUTTING EDGE SIGN SOLUTIONS
6630 Arroyo Springs Street Suite 600 Las Vegas, NV 89113
Phone: 702-895-7474 - Web: www.visionsigninc.com

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.
The signage indicated on this design is fabricated to meet UL requirements and will be labelled according to UL guidelines.
NV CONTRACTOR LICENSE #42776
CA CONTRACTOR LICENSE #1037244
AZ CONTRACTOR LICENSE #149529
These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.

REVISIONS

PB	1.16.19	Added measurements to page 002

PAGE
001



D/F ILLLUM. BLDG. SIGN - PROPOSED
Scale: 1/4" = 1'-0"



D/F ILLLUM. BLDG. SIGN - EXISTING

PRJ-75622
02/25/19

FIELD SURVEY REQUIRED

PROJECT:
DOWNTOWN GRAND LAS VEGAS
301 N. 3RD STREET
LV, NV 89101

ART #	20740
DATE	12.21.2018
DRAWN	P. BRODERICK
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REVISIONS

PB	00.00.18	XXX

PAGE
002



PRJ-75622
02/25/19



SUP-75757 [PRJ-75622] - SPECIAL USE PERMIT - APPLICANT: LAUREN OWENS - OWNER: CIM/116 N. 3RD LV, LLC
116 NORTH 3RD STREET

02/28/19



SUP-75757 [PRJ-75622] - SPECIAL USE PERMIT - APPLICANT: LAUREN OWENS - OWNER: CIM/116 N. 3RD LV, LLC
116 NORTH 3RD STREET

02/28/19

DOWNTOWN GRAND
HOTEL & CASINO LAS VEGAS

January 22, 2019

City of Las Vegas Nevada
Department of Planning
333 N. Rancho Drive
3rd Floor
Las Vegas, NV 89106

Re: Off premise signage justification

Dear Department of Planning:

CIM is the investor for the The Downtown Grand Hotel and the vacant commercial office space located at 116 N. 3rd Street Las Vegas, NV 89101. We are considering leasing out the vacant space in the future, for now we would like to keep the "Downtown GRAND" sign currently in place with the following changes. We will be replacing the black background with a white background and updating our logo. We will be using at least 50% or more of the signs LED display ability, we will have it lite from sundown to sunset each day. The dimensions are 8'-2 1/2" sides 9' – 7" bottom and top 7' – 8 ¼.

Should you wish to discuss, please contact Holly Cash 702-719-5304.

Sincerely,

Kevin Glass
Downtown Grand General Manager

PRJ-75622
02/25/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: SUP-75757 [PRJ-75622] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: LAUREN OWENS - OWNER: CIM/116 N. 3RD LV, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 9, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, APRIL 8, 2019.***

Signature — Date: 4/5/19

Kevin Glass
Please Print Name

Downtown Grand
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
Date 4/5/19 Item **Item 18**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
19

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

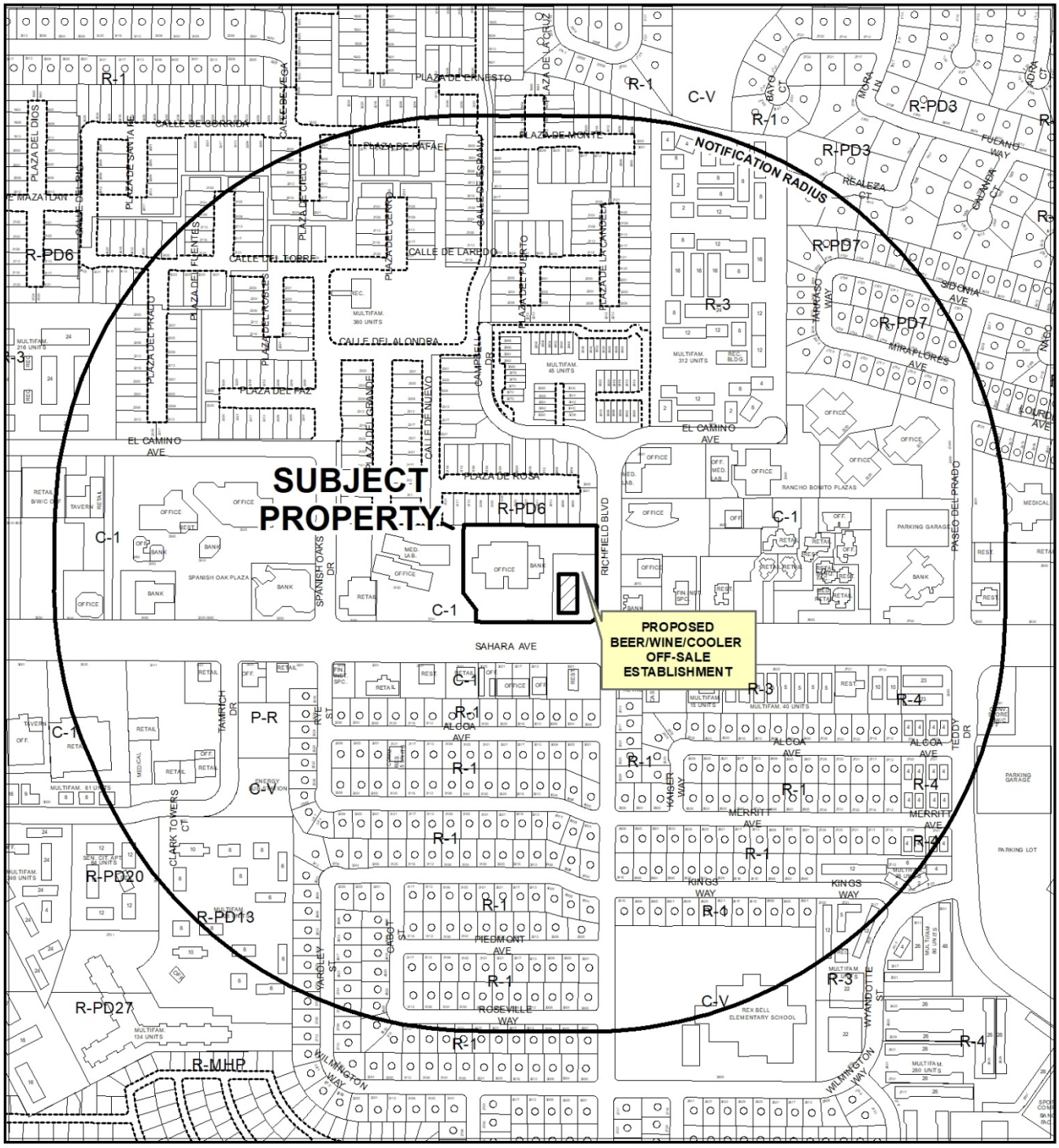
SUBJECT:
ABEYANCE - SUP-75084 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ON 3010 SAHARA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 3010 West Sahara Avenue (APN 162-05-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74991]. Staff recommends DENIAL.

May go to City Council on: 05/15/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	19	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-75084 and SDR-75082 [PRJ-74991]
2. Special Map
3. Conditions and Staff Report - SUP-75084 and SDR-75082 [PRJ-74991]
4. Supporting Documentation - SUP-75084 and SDR-75082 [PRJ-74991]
5. Photo(s) - SUP-75084 and SDR-75082 [PRJ-74991]
6. Justification Letter - SUP-75084 and SDR-75082 [PRJ-74991]
7. Letter from Child Watson & Gallagher for SUP-75084 and SDR-75082 [PRJ-74991]
8. Protest/Support Postcards and Documentation Not Vetted – Protest/Support Comment Forms for SUP-75084 and SDR-75082 [PRJ-74991]
9. Submitted after Final Agenda - Request to Withdraw Without Prejudice for and SUP-75084 and SDR-75082 [PRJ-74991]



CASE: **SUP-75084 AND SDR-75082 (PRJ-74991)**

RADIUS: 1500 FEET

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



0 420 840 Feet

CASE: **SUP-75084 AND SDR-75082 (PRJ-74991)**

RADIUS: 1500 FEET

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

N



SUP-75084
(PRJ-74991)

Beer/Wine/Cooler Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Accessory Package Liquor Off-Sale / Grocery Store With Alcohol
- Package Liquor Off-Sale
- Urban Lounge
- Tavern - Limited
- Tavern

Protected Uses

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

Entitlements

- LIQUOR ESTABLISHMENT (TAVERN)
- TAVERNS
- PACKAGE LIQUOR OFF-SALE ESTABLISHMENT

- Subject Property
- 400 foot buffer

N

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

Date: Monday, November 26, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ON 3010 SAHARA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75084	Staff recommends DENIAL, if approved subject to conditions:	
SDR-75082	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 659 - SUP-75084 and SDR-75082

PROTESTS 0 - SUP-75084 and SDR-75082

APPROVALS 0 - SUP-75084 and SDR-75082

**** CONDITIONS ****

SUP-75084 CONDITIONS

Planning

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

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75082) shall be required.

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

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

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

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

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

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

SDR-75082 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/16/19, except as amended by conditions herein.

3. A Waiver from Title 19.08.040.B.6.a is hereby approved, to allow the proposed building to not orient 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. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan.

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

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

Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and driveways adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Site Development Plan Review and Special Use Permit request to allow a Convenience Store with fuel pumps and canopy and a Beer/Wine/Cooler Off-Sale use at 3010 West Sahara Avenue.

ISSUES

- A Waiver has been requested to allow the proposed building to not orient to the corner where such is required. Staff does not support the request.
- A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff does not support the request.

ANALYSIS

The subject site is located on a corner lot within an existing shopping center. The lot is currently occupied by a vacant building, formerly utilized as a Restaurant. The applicant has proposed to demolish the existing building and construct a General Retail Store, other than listed building to be utilized as a Convenience Store with Fuel Pumps and Canopy.

A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Per Title 19, the Beer/Wine/Cooler Off-Sale Establishment use is defined as “An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premise where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.” The proposed use meets the definition as it is in connection with a convenience store.

The Minimum Special Use Permit Requirements for this use include:

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

The proposed use meets this requirement as there are no protected land uses within 400 feet of the subject property.

*2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement as there are no protected land uses within 400 feet of the subject property.

**3.* In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement is not applicable as the subject site is 0.91 acres.

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

   This requirement is not applicable as there are no protected land uses within 400 feet of the subject site.

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

   This requirement is not applicable, as the proposed use will not be operated within a non-restricted gaming hotel with 200 rooms or a retail establishment with more than 50,000 square feet of floor area.

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

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

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;
   c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or

d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

This requirement is met as there are no protected land uses within 400 feet of the subject property.

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

This requirement does not apply, as the subject site is not located adjacent to an existing Pedestrian Mall, as defined in LVMC Chapter 11.68.

While the proposed Convenience Store development is appropriate for the subject shopping center, it fails to meet the minimum requirements of Title 19. Due to the associated Waiver request, staff recommends denial of both entitlements. If approved, the entitlements are subject to conditions.

FINDINGS (SUP-75084)

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

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

   The proposed land use cannot be conducted in a harmonious and compatible manner with the surrounding land uses due to the requested waivers associated with the proposed Site Development Plan Review.

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

   The subject commercial development is physically suitable for a Beer/Wine/Cooler Off-Sale Establishment use, however staff recommends denial due to the associated Waivers with the Site Development Plan Review.

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

Site access will remain from Sahara Avenue and Richfield Boulevard, both adequate in size to continue servicing the subject shopping center.

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

   The proposed use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

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

   The proposed Beer/Wine/Cooler Off-Sale Establishment use meets all applicable conditions per Title 19.12.

FINDINGS (SDR-75082)

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

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

   The proposed development is compatible with the adjacent commercial development in the area.

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

   The proposed development is not consistent with Title 19 as the applicant has requested a Waiver to allow the proposed building to not orient to the corner where such is required.

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

   Site access will remain from Sahara Avenue and Richfield Boulevard, both adequate in size to continue servicing the subject shopping center.

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

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The existing landscape materials will remain appropriate for the subject area.

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

   The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial uses.

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

   The proposed commercial development will be subject to building permit review and inspections; therefore, protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/26/73	The Board of City Commissioners approved a Rezoning (Z-0066-73) application for the reclassification of property generally located between West Oakey Boulevard on the north, West Sahara Avenue on the south, South Valley View Boulevard on the west, and Richfield Boulevard on the east, south of Westwood Village Tract and west of Springhurst Townhouses, from R-1 (Single Family Residential) and R 3 (Medium Density Residential) to R-PD6 (Residential Planned Development - 6 Units per Acre), R-4 (High Density Residential) and C-1 (Limited Commercial). The Planning Commission and staff recommended approval.
09/27/84	The Board of Zoning Adjustment approved a Variance (V-0099-84) to allow auto sales for one day only in the months of February, May, August and November of every year where such is not permitted on property located at 3100 West Sahara Avenue. Staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5471) for a Facility to provide testing, treatment, or counseling for drug or alcohol abuse at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
12/02/04	The Planning Commission accepted a request to Withdraw Without Prejudice a Special Use Permit (SUP-5472) for a Sex Offender Counseling Facility at 3150 West Sahara Boulevard Avenue, Suite #B22. Staff recommended approval.
01/27/05	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-5783) and Site Development Plan Review (SDR-5779) for a proposed Mixed-Use Development on the properties located at the northwest corner of Sahara Avenue and Richfield Boulevard.
06/01/05	The City Council approved requests for a Special Use Permit (SUP-6219) and for a Site Development Plan Review (SDR-6220) for a seven-story mixed-use development including 303 residential units and 20,250 square-feet of office, and a waiver of the 15-foot rear yard setback. The Planning Commission recommended approval on 04/14/05. Staff had recommended approval.
10/19/05	The City Council approved a request for a Major Amendment to an approved Site Development Plan Review (SDR-8583) for a seven-story mixed-use development, consisting of 325 residential units and 23,695 square feet of office space and a waiver to permit a side yard setback of zero feet where 10 feet is the minimum setback required on 7.78 acres adjacent to the north side of Sahara Boulevard, between Spanish Oaks Drive and Richfield Boulevard.
06/06/07	The City Council approved a request for a Site Development Plan Review (SDR-18693) for a four-story, 42,000 square-foot office building, with a 2,450 square-foot restaurant with Drive-through, and a 14,550 square-foot General Retail Establishment on 7.68 acres at 3100-3190 West Sahara Avenue. The Planning Commission recommended approval and Staff recommended denial.
03/21/12	The City Council approved a request for a Site Development Plan Review (SDR-44168) for a proposed 2,800 square-foot restaurant (with drive-through) with Waivers to allow no landscape buffer along the north and west perimeters where eight feet is required on approximately 0.91 acres at the northwest corner of Sahara Avenue and Richfield Boulevard. The Planning Commission and staff both recommended approval. This expired on 03/20/14 as it was not exercised.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/04/14	The Planning Commission approved a request for a Site Development Plan Review (SDR-56141) for a proposed 4,295 square-foot restaurant with drive through with waivers to allow no landscape buffer along the north and west perimeters where eight feet is required at the northwest corner of Sahara Avenue and Richfield Boulevard. Staff recommended approval.
01/08/19	The Planning Commission voted (7-0) to hold in ABEYANCE SUP-75084 and SDR-75082 [PRJ-74991] to the February 12, 2019 Planning Commission meeting.
02/12/19	The Planning Commission voted (7-0) to hold in ABEYANCE SUP-75084 and SDR-75082 [PRJ-74991] to the April 9, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/10/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/07/15	Business License (#G63-04161) was issued for a Restaurant use at 3010 West Sahara Avenue. The license is listed as inactive as of 10/24/18.

Pre-Application Meeting	
05/10/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Convenience Store and canopy.

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

Field Check	
11/29/18	Staff conducted a routine field check and found an existing vacant former restaurant building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	Single-Family Dwellings	L (Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
South	Restaurant	C (Commercial)	C-1 (Limited Commercial)
East	Office Financial Institution	MXU (Mixed-Use)	C-1 (Limited Commercial)
West	Office	C (Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (200 feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	110 Feet	Y
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Side	10 Feet	18 Feet	Y
• Corner	10 Feet	22 Feet	Y
• Rear	20 Feet	88 Feet	Y

Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Lot Coverage	50 %	15 %	Y
Max. Building Height	N/A	20 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened and Gated	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	0 Trees	Y*
• South	1 Tree / 20 Linear Feet	6 Trees	7 Trees	Y*
• East	1 Tree / 20 Linear Feet	11 Trees	5 Trees	Y*
• West	1 Tree / 20 Linear Feet	9 Trees	0 Trees	Y*
TOTAL PERIMETER TREES		**32 Trees**	**12 Trees**	**Y***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	10 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	Y**
• South	15 Feet		25 Feet	Y
• East	15 Feet		20 Feet	Y
• West	8 Feet		0 Feet	Y**

*Per Site Development Plan Review (SDR-56141), an exception was approved to allow 12 perimeter landscape buffer trees.
**Per Site Development Plan Review (SDR-56141), a Waiver was approved to allow no landscape buffers along the north and west interior perimeter lot lines.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	145	Y
Richfield Boulevard	Local	Title 13	90	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed (Convenience Store)	3,000 SF	1:175 SF	18				
TOTAL SPACES REQUIRED			18		18		Y
Regular and Handicap Spaces Required			17	1	16	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings on corner lots shall be oriented to the corner and street fronts	To not orient the proposed building to the corner and street front	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development & Plan Review + Use Permits

Project Address (Location) 3010 West Sahara Avenue

Project Name Sahara Richfield Retail Pad **Proposed Use** Convenience Store

Assessor's Parcel #(s) 162-05-403-005 **Ward #** Tarkanian

General Plan: Existing C Proposed N/A **Zoning:** Existing C-1 Proposed N/A

Additional Information

PROPERTY OWNER ON 3010 Sahara, LLC

Address 8650 West Sunset Blvd., #460, West Hollywood State CA Zip 90069

E-mail N/A Phone N/A

APPLICANT ON 3010 Sahara, LLC

Address 8650 West Sunset Blvd., #460, West Hollywood State CA Zip 90069

E-mail N/A Phone N/A

REPRESENTATIVE Tony Celeste - Kaempfer Crowell

Address 1980 Festival Plaza Drive., Ste. 650 State Las Vegas Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

City Official N/A **Partner(s)** N/A

Partner(s)

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

Property Owner Signature

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

Print Name SEAN DALESANDRO

Subscribed and sworn before me

This 13 day of NOV. , 20 18

See Attached

Notary Public in and for said County and State

2238451v1

PRJ-74991
11/14/18

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Los Angeles

Subscribed and sworn to (or affirmed) before me on this 13th (Date) day of Nov. (Month), 2018 (Year)

by Sean Dalessandro

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

LEONARD SIQUEIROS
Commission # 2126673
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2019

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

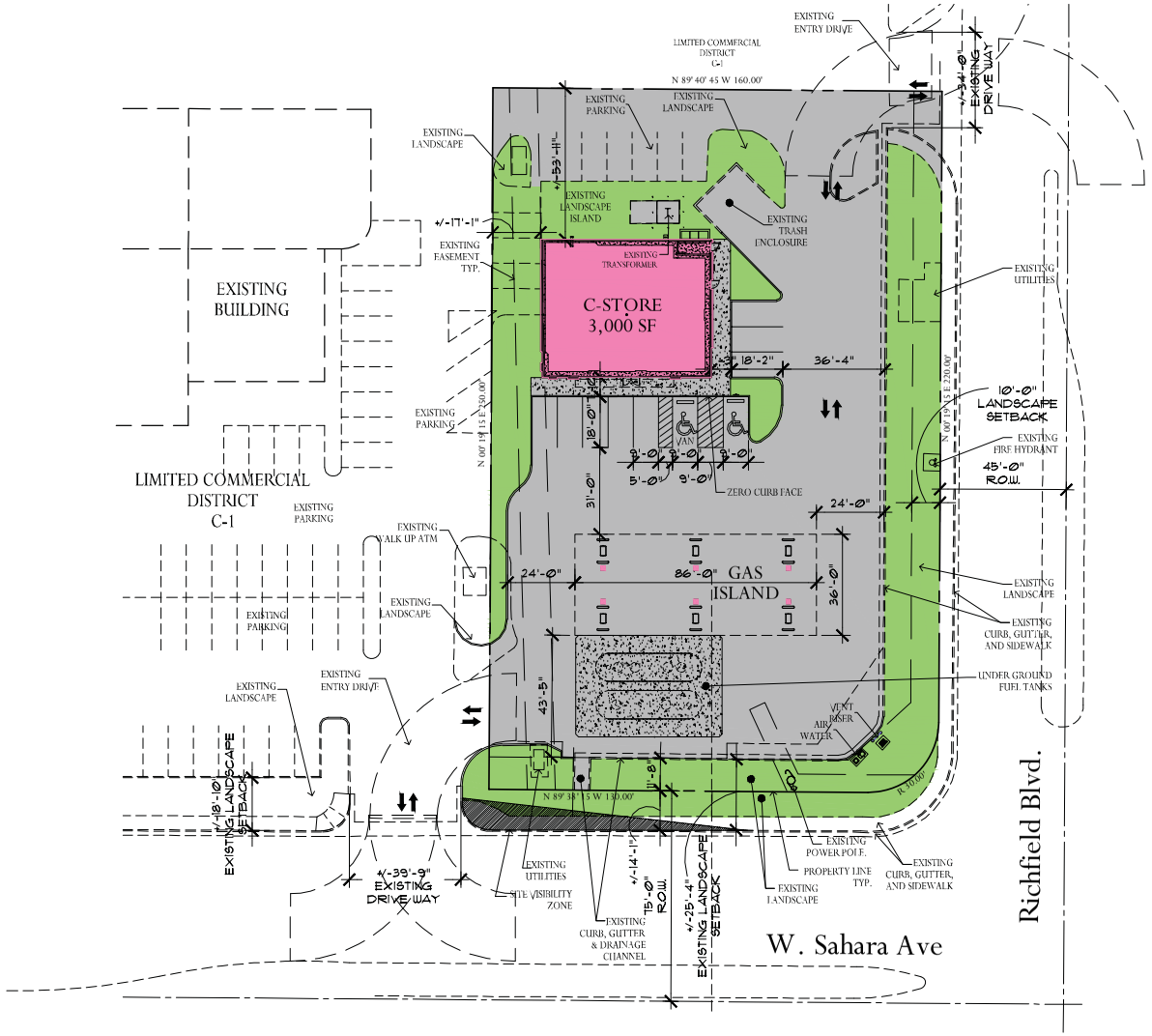
Description of Attached Document
Title or Type of Document: Application/Petition form & Statement of financial Interest.

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

PRJ-74991
11/14/18



Site Data:

ASSESSORS PARCEL NUMBER (APN)	162-05-403-005
CURRENT ZONING	(C-1) LIMITED COMMERCIAL
PARCEL AREA	+/- .91 ACRES GROSS
PARKING REQUIRED	
C-STORE (3,000 S.F.)	Less than 25,000 sf = 1/175 S.F. 17 SPACES
TOTAL PARKING REQUIRED (3,000 S.F.)	17 SPACES
EXISTING PARKING	7 SPACES
NEW PARKING	10 SPACES
TOTAL PROVIDED	5.7/1000 S.F. 17 SPACES

Vicinity Map:



Site Plan

Scale: 1" = 20'-0"

0' 10' 20' 40'

Scale: 1" = 20'-0"

North

Owner/Developer:

OSPREY REAL ESTATE CAPITAL
8560 W. SUNSET BLVD. STE 460
WEST HOLLYWOOD, CA. 90069
CONTACT: SEAN DALESANDRO
(424) 218-9210

PRJ-74991
01/16/19
Project No: Misc 2018

Sahara Ave & Richfield Blvd
Retail Pad

Las Vegas, Nevada

This design is conceptual in nature and no guarantee of its accuracy is implied.

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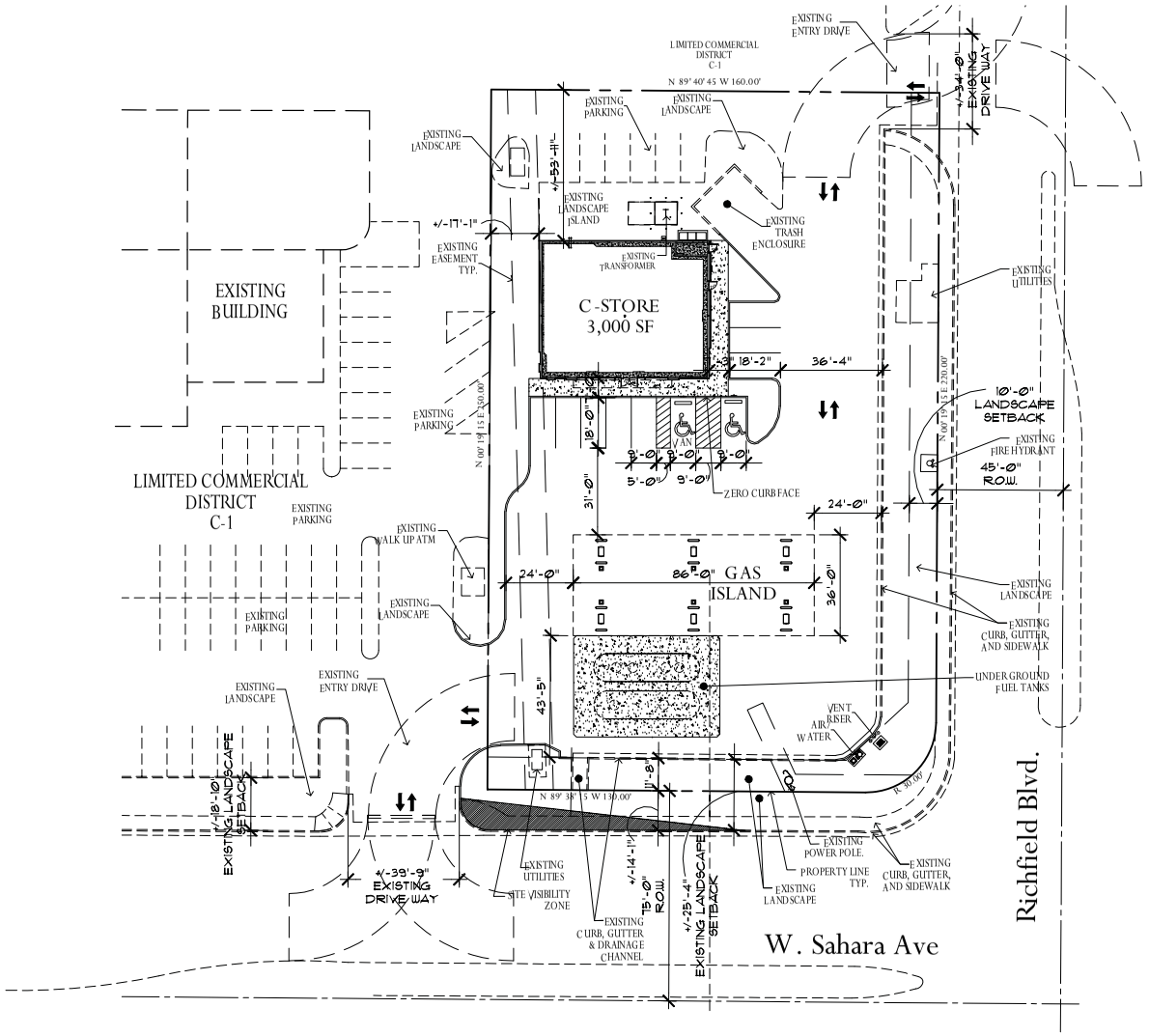
December 20, 2018

AVARUUS STUDIOS
(702) 776-7774



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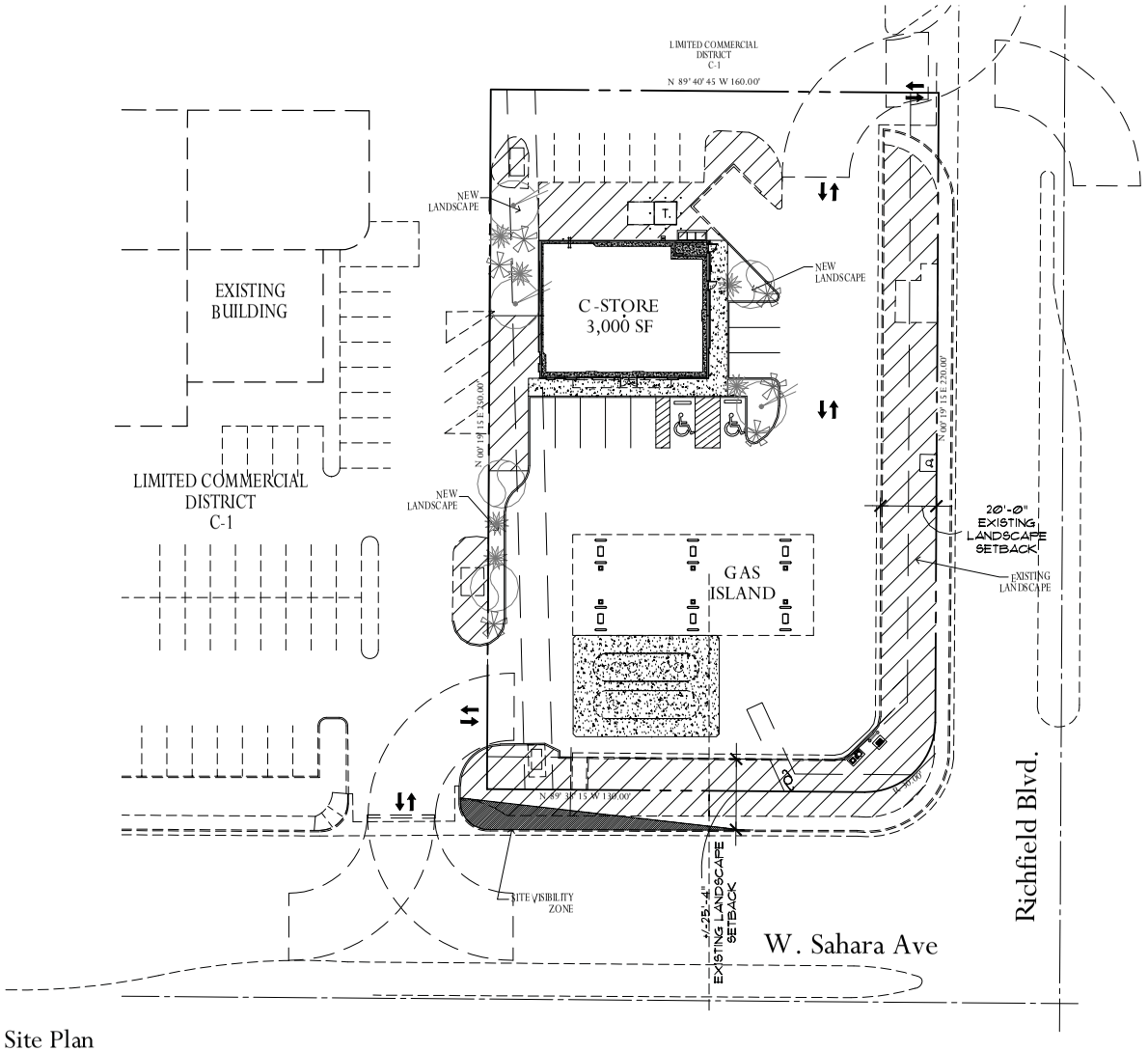

Tree Legend:

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY	SPACING
	F. v. GLABRA MODESTO ASH	24" BOX	3	AS SHOWN ON PLAN
	CERCIDIUM FLORIDUM/ DESERT PALO VERDE	24" BOX	3	AS SHOWN ON PLAN

ONE LARGE TREE REQUIRED PER 30 LINEAR FEET OF STREET FRONTAGE.
10' SPACING INCREASE DUE TO USE OF 24" BOX TREES ALLOWS 40' LINEAR FEET.

ADJACENT TO RESIDENTIAL 1 TREE PER 20' 24" BOX LARGE EVERGREEN.

Suggested Shrub List

BOTANICAL/COMMON NAME	SIZE	SPACING
ACACIA RIDGLEYS DESERT CARPET - DESERT CARPET ACACIA	1 & 5 GAL 30X	
CASSIA ARTILLOIDES A - SILVER CASSIA	1 & 5 GAL 30X	
HIBERNIA OF PAQUEROSA - RED YUCCA	1 & 5 GAL 30X	
LEUCOPHYLLIDS EVGOPHYLLIDS - BLUE BRINSAGE	1 & 5 GAL 30X	
MUHLENBERGIA CAPILLARIS REGALMIST - REGAL MYSTERIE GRASS	1 & 5 GAL 30X	
PITTOSPORUM TOBIRA DWARF - DWARF BROCK ORANGE	1 & 5 GAL 30X	
RAPHIOLEPIS INDICA - INDIAN HAWTHORN	1 & 5 GAL 30X	
ROSMARINUS OFFICINALIS - ROSEMARY	1 & 5 GAL 30X	
SALVIA GREGGII CHERRY RED - AUTUMN SAGE	1 & 5 GAL 30X	
TEUCRIUM CHAMAEDRYS - GERMANDER	1 & 5 GAL 30X	

Ground Cover

DECOMPOSED GRANITE (1/2" MINUS)
UNDER ALL TREES AND AROUND SHRUBS.

AREA OF EXISTING LANDSCAPE.
REPAIR & REPLANT TO EXISTING
CONDITIONS AS AFFECTED BY NEW CONSTRUCTION

Landscape Site Plan

Scale: 1" = 20'-0"

0' 10' 20' 40'

Scale: 1" = 20'-0"

North

PRJ-74991
01/16/19

Project No. Misc 2018

Sahara Ave & Richfield Blvd
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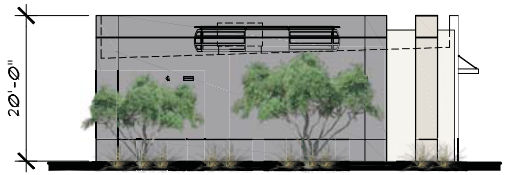
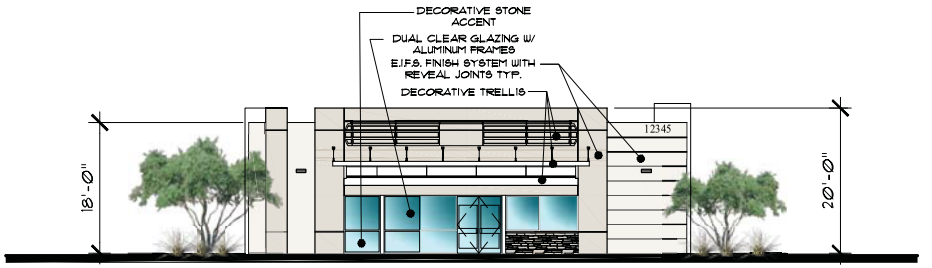


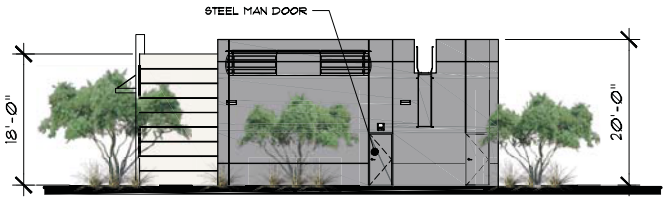
West Elevation

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



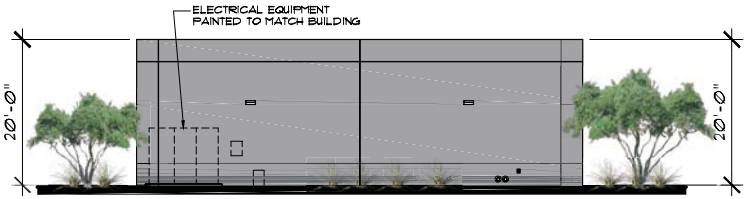
South Elevation

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



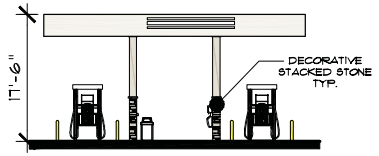
East Elevation

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



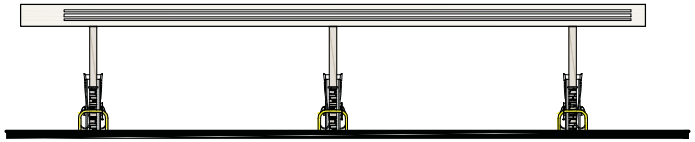
North Elevation

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



Side Elevation Gas Canopy Typ.

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



Front Elevation Gas Canopy Typ.

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

SHERWIN-WILLIAMS SW 7005 PURE WHITE

SHERWIN WILLIAMS SW 7075 WEB GRAY

SHERWIN WILLIAMS SW 7671 ON THE ROCKS

EL DORADO STONE SILVER LINING W/ SPLIT-EDGE WAINSCOT SILL, COLOR TO MATCH STONE.

Owner/Developer:

OSPREY REAL ESTATE CAPITAL
8560 W. SUNSET BLVD. STE 460
WEST HOLLYWOOD, CA. 90069
CONTACT: SEAN DALESANDRO
(424) 218-9210

PRJ-74991
01/16/19

Project No: Misc 2018

0' 4' 8' 16'
Scale: 1/8" = 1'-0"

Sahara Ave & Richfield Blvd
Retail Pad

Las Vegas, Nevada

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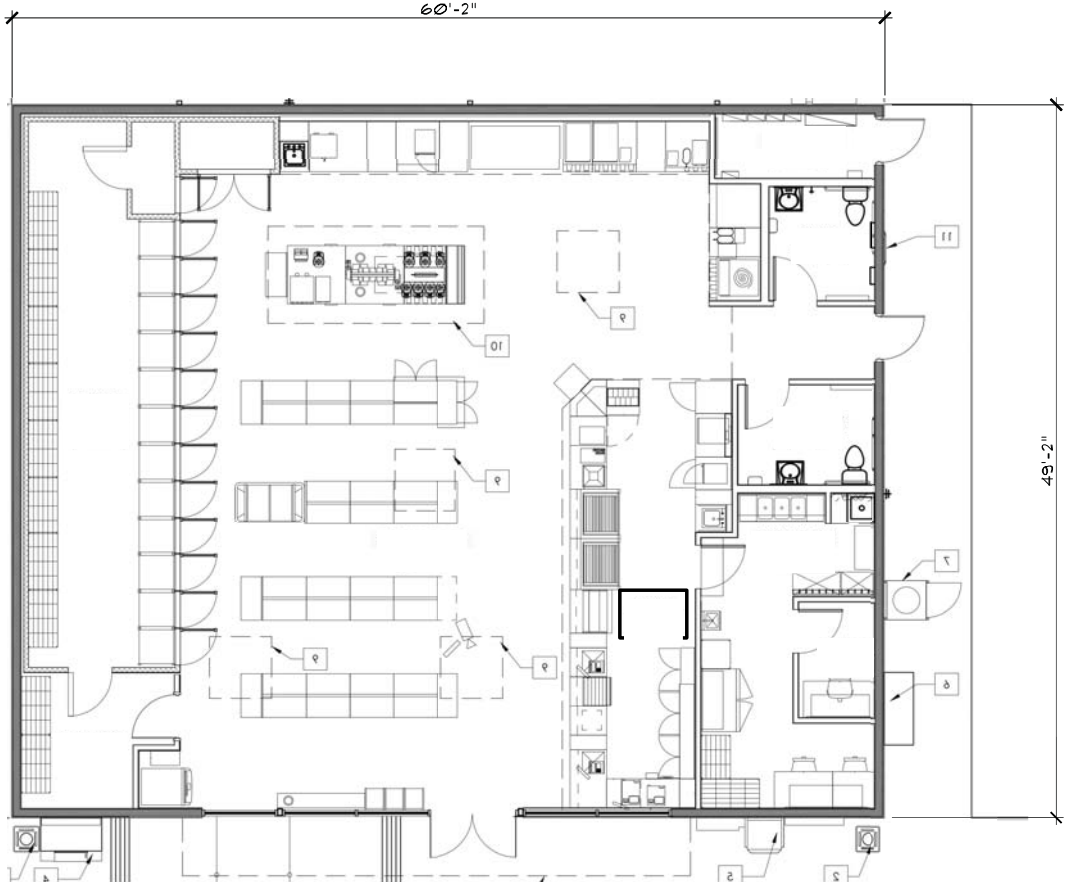
January 16, 2019

AVARUUS STUDIOS
(702) 776-7774



Floor Plan

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

0' 2' 4' 8'

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

North

PRJ-74991
01/16/19

Project No.: Misc 2018

Owner/Developer:

OSPREY REAL ESTATE CAPITAL
8560 W. SUNSET BLVD. STE 460
WEST HOLLYWOOD, CA. 90069
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(424) 218-9210

Sahara Ave & Richfield Blvd
Retail Pad

Las Vegas, Nevada

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December 20, 2018

AVARUUS STUDIOS

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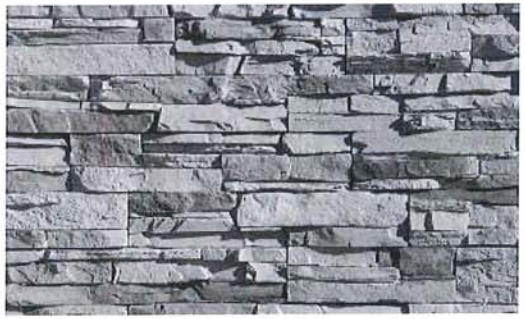
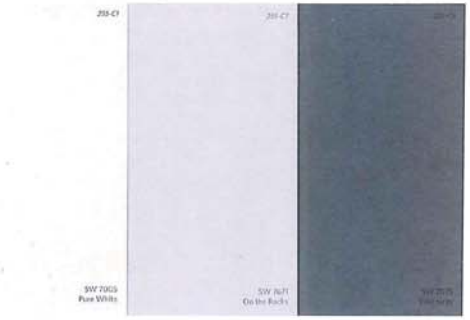


EL DORADO STONE
SILVER LINING W/ SPLIT-EDGE WAINSCOT
SILL, COLOR TO MATCH STONE.

Stone Veneer



SHERWIN WILLIAMS SW #7005 PURE WHITE

SHERWIN WILLIAMS SW #7671 ON THE ROCKS

SHERWIN WILLIAMS SW #7075 WEB GRAY

Building Colors

Owner/Developer:

OSPREY REAL ESTATE CAPITAL
8560 W. SUNSET BLVD. STE 460
WEST HOLLYWOOD, CA. 90069
CONTACT: SEAN DALESANDRO
(424) 218-9210

PRJ-74991
11/14/18

Project No. MISC 2018

Scale: 1" = 20'-0"

North

Sahara Ave & Richfield Blvd
Retail Pad

Las Vegas, Nevada

This design is conceptual in nature and no guarantee of its accuracy is implied.

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November 15, 2018

AVARUUS STUDIOS
(702) 776-7774



SUP-75084 [PRJ-74991] - SPECIAL USE PERMIT RELATED TO SDR-75082 - APPLICANT/OWNER: ON 3010 SAHARA, LLC
3010 WEST SAHARA AVENUE

11/29/18



SUP-75084 [PRJ-74991] - SPECIAL USE PERMIT RELATED TO SDR-75082 - APPLICANT/OWNER: ON 3010 SAHARA, LLC
3010 WEST SAHARA AVENUE

11/29/18



SUP-75084 [PRJ-74991] - SPECIAL USE PERMIT RELATED TO SDR-75082 - APPLICANT/OWNER: ON 3010 SAHARA, LLC
3010 WEST SAHARA AVENUE

11/29/18

KAEMPFER CROWELL
ATTORNEYS AT LAW

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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 10, 2018

VIA UPLOAD

Mr. Courey Stewart
City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Revised Justification Letter – Site Development Review for a Convenience Store & Gas Pumps, Special Use Permit to Allow Beer/Wine/Cooler Off-Sale Establishment with Restricted Gaming and Waivers for Landscaping and Building Orientation APN: 162-05-403-005 (NWC of Sahara Avenue and Richfield Boulevard)

Dear Courey:

Our Firm represents ON 3010 Sahara, LLC (the "Applicant"). The Applicant is proposing to razed down the existing building and to develop a convenience store with gas pumps in its place on property located at the northwest corner of Sahara Avenue and Richfield Boulevard, more particularly described as APN:162-05-403-005 (the "Site") . The Site is approximately 0.91 acres. The Site is zoned C-1. Not only is the Site zoned C-1, but the entire Sahara corridor between I-15 and Valley View is zoned C-1.

The Site is accessible from a shared drive way on Richfield Boulevard and from Sahara Avenue via cross-access with the property immediately to the west. The Site is proposing a 3,000 square foot convenience store located on the northwest portion of the Site. The convenience store is one (1) story and approximately twenty feet (20') in height. The convenience store will include architectural enhancements such as decorative stone accent, dual clear glazing with aluminum frames, and decorative trellis. The proposed gas pumps are located at the corner Sahara Avenue and Richfield on the Site. The Site is proposing six (6) fueling stations under an approximately 17'6" gas canopy with decorative stacked stoned columns. The Site is proposing 19 parking spaces where 17 parking spaces are required. Additionally, the Site is meeting all landscaping requirements.

In conjunction with the convenience store use, the Applicant is also requesting a special use permit to allow for the off-premises sale of beer, wine, and coolers as well requesting the ability to offer restricted gaming. A special use permit is appropriate as (1) the Site is not within 400' feet of any church, house of worship, school, individual care center licensed for more than

PRJ-74991
12/10/18

12 children, or city park and (2) the Site is located on Sahara Avenue, a major arterial street, and is surrounded by intense commercial uses. As such, a convenience store with off-premises sale of beer, wine, and cooler; restricted gaming; and gas pumps is an appropriate use.

Lastly, the Applicant is requesting a waiver to reduce a portion of landscaping along Richfield Boulevard to 10 feet to accommodate the canopy and tanker drive path. The Applicant is also requesting a wavier for a requirement that the building being oriented towards the corner. The building is set where it is because that's where the previous building was approved and located (The Applicant is not asking for anything different) and it was located there due to easements across the property. Additionally, now the NVE transformer (and other utility connections) are there, so the Applicant is requesting to keep the building footprint in the same place as previously approved. Keeping the building in the proposed location also acts as a buffer between the canopy and the residential to the north.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste by

AJC/amp

PRJ-74991
12/10/18

C · W · G

LAW FIRM

CHILDS WATSON & GALLAGHER

3271 East Warm Springs Road, Las Vegas, Nevada 89120

Christopher Childs | chris@childswatson.com | 702-848-4533

January 31, 2019

Via Email and FedEx
Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, Nevada 89134
Email: plowenstein@lasvegasnevada.gov

Re: Sahara Avenue and Richfield Boulevard – 3010 W. Sahara Avenue
Land Use Entitlement Request - Application Nos. SUP-75084; SDR-75082

Dear Mr. Lowenstein,

It is my understanding that the City of Las Vegas is considering the above referenced Land Use Entitlement Requests with respect to certain real property owned by ON 3010 Sahara LLC, located at 3010 W. Sahara Avenue, Las Vegas, Nevada 89102 (the "3010 Sahara Property"). This firm represents Sahara West Executive Park, LLC, which is the "Declarant" under that certain Grant of Reciprocal Easements and Declaration of Covenants recorded as Instrument No. 20150114-002933, in the Official Records of Clark County, Nevada (the "REA"). The REA affects, among other property, the 3010 Sahara Property. A copy of the REA is attached to this letter.

Please be advised that under Section 7.3 of the REA, until January 14, 2025, the 3010 Sahara Property may not be used for any purpose other than the operation of a restaurant. Accordingly, my client opposes the land use requests set out in Application Nos. SUP-75084 and SDR-75082.

Sincerely,

Christopher Childs

cc: nlares@lasvegasnevada.gov

Encls.

Inst #: 20150114-0002933
Fees: $34.00
N/C Fee: $25.00
01/14/2015 12:45:11 PM
Receipt #: 2282200
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: ANI Pgs: 18
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 162-05-403-001, 162-05-403-002,
162-05-403-004, 162-05-403-005
NCS-681120
Recording Requested and
when recorded return to:

Sahara West Executive Park, LLC
2704 Botticelli Drive
Henderson, Nevada 89052
Attn: Christopher Rodenfels

GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS

THIS GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS (this "Declaration") is made to be effective as of January 14, 2015 (the "Effective Date"), by Sahara West Executive Park, LLC, a Nevada limited liability company ("Declarant").

RECITALS:

A. Declarant is the Owner of all that real property located in the County of Clark, State of Nevada, described in Exhibit "A" attached hereto and incorporated herein by reference; and

B. Declarant intends that the respective Parcels (as defined below) be developed and operated in conjunction with each other as integral parts of a shopping center under a general plan and scheme of improvement for the benefit of all of said property and the future owners thereof.

NOW, THEREFORE, Declarant hereby declares that all of the property described in Exhibit "A" shall be held, sold, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the above described real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each Owner thereof.

SECTION 1
Definitions

Each reference in this Declaration to any of the following terms shall mean:

Building(s). Any permanently enclosed structure placed, constructed or located on a Parcel, which shall include any appurtenant canopies, supports, overhangs, outdoor seating and sales areas.

Building Area. Those areas of the Center utilized or to be utilized for construction of Buildings and related facilities and improvements, including but not limited to drive through lanes; provided,

however, that subject to Section 3.10(d) below, the areas for buildings and improvements may change from time to time.

Center. All of the property described on Exhibit "A" hereto.

Common Area. All portions of the Center, which are provided for the common use of all Owners, Occupants, and Permittees, including among other facilities, the Parking Areas and Driveways, as hereinafter defined, within the Center, sidewalks, landscaping, private streets and alleys, and lighting facilities, exclusive of: (i) the Building Area; (ii) Buildings and associated loading areas, truck ramps, wells and trash enclosures, reserved exclusively for the use of an Owner or Occupant and (ii) any future Buildings, if any the same are actually constructed. The designation of any portion of a Building Area as Common Area shall not prohibit the subsequent development thereon of a Building so long as all requirements of this Declaration are complied with in connection with such development.

Driveways. All driveways, roadways, walkways and related driveway improvements, paving, curbing, entrances and exits now or hereafter located on the Common Area of a Parcel.

Occupant(s). Any Person from time to time entitled to the use and occupancy of all or any portion of a Building in the Center under an ownership right or any lease, sublease, assignment, license, concession or other similar arrangement.

Owner. Each of the Persons owning the fee interest, or any portion thereof, in a Parcel, whether acquired by sale, assignment, inheritance, operation of law, foreclosure, or otherwise (but not including the holder of any lien or encumbrance on such Parcel until such time as the holder shall become a fee title Owner of a Parcel).

Parcel(s). Each legally subdivided lot within the Center. "Parcel 1" means the parcel described on Exhibit "A" attached hereto as Parcel 1, "Parcel 2" means the parcel described on Exhibit "A" attached hereto as Parcel 2, "Parcel 3" means the parcel described on Exhibit "A" attached hereto as Parcel 3, and "Parcel 4" means the parcel described on Exhibit "A" attached hereto as Parcel 4.

Parking Areas. Those parking areas, parking area improvements, paving, curbing, entrances, exits, lighting and landscaping and other similar improvements located on the Common Area of a Parcel.

Person or Persons. Individuals, partnerships, firms, associations, corporations, trusts, governmental agencies, administrative tribunals, or any other forms of business or legal entity.

SECTION 2
Grant of Reciprocal Easements

2.1. Grant of Common Area Easements. Subject to any express conditions, limitations or reservations contained herein, Declarant hereby grants, establishes, covenants and agrees that the Common Area on each Parcel shall be burdened by a non-exclusive, perpetual easement benefitting the other Parcels for the following purposes related to the businesses and activities conducted in the Center and subject to the restriction that the exercise of any such easement shall not be unreasonable or inconsistent with the use of the burdened Parcel:

a. Ingress and Egress. Ingress and egress by vehicles and pedestrians upon, over and across the Driveways located on a Parcel from time to time.

b. Parking. Parking of motor vehicles upon, over and across the Parking Areas located on a Parcel from time to time; provided, however, that each Owner shall require all employees that work at a business on the Parcel to park on such Owner's Parcel and no other, and provided further that in using the parking rights granted under this paragraph no Owner's use of the Parking Areas located on another Owner's Parcel may unreasonably interfere with the ownership, operation, development or use by the burdened Owner of its Parcel.

c. Utilities. The maintenance, operation, repair and replacement of all public and private utilities and services for the Common Area and/or Building Areas existing as of the Effective Date of this Declaration, including, without limitation, vaults, transformers, manholes, meters, pipelines, valves, hydrants, sprinkler controls, conduits, sewage facilities and all related facilities (the "Existing Utilities"), all of which shall whenever and wherever reasonably feasible be located below the surface of the Common Area, or the surface of any other above ground improvements located thereon; provided, however, that in any event, and except for Existing Utilities, (i) all of the foregoing permitted utilities and installations shall be placed so as not to interfere with, restrict, or impede other uses of Common Area or Building Area provided for herein, and (ii) no such utilities and installations which must be located above the surface of the Common Area shall be placed upon any Parcel without the prior written consent of such Parcel's Owner. Notwithstanding anything contained in this Declaration to the contrary, the Owner of Parcel 4 shall be permitted to relocate any Existing Utilities located on Parcel 4 to another location on Parcel 4 (an "Existing Utility Relocation") in connection with such Owner's construction, development, use and occupancy of Parcel 4, all at the Owner of Parcel 4's sole cost and expense. Prior to any such Existing Utility Relocation, the Owner of Parcel 4 shall submit a copy of the utility plans and specifications relating to any Existing Utility Relocation to the Owner of any Parcel served by any Existing Utilities affected by the Existing Utility Relocation, for such Owner's review and approval, which approval shall not be unreasonably withheld, conditioned or delayed. All work related to any Existing Utility Relocation shall be performed in a manner such that the modified utility service to the affected Owner's Parcel is not interrupted during normal business hours (as such hours are reasonably determined by the Owner of the affected Parcel), and if interruption to such service is unavoidable, the Owner of Parcel 4 shall provide, at its cost, temporary replacement service for such interrupted service.

d. Temporary Construction Activities. Construction, maintenance, repair, replacement, rearrangement and remodeling of Buildings, utilities (including, without limitation, any Existing Utility Relocation), and improvements within Building Areas and of landscaping, pedestrian walkways and other improvements in the Common Area not substantially affecting or changing the Common Area except as permitted or required herein. The above right shall include the right for construction staging on a Parcel located adjacent to an Owner's Parcel, provided such staging occurs in a location approved in writing by the Owner of such adjacent Parcel, which approval shall not be unreasonably withheld, conditioned or delayed, so long as such construction staging activities do not unreasonably interfere with the ownership, use, and operation of the burdened Parcel; and provided further that any damage to the burdened Parcel caused by the Owner that is performing the construction (or its agents, employees, and/or contractors) shall be promptly repaired at such constructing Owner's sole cost and expense. All work shall be conducted in the most expeditious manner reasonably possible

to minimize the interference with use of Common Area and operation of business from the Owners' respective buildings within the Center and the work shall be diligently prosecuted to completion. In connection with work or construction performed within Building Areas, incidental encroachment upon the Common Area may occur as a result of the use of ladders, scaffolding, store-front barricades and similar facilities resulting in temporary obstruction of portions of the Common Area, all of which are permitted hereunder so long as their use is kept within reasonable requirements of construction work, is expeditiously pursued and does not adversely impact the operation of business from other Owners' respective buildings within the Center. The Common Area located on Parcel 1, Parcel 2, and Parcel 3 may be utilized for ingress and egress of vehicles transporting construction materials and equipment and persons employed in connection with any work provided for herein and temporary storage of materials being utilized in connection with such construction, subject to all of the other terms of this Section 2.1(d) and this Declaration, provided no material, equipment or storage facilities may be located upon the Common Areas of any Parcel without the express written consent of such Parcel's Owner. Each Owner performing construction, maintenance, repair, or replacement activities shall indemnify, defend and hold harmless the other Owners from any and all liabilities, claims, damages, expenses (including, without limitation, reasonable attorneys' fees and costs), injuries to persons or property, liens, claims of lien, judgments, proceedings and causes of action, arising out of or in any way connected with the performance of such construction, maintenance, repair, or replacement activities or otherwise resulting from defects in such work or activities, unless caused by the negligent or willful act or omission of the indemnified person, or its agents, contractors or employees.

e. Service and Delivery Vehicles. Ingress, egress, and temporary parking of delivery and service vehicles over and across Parcel 1, Parcel 2 and Parcel 3 for the delivery of goods, wares, merchandise, furniture, fixtures, supplies and equipment, and the rendition of services to any Owner in the loading areas at the rear of each Building Area; provided, however, that deliveries may be made at the front of Building Areas for security purposes (such as deliveries or pick-ups made by armored vehicles).

2.2. Creation of Easements and Equitable Servitudes. Subject to the restrictions provided for elsewhere in this Declaration, there are hereby created non-exclusive easements and equitable servitudes appurtenant to, for the benefit of and over, across, in, under and through the Common Areas for the uses and purposes set forth in Section 2.1.

2.3. No Walls, Fences or Barriers. No walls, fences, barriers, or other improvements outside of the Building Areas, of any sort or kind shall be constructed or erected in the Center, or any portion thereof, which shall prevent or impair the use or exercise of any of the easements granted herein, or the free access and movement of Owners over and across the Common Areas, including without limitation, pedestrians and vehicular traffic between the various Parcels; provided, however, curb stops and other reasonable traffic controls, including, without limitation, stop signs, directional barriers and parking stops, as may be necessary to guide and control the orderly flow of traffic may be installed by an Owner on its Parcel to the extent such controls do not adversely affect any other Parcel or Owner. Notwithstanding the foregoing, an Owner may install temporary traffic controls in the event of an emergency condition. The foregoing shall not limit or restrict the ability of an Owner to temporarily restrict access to any portion of that Owner's Parcel provided that such temporary restriction does not have a material and adverse effect on the rights granted to each Parcel pursuant to this Declaration.

2.4 Vehicular Access Points. Notwithstanding anything contained in this Declaration, at no time may the driveway into the Center from Spanish Oaks Drive or Richfield Boulevard, or the main entrance into the Center from Sahara Avenue, as they exist as of the date of this Declaration, be temporarily or permanently closed, without the unanimous written consent of the Owners of all Parcels within the Center. Additionally, the Owners of Parcel 3 and Parcel 4 each agrees that each such Owner may not materially alter, modify, or change the location and configuration of the portion of the driveway areas designated by crosshatch on Exhibit "B" attached hereto and incorporated herein by this reference that are located on its respective Parcel, without the consent of the Owner of the other Parcel, which consent shall not be unreasonably withheld, conditioned and delayed, so long as such alteration, modification, or change does not unreasonably interfere with the ingress and egress rights granted in favor of the Owner whose consent is being requested and does not unreasonably interfere with the ownership, operation, development or use of such Owner's Parcel.

SECTION 3
Development of Center

3.1. Utility Connections. Any work performed to operate, maintain, repair, or replace the Existing Utilities, and any work performed in connection with any Existing Utility Relocation, shall be subject to all conditions of this Declaration and in addition shall be performed without interference with the provision of such services to any other Owner. Any work of maintaining, repairing or replacing of the Existing Utilities, and any work performed in connection with any Existing Utility Relocation, which requires interference with the paving in the Driveways of Parking Areas in the Common Area shall be undertaken with particular care so as to minimize the impact upon traffic circulation within the Common Area and access to the various business establishments in the Center. Any damage to the Common Areas, including pavement, shall be promptly repaired by the Owner at whose direction the work causing the damage was performed, using materials of equal or better quality than previously installed, in a good and workmanlike, lien-free manner, including hot patching of pavement.

3.2 Damage or Destruction of Buildings. Should any building within the Center be damaged or destroyed by fire or other casualty, the Owner of the Parcel on which such building sits shall either repair or remove the damaged or destroyed building within a commercially reasonable period of time.

3.3 Eminent Domain. Should any portion of the Center be taken for any public or quasi-public use by any lawful power or authority by the right of condemnation or of eminent domain or by agreement between any Owner and those having the authority to exercise such right ("Taking"), then after such Taking the Owner of the Parcel or portion thereof the subject of the Taking shall restore the Parcel as completely as reasonably possible to its condition before the Taking. After and as a result of such restoration, such Owner shall use its commercially reasonable efforts to ensure that reasonable access exists between Parcels and that Driveways, entryways and Parking Areas are configured to allow the free flow of pedestrian and vehicular traffic into, out of and through the Center.

3.4 Maintenance of Building Areas. Each Owner shall maintain the Building Area on its Parcel, and all improvements on such Building Area, in a first-class manner so that such Building Area shall be in a good and clean condition and repair. Buildings on the Parcels that exist as of the date this Declaration is recorded shall be maintained in the condition they were in as of the date this Declaration is recorded (ordinary wear and tear excepted).

3.5 Maintenance of Common Areas. Each Owner shall cause the Common Areas on its Parcel to be maintained, repaired, restored and replaced in a first-class manner so that such Parcel shall be in a good and clean condition and repair and usable for the purposes stated herein. Such maintenance shall include, without limitation, (i) maintaining, repairing, restriping and resurfacing, as necessary, all paved surfaces, (ii) keeping the Common Areas adequately lighted, (iii) maintaining, and replacing as necessary, all landscaping and irrigation systems on the Parcel consistent with all zoning conditions, and (iv) maintaining, and replacing as necessary, all utilities on the Parcel; provided, however, that the obligation for maintaining, repairing or replacing the Existing Utilities (including any Existing Utilities that are relocated or modified following an Existing Utility Relocation) shall be the responsibility of the Owner of the Parcel served by the Existing Utilities, at such Owner's sole cost and expense.

3.6 Commonly-Metered Utilities. As of the date of this Declaration, Parcel 4 shares a landscaping irrigation system and parking lot lighting system with Parcel 3. Within six (6) months of the date this Declaration is recorded, the Owner of Parcel 4 shall cause, at its sole cost and expense, the landscaping irrigation system and parking lot lighting system serving Parcel 4 to be separated from the systems servicing Parcel 3. Such work shall be done in a good and workmanlike manner and to the reasonable satisfaction of the Owner of Parcel 3.

3.7 Self-Help. Should an Owner fail to pay any amount or take any action as required by this Declaration to be paid or taken by it, then such party shall be in default hereunder and any non-defaulting Owner may take such reasonable action on behalf of the defaulting Owner after giving such party thirty (30) days' notice of its intent to do so. Any work shall be in a first-class and good and workmanlike manner. If the defaulting Owner pays the amount owed or begins to undertake the required action within such thirty (30) day period and diligently pursues such action to completion, then the default shall be cured and the non-defaulting Owner shall take no action.

3.8 Repayment. Any sums paid by a non-defaulting Owner pursuant to Section 3.7 hereof on behalf of the defaulting Owner shall be due and payable by and upon written demand given to the defaulting Owner. Any sums due pursuant to Section 3.7 hereof shall be due within ten (10) days after demand by the paying Owner. All sums due shall not bear interest if paid within ten (10) days of the date such demand is made, but all sums not paid on or before ten (10) days from such demand shall bear interest at four percent (4%) per annum in excess of the Prime Rate from the date when due until paid. The term "Prime Rate" shall mean the rate of interest per annum from time to time publicly announced by Bank of America, N.A., or its successor, as its prime or reference rate. All payments on account shall be applied first to interest then to principal first due.

3.9 Lien. All sums owed pursuant to this Declaration and that are not paid within the time set forth in Section 3.8 hereof shall be a lien on the Parcel of the defaulting Owner owing the same. The Owner to which any such sums are owed may bring an action at law or in equity against such defaulting Owner obligated to pay the same, or foreclose the lien against the Parcel owned by such defaulting Owner without waiving any right to a deficiency. The provisions of NRS §§ 107.080 *et seq.* or any successor statute or statutes are hereby adopted and incorporated herein for the purpose, among other things, of establishing the priority of liens against a Parcel and the manner in which they are enforced. Any reference in such statute to property shall be deemed for the purposes hereof to be a reference to the applicable Parcel and any reference therein to the beneficiary or trustee shall be deemed a reference to the

non-defaulting Owner. Any lien so created shall also secure reasonable attorneys' fees incurred by the non-defaulting Owner incident to the collection of such charges or the enforcement of such lien. Such lien may also be enforced in any manner permitted by law. No lien created pursuant to this Section 3.9 shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value.

3.10 Construction Requirements

a. Initial Construction. Each Building in the Center shall be of first-class quality construction. All construction of Buildings and other improvements shall be in accordance with all applicable laws, ordinances and regulations, and in compliance with the terms of a validly-issued building permit. No improvement shall be built in such a manner as to adversely affect the structural integrity of any other improvement in the Center.

b. No Interference. All work performed in the construction, maintenance, repair, replacement, alteration or expansion of any Building or other improvements shall be effected as expeditiously as reasonably possible and in such a manner as not to unreasonably interfere, obstruct or delay (i) access to or from the Center, or any part thereof, or to or from any public right-of-way, (ii) customer vehicular parking in front of any building constructed in the Center, or (iii) the receiving of merchandise by any business in the Center. Staging for the construction, replacement, alteration or expansion of any Building, including, without limitation, any temporary buildings or construction sheds, the storage of building materials, and the parking of construction vehicles and equipment, shall be on the Parcel being improved and no other Parcel, except as provided for in Section 2.1(d). Unless otherwise specifically stated herein, the person contracting for the performance of such work ("Contracting Party") shall, at its sole cost and expense, promptly repair and restore or cause to be promptly repaired and restored to its prior condition all Buildings or other improvements damaged or destroyed in the performance of such work.

c. No Liens. No Owner shall permit any liens to stand against any Parcel other than the Owner's Parcel for any work done or materials furnished in connection with the performance of any work by or at the direction or for the benefit of such Owner. Such Owner shall, within twenty (20) business days cause any such outstanding lien or claim of lien to be released of record or transferred to bond in accordance with applicable law, failing which the Owner of the Parcel that is encumbered with a lien in violation of this Section 3.10(c) shall have the right, but not the obligation, at the defaulting Owner's expense, to transfer said lien to bond or to remove said lien. Such defaulting Owner shall indemnify, defend and hold harmless the other Owners from any and all liabilities, claims, damages, expenses (including, without limitation, reasonable attorneys' fees and costs), liens, claims of lien, judgments, proceedings and causes of action, arising out of or in any way connected with the performance of such work, unless caused by the negligent or willful act or omission of the indemnified person, its tenants, subtenants, agents, contractors or employees.

d. Maximum Building Sizes. In no event shall the square footage of (i) all Buildings on Parcel 1 exceed 20,000 square feet, and (ii) all of the Buildings on Parcel 4 exceed 5,000 square feet, exclusive of any appurtenant canopies, supports, outdoor seating and sales areas, and drive through lanes.

3.11. Signage. Each Owner shall have the right to place any signage on its Parcel or the Buildings on its Parcel as is permitted by applicable law. Each Owner shall maintain the signage on its Parcel in good condition and repair. Notwithstanding the foregoing, as of the date of this Declaration there is no pylon or monument signage constructed along the boundary of the portion of Parcel 3 that is bordered by Sahara Avenue, although such signage existed on Parcel 3 prior to the date this Declaration was recorded. In the event any pylon or monument signage constructed on the portion of Parcel 4 that is bordered by Sahara Avenue has the effect of preventing or prohibiting, under applicable laws, ordinances, and regulations, the Owner of Parcel 3 from constructing pylon or monument signage along the boundary of Parcel 3, or has the effect of limiting the size of such pylon or monument signage by more than twenty percent (20%) of the size that would be permitted if no pylon or monument signage was constructed on Parcel 4, the pylon or monument signage located on Parcel 4 that has such effect (the "Parcel 4 Sign") shall, at the sole option of the Owner of Parcel 3, be removed by the Owner of Parcel 4 at the sole cost and expense of the Owner of Parcel 4, provided that the Owner of Parcel 3: (i) constructs a monument or pylon sign on Parcel 3 that is not more than 200 feet from the western boundary of Parcel 4 (the "Shared Sign"), and (ii) the Owner of Parcel 4 is permitted to place its signage in the top position on such Shared Sign, which top position may comprise, at the Owner of Parcel 4's option, up to twenty-five percent (25%) of the display area of the Parcel 4 Sign. Prior to construction of the Shared Sign, the Owner of Parcel 4 shall have the right, within (10) business days of receipt thereof, to review and approve the plans and specifications for the Shared Sign (which approval shall not be unreasonably withheld, conditioned, or delayed), and should the Owner of Parcel 4 fail to approve or disapprove such plans and specifications within such ten (10) business day period, such plans and specifications shall be deemed approved by the Owner of Parcel 4. The initial cost of designing and constructing the Shared Sign shall be paid by the Owner of Parcel 3, provided, however, that the Owner of Parcel 4 shall pay twenty-five percent (25%) of the cost of such initial design and construction, not to exceed $7,500, which shall be paid thirty (30) days following the construction and installation of the Shared Sign. The Shared Sign shall be maintained, refurbished, operated, and, if necessary, replaced by the Owner of Parcel 3, and all costs of maintaining, refurbishing, operating, and, if necessary, replacing the Shared Sign shall be divided by the Owner of Parcel 3 and the Owner of Parcel 4 proportionally based upon the square footage of the display area of the Shared Sign used by each Owner.

SECTION 4
Effect of Breach Upon Purchasers and Mortgagees

The breach of this Declaration shall not entitle any Person to cancel, rescind or otherwise terminate its obligations hereunder. No breach hereof shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value, but the covenants and restrictions, easements and conditions herein contained shall be binding upon and effective against the Owner of any Parcel, or any portion thereof, whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

SECTION 5
Insurance

5.1. Insurance Requirements.

(a) General. Each Owner, at its sole cost and expense, shall procure, pay for and keep in full force and effect the following types of insurance, in at least the amounts and in the form specified below:

(i) Liability. Effective upon taking possession of its Parcel, commercial general liability insurance with coverage limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury, personal injury, death and property damage liability per occurrence and Two Million Dollars ($2,000,000) annual aggregate, insuring against any and all liability of the insured with respect to its Parcel or arising out of the maintenance, use or occupancy of such Parcel or related to the exercise of any rights of such Owner pursuant to this Declaration. Each Owner shall deliver to any other Owner proof of coverage of such insurance upon written request.

(ii) Worker's Compensation. Workers' compensation coverage as required by law.

(iii) Fire and Extended Coverage Insurance. Effective upon the commencement of construction of any building or improvement on an Owner's Parcel, such Owner shall carry, or cause to be carried, fire and extended coverage insurance covering all improvements on its Parcel in an amount equal to the full replacement cost (exclusive of the cost of excavation, foundations, and footings) of the improvements insured, covering all causes or events which from time to time are included as covered risks under standard insurance industry practices within the classification of Fire and Extended Coverage, sprinkler damage, vandalism, malicious mischief, and such other additional perils as are covered in an special form standard insurance policy.

(iv) Coverage by Contractor. Each Owner shall require any contractor performing work on such Owner's Parcel to obtain at least the types and amounts of coverages set forth in subsections (i) and (ii) above, together with independent contractor's contingent liability coverage.

(b) Policy Form. All policies of insurance provided for herein shall be issued by insurance companies qualified to do business in the State of Nevada with a general policy holder's rating of not less than "A-" and a financial rating of not less than Class "VII" as rated in the most current available "Best's Key Rating Guide". All public liability, property damage and other casualty policies shall be written as primary policies.

(c) Blanket Policies. Any insurance described above may be carried under (i) an individual policy covering the particular location, (ii) a blanket policy or policies which includes other liabilities, properties and locations of such party, or (iii) a combination of any of the foregoing insurance programs.

5.2. Waiver of Subrogation. Each Owner waives any rights of recovery it may have against any other Owner on account of any loss or damage occasioned to its Parcel and the improvements thereon

or related to any risk covered by property insurance required to be carried pursuant to this Article 5 (or any other policy of insurance carried by such waiving party in lieu thereof or in addition thereto), up to the policy limit of the insurance coverage therefor.

SECTION 6
Amendments

Except as otherwise herein expressly provided, this Declaration may be amended by an instrument signed by the Owners of all of the Parcels affected by the amendment. Any amendment must be recorded in the Official Records of the Clark County Recorder. No amendment to this Declaration shall be valid that would tend to defeat the priority position of a first mortgagee, deed of trust beneficiary or sale-leaseback lessor with respect to its lien or which would make such mortgage, deed of trust, or lease illegal under then applicable governmental regulations unless consent is obtained in writing from such mortgagee, beneficiary or lessor.

SECTION 7
Uses

7.1 Prohibited Uses. The following uses shall not be permitted on any part of Parcel 3 or Parcel 4:

a. An operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation.

b. Any "second hand" store, "surplus" store, or pawn shop.

c. Any mobile home park, trailer court, labor camp, junkyard, or stockyard; provided, however, this prohibition shall not be applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.

d. Any dumping, disposing, incineration or reduction of garbage; provided, however, this prohibition shall not be applicable to garbage compactors located near the rear of any Building.

e. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation.

f. Any central laundry, dry cleaning plant or laundromat; provided, however, this prohibition shall not be applicable to nominal supportive facilities for on-site service oriented to pickup and delivery by the ultimate consumer.

g. Any body shop repair operation that is not incidental to an automobile, truck, trailer or recreational vehicle sales, leasing, or display operation.

h. Any veterinary hospital or animal raising or boarding facility; provided, however, this prohibition shall not be applicable to pet shops. Notwithstanding the forgoing exception, any

veterinary or boarding services provided in connection with the operation of a pet shop shall only be incidental to such operation; the boarding of pets as a separate customer service shall be prohibited; all kennels, runs and pens shall be located inside a Building; and the combined incidental veterinary and boarding facilities shall occupy no more than fifteen percent (15%) of the floor area of the pet shop.

i. Any mortuary or funeral home.

j. Any establishment selling or exhibiting "obscene" material, provided that this restriction shall not prohibit the incidental sale of adult oriented magazines or books by a general purpose or family friendly bookstore.

k. Any establishment selling or exhibiting illegal drugs or illegal drug-related paraphernalia, including but not limited to medical marijuana facilities or any other such establishment selling or distributing marijuana or any establishment which exhibits either live or by other means to any degree, nude or partially clothed dancers or wait staff.

l. Any massage parlors or similar establishments except day spas or massage therapy spas or centers.

m. Any flea market, amusement or video arcade, pool or billiard hall, car wash or dance hall.

n. Any unlawful purpose.

7.2 Parcel 3 Prohibited Use. As of the Effective Date, the Owner of Parcel 4 intends to construct and operate a specialty chicken and turkey restaurant on Parcel 4. Except with respect to Parcel 4 and for so long as a specialty chicken and turkey restaurant is being operated on Parcel 4, no other Parcel shall be used for the operation of a Chick-fil-A, KFC, Zaxby's, El Pollo Loco, Pollo Tropical, Popeyes Louisiana Kitchen, Boston Market, Church's, California Kitchen, California Chicken Café, Natural Chicken Grill, California Chicken Grill, Pollo Campero, Bojangles', Chicken Express, Raising Cane's, Brown's Chicken or Kenny Rogers Roasters restaurant, or any specialty chicken or turkey restaurant that is substantially similar to the foregoing restaurants and that specializes in the sale of chicken and turkey items as its primary use. For purposes of this Section 7.2, "primary use" means a restaurant that derives more than twenty five percent (25%) of its gross revenues from the sale of chicken and turkey. It is expressly agreed that this paragraph does not prohibit the operation of Mexican fast food restaurants like Qdoba, Chipotle or Salsa or other fast food restaurants that sell chicken or turkey items (such as, but without limitation, McDonald's, Wendy's, Jack-in-the-Box, In-n-Out, or Burger King), nor does it prohibit sit down restaurants that serve chicken or turkey. The restriction contained in this paragraph shall terminate and be of no further force or effect if (i) the Owner of Parcel 4 fails to construct and commence operation of a specialty chicken restaurant on Parcel 4 within one (1) year of the Effective Date, or (ii) following the initial construction and commencement of the first specialty chicken restaurant on Parcel 4, such restaurant closes for a period of twelve (12) consecutive months; provided, however, that in the event such closure is caused by or is the result of any casualty or condemnation, such twelve (12) months period shall not apply to the extent that the Owner of Parcel 4 is seeking to repair or restore the restaurant from such casualty or condemnation and diligently continues to prosecute such repair and

restoration. The provisions of this Section 7.2 shall terminate and expire, and be of no further force or effect, on December 31, 2025.

7.3 Exclusive Use Rights. In conjunction with the sale or use of Parcels, Declarant may (subject to the provisions of Section 7.2) grant an Owner or the tenant of an Owner the exclusive right within the Center to use its Parcel (the "Benefited Parcel") for a specific purpose ("Exclusive Use"). An Exclusive Use benefiting a particular Parcel may be set forth in a recorded document that references this Declaration in the sole discretion of the Declarant and may not be amended without the consent of the Owner or Owner's tenant (or its successor or assign) for whose benefit the Exclusive Use was granted. No Parcel or portion thereof within the Center shall be used for the Exclusive Use (other than the Benefited Parcel) until such time as the Benefited Parcel or portion thereof is no longer used for the Exclusive Use; provided, however, that the such Exclusive Use shall not be applicable to Parcel 4 unless Declarant obtains the consent and approval of the Owner of Parcel 4 to such Exclusive Use, which consent and approval shall not be unreasonably withheld, conditioned or delayed. Should such Benefited Parcel cease to be used for an Exclusive Use for longer than thirty (30) consecutive days, then such Exclusive Use shall terminate and be of no further force or effect. By purchasing or leasing property within the Center, each Owner and tenant of any Owner agrees to be bound by each Exclusive Use recorded from time to time by Declarant, but only to the extent that such Exclusive Use does not violate such Owner's or tenant's Exclusive Use or primary use of its Parcel or materially interfere with such Owner's or tenant's actual use of its Parcel, as such use exists at the times of such recordation. For a period of ten (10) years following the Effective Date, no portion of Parcel 4 shall be used for any purpose other than for the operation of a restaurant.

SECTION 8
Notices

8.1 Notice. Any and all notices and demands required or desired to be given hereunder shall be in writing and shall be validly given only if personally delivered, deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, or if made by Federal Express (FedEx) or similar delivery service which keeps records of deliveries and attempted deliveries, or if made by facsimile machine (receipt of which is acknowledged or if a copy thereof is delivered by one of the other delivery methods permitted by this Section 8.1). Service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed to each Owner at the Owner's address for receipt of tax statements on record with the Office of the Clark County Treasurer, or in the case of Declarant, at the address shown on the top of the first page hereof.

8.2 Changes. Any of the above addresses may be changed by the addressee for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other addressees, which notice of change of address shall not become effective, however, until the actual receipt thereof such addressee.

SECTION 9
Miscellaneous

9.1. Not A Public Dedication. Nothing herein contained shall be deemed a gift or dedication of any portion of the Center or of any Parcel or portion thereof to the general public or for any public use

or purpose whatsoever, it being the intention and understanding that this Declaration shall be strictly limited to and for the purposes herein expressed solely for the benefit of the Owners. The Owners may take such action as may be necessary to prevent any such public dedication or appropriation, including, but not limited to, temporary closure of the Center by barriers at entrance-ways on non-business holidays or other appropriate times not disruptive to the businesses of the Owners. In no event shall such closure exceed the minimum reasonable time required to prevent such dedication or appropriation and such closures shall be carried out so as to minimize any adverse impact on the operation of the business of any Owner.

9.2. Severability. If any term, provision, covenant or condition of this Declaration, or any application thereof, should be held by a court of competent jurisdiction to be invalid, void, or unenforceable, all provisions, covenants and conditions of this Declaration and all applications thereof not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

9.3. Headings. The headings preceding the text of each section hereof are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Declaration.

9.4. Litigation Expenses. This Declaration may be enforced by action by any Owner. If any Owner shall bring an action against any other Owner by reason of the breach of any covenant, term or obligation hereof, or otherwise arising out of this Declaration, the prevailing Owner in such suit shall be entitled to its costs of suit and reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgment.

9.5. Pronouns. In this Declaration, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9.6. Governing Law. The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Declaration.

9.7. Environmental Hazards Indemnification. Any Owner operating a Parcel that includes the storage of gasoline, diesel fuel or any other petroleum product, or the operation of a dry cleaning plant where dry cleaning chemicals are used or stored (collectively, the "Business"), shall defend, indemnify and hold harmless each other Owner and Declarant regarding government or third party claims and awards against any such indemnified party for any environmental contamination occurring, or hazardous materials existing, on the Parcel operated for the Business, which were generated (i) by such Owner or its agents, successors or assigns, (ii) in connection with the operation of the Business, or (iii) as a result of or arising from the use of the Parcel containing the Business. Hydrocarbon contamination shall be presumed to be generated in connection with the operation of the Business, and the Owner of the Parcel containing the Business shall have the burden of proving otherwise. Storage on a Parcel of customary cleaning and maintenance supplies in connection with the operation of a business located on a Parcel or legal amounts of petroleum products on a Parcel (such as gasoline for the operation of maintenance equipment) shall not be construed as a violation of this Section 9.7.

9.8. Covenants and Recordation. All of the provisions, agreements, rights, powers, covenants, conditions and obligations contained in this Declaration shall be perpetual and shall be binding upon and shall inure to the benefit of the Owners. All of the provisions of this Declaration shall be covenants running with the land and equitable servitudes pursuant to applicable law. This Declaration shall become effective and binding upon recordation of this Declaration in the land records of Clark County, Nevada.

9.9. Tenants. The benefits and burdens of this Declaration shall extend to each tenant, licensee, concessionaire and occupant of each Owner (each, a "Permittee"). Each Owner shall be solely responsible to ensure that all such Permitees on such Owner's Parcel abide by all of the terms and conditions of this Declaration. Each Owner shall be solely responsible for the actions of all of Owner's Permitees.

9.10. Effect Upon Existing Improvements and Users. Nothing contained in this paragraph shall be construed to (i) require any alteration to, change to, or removal of any Building, Existing Utility, or other improvement located within the Center as of the date this Declaration is recorded, or (ii) prohibit any use of a Parcel by an Owner or its Permittees as such use is being conducted as of the date of this Declaration is recorded.

9.11. Termination of Existing Easements. Declarant, as fee owner of all of the property comprising the Center and all of the property benefitted and/or burdened by such easements and agreements, hereby declares the following existing easements and agreements that were in effect or were purportedly in effect as of the date of this Declaration, terminated, void, and of no further force or effect, and superseded by the terms of this Declaration:

a. Agreement for Reciprocal Easements recorded January 3, 1977, in Book 693 of Official Records, Clark County, Nevada, as Instrument No. 652963;

b. Agreement for Reciprocal Easements recorded September 21, 1976, in Book 662 of Official Records, Clark County, Nevada, as Instrument No. 621167; and

c. Amended Agreement for Reciprocal Easements recorded December 12, 1976, in Book 684 of Official Records, Clark County, Nevada, as Instrument No. 643599.

SIGNATURE AND NOTARY PAGE FOLLOWS.

IN WITNESS WHEREOF, Declarant has executed this Declaration to be effective as of the day and year first above written.

SAHARA WEST EXECUTIVE PARK, LLC,
a Nevada limited liability company

By: _____
Christopher J. Rodenfels, Manager

Christopher J. Rodenfels

State of Nevada)
) :ss
County of Clark)

This instrument was acknowledged before me on January 13, 2015, by Christopher J. Rodenfels, as Manager of SAHARA WEST EXECUTIVE PARK, LLC, a Nevada limited liability company.

KAREN M. FABIAN
Notary Public State of Nevada
No. 99-57302-1
My appt. exp. Aug. 5, 2015

Karen M. Fabian
NOTARY PUBLIC

#99-57302-1
Exp- 8/5/15

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCELS COMPRISING THE CENTER

PARCEL 1

BEING A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 89°40'45" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼), THEREOF 851.00 FEET; THENCE NORTH 0°19'15" EAST 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAHARA AVENUE (150.00 FEET WIDE), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°40'45" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 125.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 90°00'00"; THENCE TO THE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A TANGENT POINT SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SPANISH OAKS DRIVE (75.00 FEET WIDE); THENCE NORTH 0°19'15" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 330.00 FEET; THENCE SOUTH 89°40'45" EAST 130.00 FEET; THENCE SOUTH 0°19'15" WEST 205.00 FEET; THENCE SOUTH 89°40'45" EAST 20.00 FEET; THENCE SOUTH 0°19'15" WEST 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 89°40'45" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) THEREOF, 851.00 FEET; THENCE NORTH 0°19'15" EAST, 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAHARA AVENUE (150.00 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°19'15" EAST, 150.00 FEET; THENCE NORTH 89°40'45" WEST, 20.00 FEET; THENCE NORTH 0°19'15" EAST, 205.00 FEET; THENCE SOUTH 89°40'45" EAST, 338.00 FEET; THENCE SOUTH 0°19'15" WEST, 248.00 FEET; THENCE SOUTH 36°24'12" EAST, 78.60 FEET; THENCE SOUTH 0°19'15" WEST, 44.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAHARA AVENUE; THENCE NORTH 89°40'45" WEST ALONG SAID RIGHT OF WAY LINE, 365.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. &M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 118 OF MAPS, PAGE 44 RECORDED ON JUNE 07, 2012 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA.

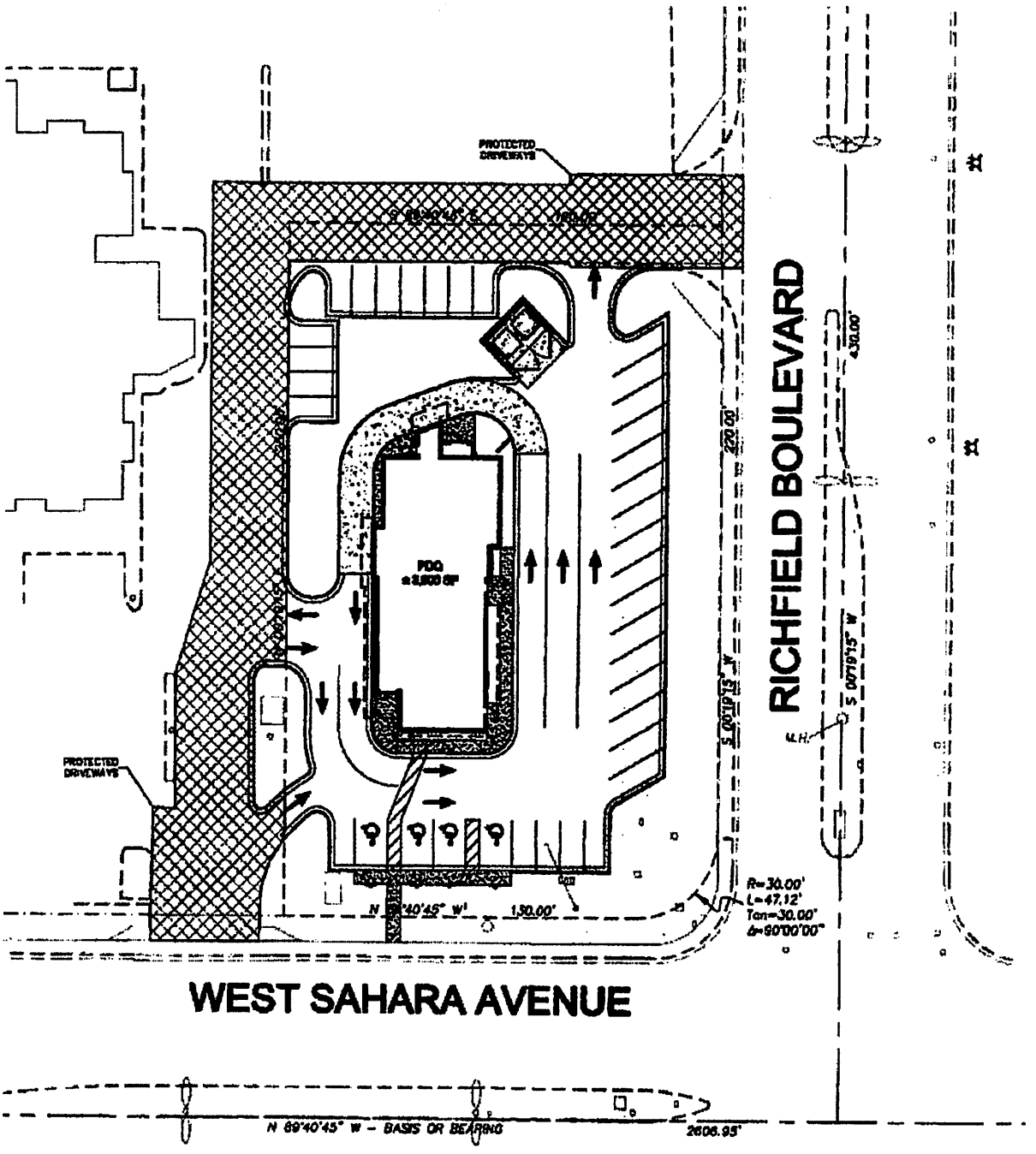
PARCEL 4

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. &M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 118 OF MAPS, PAGE 44 RECORDED ON JUNE 07, 2012 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF CLARK, STATE OF NEVADA.

EXHIBIT "B"

DEPICTION OF PROTECTED DRIVE AREAS ON PARCEL 3 AND PARCEL 4



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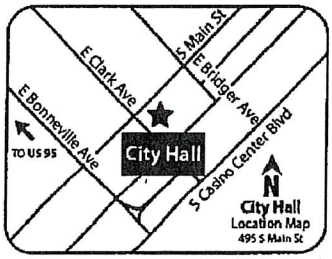
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

TOO MANY IN THIS NEIGHBORHOOD
THANK YOU

Please use available blank space on card for your comments.

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JAN 0 8 2018
Dept of Planning
City of Las Vegas

Case: SUP-75084 AND SDR-75082
16208502013
UNGAR INVESTMENTS L P
P O BOX 80246
LAS VEGAS NV 89180-0246

Submitted after Final Agenda
51-52P

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

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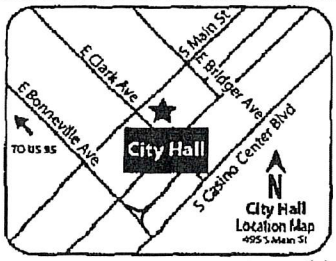
PAID
Las Vegas, NV
Permit No. 1630

THERE ARE ALREADY GAS STATIONS on 3 of the 4 corners of VALLEY VIEW AND W. SAHARA which is less than a quarter of a mile away from the proposed location, a 24 hour convenience/liquor store and gas station with noise, traffic and congestion right next to residential homes. Give us a break!! Also signage and 24 hour business lightings.

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

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City of Las Vegas

Case: SUP-75084 AND SDR-75082
16205416025
CUMMINGS FAMILY TRUST
CUMMINGS PETER & KAREN M TRS
3025 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

89 JRDGNP1 89102

51-52P

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

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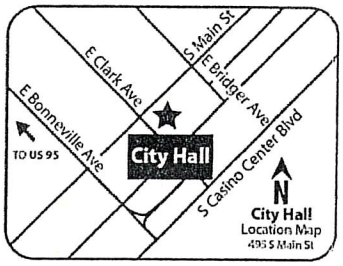

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☑ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205413010
TRAUTH LOREN M
2409 PLAZA DEL GRANDE
LAS VEGAS NV 89102-4020

89 JRDGNP1 89102

51P
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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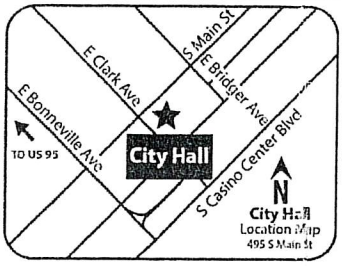

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205317006
EVANS 1976 TRUST
EVANS CHARLES RANDAL TRS
308 CALLE DE LAREDO
LAS VEGAS NV 89102

5 JRDGNP1 89102

S1P
S2P

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

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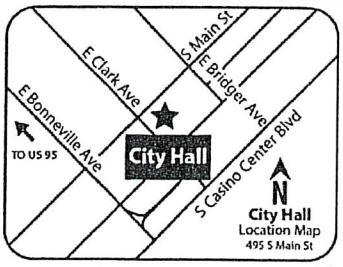

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205415015
GILE FAMILY TRUST
GILE MERLYN DEAN & DOROTHY M TRS
3013 WATERSIDE CIR
LAS VEGAS NV 89117-2277

111 JRDGNP1 89117

S1P
S2P

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

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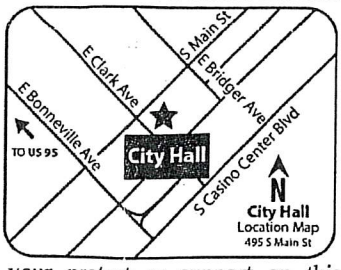

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☒ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

REC'
JA
Dept of Planning
City of Las Vegas

Case: SUP-75084 AND SDR-75082
16205415004
FRAGOLA VITO II
3082 EL CAMINO AVE
LAS VEGAS NV 89102-4006

89 JRDGNP1 89102

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52P

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

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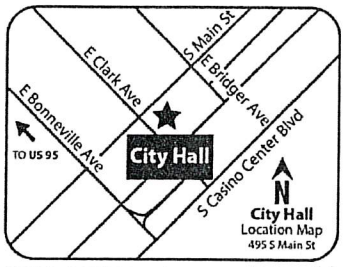

Our neighborhood already has 2 convenience store-gas stations located on Sahara. Not needed and certainly unwanted so close to our residential area.

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☒ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

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Case: SUP-75084 AND SDR-75082
16205411008
RIORDAN MICHAEL & JOANN
3325 CALLE DEL TORRE
LAS VEGAS NV 89102-3905

89 JRDGNP1 89102

S1P
S2P

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

12-31-2018

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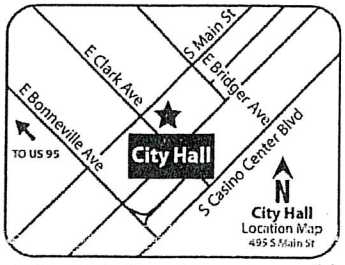

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

89 JRDGNP1 89102

To Whom It May Concern;

There is three convenience stores with gas pumps within less than a block and a half from this location! It would also creat a traffic issue on Richfield Bl Residents from Springhurst Townehouse's and Icon Apt. Home only have Richfield Blvd. to get to and from their residence Thank you, in regard to this matter,

Case: SUP-75084 AND SDR-75082
16205415006
GALINDO GEORGE & VICKI ANN
3078 EL CAMINO AVE
LAS VEGAS NV 89102

SIP
52P

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

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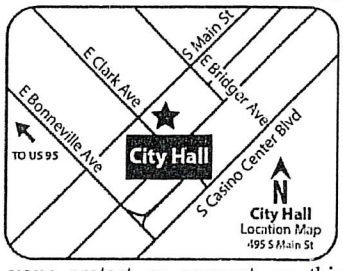

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☐ I SUPPORT this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205315041
CLEVELAND TRUST
2021 PLAZA DE CIELO
LAS VEGAS NV 89102-4016

89 JRDGNP1 89102

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

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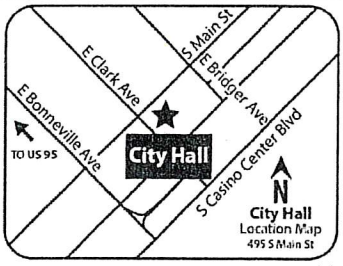

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☒ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205415025
MUNTEAN PATRICK J SUV TR
MUNTEAN HATIJA E TRS
3002 EL CAMINO AVE
LAS VEGAS NV 89102-4056

89 JRDGNP1 89102

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City of Las Vegas
Department of Planning
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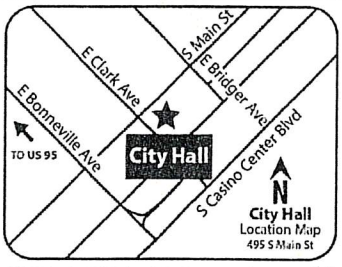

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☒ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

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Case: SUP-75084 AND SDR-75082
16208511038
OEHLER C F FAMILY TRUST
OEHLER CHARLES F & BEVERLY M TRS
2824 MERRITT AVE
LAS VEGAS NV 89102-6087

89 JRDGNP1 89102

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City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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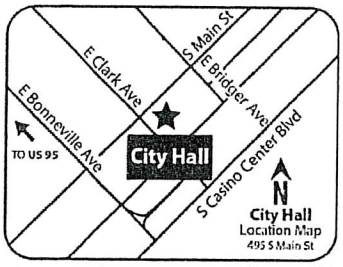

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Neighborhood already bad. Area - residential mixed with bad surroundings. Liquor sale there will favorise gathering of additional bad people.

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DEC 2 [illegible]

Dept of Planning
City of Las Vegas

Case: SUP-75084 AND SDR-75082
16205319011
WEST-AUBERJONOIS CLAIRE I SEPARA
WEST-AUBERJONOIS CLAIRE I TRS
2101 PLAZA DEL CERRO
LAS VEGAS NV 89102

89 JRDCNP1 89102

51P
52P

Jan 04 19 01:03p Timon Greene (702) 220-9452 p.1

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-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205415027
EMERALD TRUST
3022 EL CAMINO AVE
LAS VEGAS NV 89102-4056

89 JRDGNP1 89102

S1P
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City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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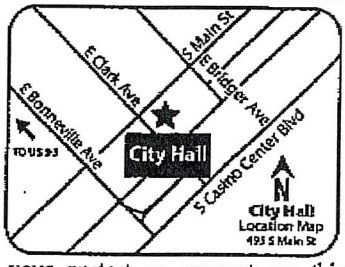

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☒ I OPPOSE this Request

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205812031
MAIXNER PAULA J
2709 SIDONIA AVE
LAS VEGAS NV 89102-4262

89 JRDCNP1 89102

S1P
S2P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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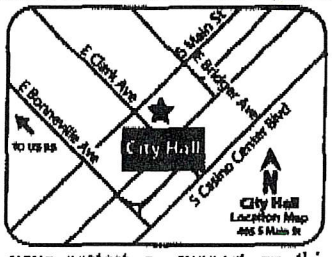

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
162058120007
PEARSON ROBERT & KATHLEEN
2725 MIRAFLORES AVE
LAS VEGAS NV 89102-4260

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89 JRDCNP1 89102

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

Case: SUP-75084 AND SDR-75082
16208511010
FOREMASTER RAUNA
2816 ALCOA AVE
LAS VEGAS NV 89102-6023

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

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City of Las Vegas

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Department of Planning
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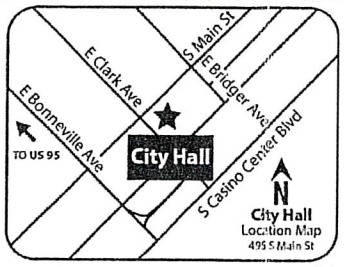

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City of Las Vegas

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SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16205416024
GARDNER WILLIAM & MICHAELETTA
3021 PLAZA DE ROSA
LAS VEGAS NV 89102-4048

89 JRDGNP1 89102

Submitted after Final Agenda
51A
52A

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

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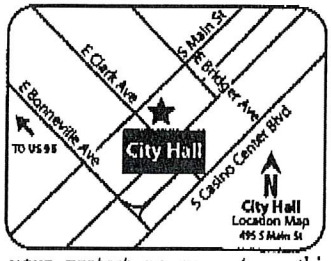

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Case: SUP-75084 AND SDR-75082
16205412008
FOYT ELIZABETH ANN
1711 S 15TH ST
LAS VEGAS NV 89104

89104 JRDCNP1

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...rth Rancho Drive, 3rd Floor
...gas, Nevada 89106

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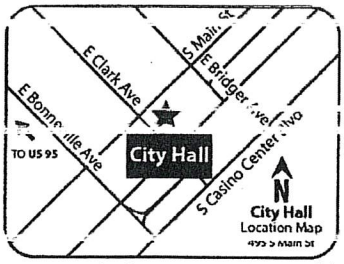

...wish to file your protest or support on this request, check the ...riate box below and return this card in an envelope with postage to the ...ment of Planning at the address listed above, fax this side of this card to ...64-7499 or submit your comments online at ...cityoflasvegas.formstack.com/forms/plan_app_comments_2018
...would like to contact your Council Representative, please call (702) ...05.

☐ I SUPPORT this Request

☒ I OPPOSE this Request for 3678 El Camino

...use available blank space on card for your comments.

...75084 and SDR-75082 [PRJ-74991]

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Case: SUP-75084 AND SDR-75082
16205415042
PETERSON E ROBERT TRUST
PETERSON E ROBERT TRS
3030 EL CAMINO AVE
LAS VEGAS NV 89102-4037

Submitted after final agenda
Date 1/8/19 Item 26-27P

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

We are not a "TRUCK STOP" community with Liquor and MORE Homeless people Begging FOR money. GAS AND BOOZE ON every BLOCK!

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

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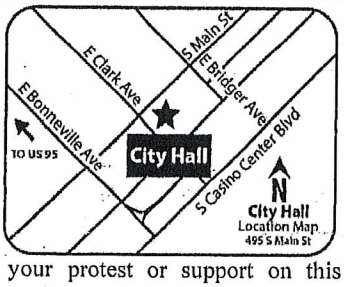

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City of Las Vegas

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16208511013
BURNS JUDITH T TRUST
BURNS JUDITH T TRS
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

89 JRDSNP1 89102

26-27P

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

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Permit No. 1630

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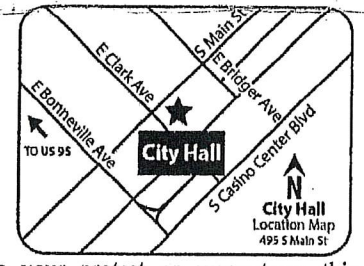
Official Notice of Public Hearing



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.
SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

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JAN 15 2019
Dept of Planning
City of Las Vegas

Case: SUP-75084 AND SDR-75082
16208114034
BORDENAVE FAMILY TRUST
BORDENAVE EDWARD ANTHONY JR &
3013 KINGS WAY
LAS VEGAS NV 89102

89 JRDCNP1 89102

26-27P

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

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Las Vegas, NV
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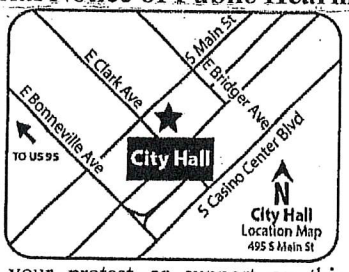

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JAN 15 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16208114033
BORDENAVE FAMILY TRUST
BORDENAVE EDWARD ANTHONY JR &
3013 KINGS WAY
LAS VEGAS NV 89102

89 JRDGMP1 89102

Submitted after final agenda
Date 1/15/19 Item 26-27P

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

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Las Vegas, NV
Permit No. 1630

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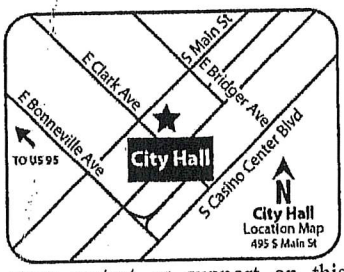
Official Notice of Public Hearing



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City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75084 and SDR-75082 [PRJ-74991]
Planning Commission Meeting of **1/8/2019**

Case: SUP-75084 AND SDR-75082
16208211002
R B ASSET MANAGEMENT L L C
94 505 E'EKA PLACE
MILILANI HI 96789

132 JRDCMP1 96789

Submitted after final agenda
Date 1/8/19 Item 26-27A

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, February 6, 2019 7:52 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/06/19 7:51 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Springhurst Townehouse HOA
Residential or Business Address:	3090 El Camino Ave Las Vegas, NV 89102
Phone:	(702) 528-3563
Email:	springhursttownehouse@gmail.com
Comments:	February 6 , 2018 Mr. Peter Lowenstein Planning Commission City of Las Vegas-Department of Planning Re: SUP-75084, SDR75082 333 N. Rancho Drive, 3rd Floor PRJ-74991

Submitted after final agenda
Date 2/6/19 Item 26-27P
Pg 1 of 3

Las Vegas NV 89106
Email: plowenstein@lasvegasnevada.gov

Dear Mr. Lowenstein,

We are writing on behalf of all homeowners in Springhurst in opposition to the application for a Special Use Permit (SUP-75084) to allow the operation of a convenience store and gas station on the northwest corner of Richfield Boulevard and Sahara Boulevard. This site is only a few hundred feet south of our community, within easy walking distance.

Springhurst is a condominium community built in 1965. It covers about 5.5 acres and consists of 7 buildings, housing 45 townhouse units, of which 38 units are owner occupied, and 40% senior citizen. Our landscaping provides us with a park-like setting, with 10,000 square feet of grass, 40,000 square feet of desert landscaping, over 50 mature trees, numerous hedges and flowering plants. In the center of our community is a pool and clubhouse. Given how old we are and how relatively young this city is, we could be considered historic, the epitome of "old Vegas".

Our homeowners have expressed numerous complaints about this proposal, including 24-hour glare and noise, increased vehicle and pedestrian traffic on Richfield, gas tanker trucks on Richfield attempting to navigate their way in and out of the gas station, potential environmental issues related to the storage and sale of gasoline and, especially, the 24-hour sale of beer and wine, leading to nearby consumption.

We are not a gated community, so anyone can set foot on our property without impediment. We have security issues at times. People loiter, vehicles park and there is illicit activity, especially on Campbell Drive where it dead ends into Spanish Oaks. We have had non-residents both jump the pool fence and jimmy the pool gate lock in order to access our pool. Last year we had a house break-in, an auto break-in and an auto theft. Given our proximity to the property site at issue, as well as the fact we are not gated, our residents fear the nearby presence of the proposed business, selling alcohol and offering gaming, and presumably operating 24 hours, could cause a significant increase in the security issues we have already experienced. We would note the 7-Eleven one block east at Teddy Drive had an average of 1.5 police visits per week during the last half of 2018, per a Call for Service Report obtained from the LVMPD.

These concerns are both legitimate and reasonable. The salient issue in this process is whether or not the Planning Commission can find the proposed use "can be conducted in a manner that is harmonious and compatible with the surrounding land uses, and with future surrounding land uses as projected by the General Plan".

If you examine the commercial strip on the north side of Sahara from Spanish Oaks Drive on the west to Paseo del Prado on the east you will find it contains a number of Spanish-style office buildings, four restaurants, two banks and several other

commercial entities. None operate 24 hours a day, in sharp contrast to the proposed business. If you go east of Paseo del Prado there are 24-hour businesses. If you go west of Spanish Oaks there are 24-hour businesses. There are no 24-hour businesses in the area fronting the three residential communities most impacted by this proposal.

Given this, we believe the proposed use is neither "harmonious" nor "compatible" with the surrounding land uses, and we request you to so find.

Springhurst Townehouse Homeowners Association

_____ _____

Mark Suman, Chair Henry Grathwohl, Treasurer

_____

_____ _____

Diane Grathwohl, Secretary Jeff Waldo, Director

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26-21
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Nora Lares

From: noreply@formstack.com
Sent: Monday, January 7, 2019 9:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

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JAN 0 7 2018
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City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/07/19 9:17 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Joan Danz
Residential or Business Address:	3013 Plaza De Rosa Las Vegas, NV 89102-4026
Phone:	(702) 251-9840
Comments:	More time needed to study the full impact on surrounding residents.

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Submitted after Final Agenda
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Nora Lares

From: noreply@formstack.com
Sent: Thursday, January 3, 2019 10:01 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/03/19 10:01 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Mark Suman
Residential or Business Address:	Springhurst Townehouse Homeowners Association 3090 El Camino Avenue Las Vegas, NV 89102
Phone:	(702) 528-3563
Email:	springhursttownehouse@gmail.com
Comments:	Having been able to access the staff report and other documentation related to SUP-75084 and SDR-75082, the Springhurst Townehouse Homeowners Association is submitting additional comments in opposition to the project. Our HOA applauds the staff's recommendation that the required SUP be denied, but we are concerned about the reason for said denial. In the findings section of SUP-75084 the staff found "The proposed land use cannot be conducted in a harmonious and compatible manner with the surrounding land uses due to the requested waivers associated with the proposed Site Development Plan Review". This seems to imply that the proposed use would be compatible without the waiver requests. That position is supported by the findings section of SDR-75082, where

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Pg 1 of 2

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City of Las Vegas

the staff found "The proposed development is compatible with the adjacent commercial development in the area". We beg to differ.

There are three residential areas adjacent to the site at issue, just to the north. Spanish Oaks is north and west of the site, the Springhurst Townehouse Community is north of the site, and the renew2009 apartment complex is to the north and east. The commercial area on the north side of Sahara in front of these residential areas basically runs from Spanish Oaks Dr. on the west to the mid-point between Richfield Blvd. and Paseo del Prado on the east. The majority of business activity in this area consists of office buildings, along with two restaurants, a bank, and a short-term money lender. As far as we know, none of these establishments operates 24 hours a day. In fact, none of the establishments in the area extending all the way to Paseo del Prado operate 24 hours a day. In contrast, the area between Paseo del Prado and Rancho has businesses which operate 24 hours a day, as does the area between Spanish Oaks and Valley View. While we could find no information about the proposed hours of operation for the proposed convenience store/gas station, we have to assume it will operate 24 hours a day, a sharp contrast to every other establishment between Spanish Oaks and Paseo del Prado. By our definition of compatible and harmonious, this makes the convenience store/gas station incompatible with other establishments in the immediate commercial area, thus requiring the proposed use be denied, either with or without waivers.

We thank you for the opportunity to have our views be part of the official record.

Springhurst Townehouse Homeowners Association

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Nora Lares

From: noreply@formstack.com
Sent: Monday, December 31, 2018 3:27 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 12/31/18 3:27 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Springhurst Townehouse HOA
Residential or Business Address:	3090 EL camino Ave Las Vegas, NV 89102
Phone:	(702) 528-3563
Email:	springhursttownehouse@gmail.com
	SPRINGHURST TOWNEHOUSE HOMEOWNERS ASSOCIATION 3090 El Camino Avenue Las Vegas NV 89102 springhursttownehouse@gmail.com
Comments:	December 31, 2018 Certified Mail Planning Commission City of Las Vegas-Department of Planning Re: SUP-75084,SDR75082 333 N. Rancho Drive, 3rd Floor PRJ-74991 Las Vegas NV 89106

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Pg 1 of 3

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Dept of Planning
City of Las Vegas

Dear Commissioners,

To introduce ourselves, our condominium community has been here since 1964. We are self-managed with 45 townhouse units, 38 of them owner occupied, 40% senior citizen. We are several hundred feet immediately to the north along Richfield Boulevard to the proposed development.

We strongly oppose the development.

We urge the Commission to postpone the Public Hearing on the development so as to allow us to prepare a response:

1. We received the postcard notice on December 29. Between that date and the Hearing are a Holiday and two weekends. We are not given sufficient time to prepare.
2. The information provided on the post card is insufficient to allow us to prepare a response.
3. We note that as of December 30, 2018 the Agenda and link for accessible documents for the January 8 meeting has not been published. We have neither the time nor information to prepare a reply
4. By this letter we formally request under provisions of NRS239.0107 et al, a copy of the full Staff Report as well as copies of all Planning Department and Commission documents, correspondence, emails relating to the presence of gambling devices in the development, hazardous material presence in the location, environmental studies pertaining to hazardous material and vehicle discharge, traffic studies especially those concerning possible access and egress on Richfield Boulevard.

We request the postponement allow us sufficient time to receive the material and review it.

Obviously we require more information and time but our initial objections presently include:

Incompatibility with neighboring businesses, none of which are 24 hour operations. The current presence less than a half a mile to the west of three similar businesses; another to the east.
Presence of hazardous material and added vehicular discharge to contiguous and nearby residences
An additional gambling site (there is a Dotty's directly across Sahara).
The additional pedestrian and vehicle presence due to type and 24 hour operation.
The possible presence of a large inappropriate sign and 24 hour business lighting.

Please advise as to the postponement and the status of our document request.

Your contact should be: Springhurst Chair, Mark Suman, at springhursttownehouse@gmail.com

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City of Las Vegas

Springhurst Townehouse Homeowners Association Board

cc: Councilwoman Lois Tarkanian
Spanish Oaks Homeowners Association

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Nora Lares

From: noreply@formstack.com
Sent: Friday, January 4, 2019 5:45 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/04/19 5:45 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Judie Bristow
Residential or Business Address:	3054 El Camino ave Las Vegas , NV 89102
Phone:	(503) 201-6150
Email:	shawnjet747@gmail.com
Comments:	Don't agree with project. There are already sufficient gas station mini marts in radius. Project will cause traffic and undue extreme lighting and unsafe conditions to a quiet, historic neighborhood.

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/04/19 5:48 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Shawn Bristow
Residential or Business Address:	3054 el Camino ave Las Vegas , NV 89102
Phone:	(503) 348-2060
Email:	pro21plr@aol.com
Comments:	This business is unnecessary and will cause Traffic congestion, glaring lights and un needed noice to a residential neighborhood. Unwanted !

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Nora Lares

From: noreply@formstack.com
Sent: Friday, January 4, 2019 10:41 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/04/19 10:40 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Judy Burns
Residential or Business Address:	2804 Alcoa ave. Las vegas, NV 89102
Comments:	I've lived in the Richfield community for 53yrs. I've watched the destruction of my neighborhood by all city officials allowing businesses move in that degrade our community instead of enhancing it. Str's that ruin the properties and speed down our streets and show no respect for the good homeowners. Now you want to allow a gas station and more liquor one block apart from Teddy Drive to Richfield Ave. and up 2 more blocks to Valley View where 3 gas stations with more booze for drunken drivers to kill more people. And let's not forget palace station and more booze to get drunk on and race thru our community. We have a school close to all of above. Shame on you!

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Nora Lares

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Sent: Monday, January 7, 2019 8:30 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2018

Submitted at 01/07/19 8:30 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Susan Valdez
Residential or Business Address:	2121 Plaza de la Candela Las Vegas, NV 89102
Phone:	(702) 810-3736
Email:	valdez91@aol.com
Comments:	I do not support this project due to the close proximity to residential areas. Thank you

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Nora Lares

From: noreply@formstack.com
Sent: Tuesday, January 1, 2019 1:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/01/19 1:28 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	William Fortner
Residential or Business Address:	3014 El Camino Ave Las Vegas, NV 89102
Phone:	(702) 239-8478
Email:	jyfortner@yahoo.com
Comments:	I strongly oppose this type of business. It will turn that area dirty, noisy and lots of traffic. I'm a veteran and have seen what properties of this type look like after a couple of years doing business. I do not want this for myself my family nor my neighbors.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, January 7, 2019 8:46 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/07/19 8:45 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75084
Position:	I OPPOSE the project and all related applications.
Name:	David Epstein
Residential or Business Address:	2105 Plaza Del Cerro Las Vegas, NV 89102-4026
Phone:	(702) 505-7055
Email:	dandalv@live.com
Comments:	I generally oppose this application, but am open to a postponement of the decision to allow all the residents of my community (Spanish Oaks) enough time to study the full impact of this application. If this proposal is approved then at least mandate that the developer build a large and high sound proof wall (like you find on freeways) along the entire North wall of the Sahara West Executive Park to alleviate the impact on Spanish Oaks residents. Thanking you.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, January 7, 2019 8:47 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/07/19 8:46 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	David Epstein
Residential or Business Address:	2105 Plaza Del Cerro Las Vegas, NV 89102-4026
Phone:	(702) 505-7055
Email:	dandalv@live.com
Comments:	I generally oppose this application, but am open to a postponement of the decision to allow all the residents of my community (Spanish Oaks) enough time to study the full impact of this application. If this proposal is approved then at least mandate that the developer build a large and high sound proof wall (like you find on freeways) along the entire North wall of the Sahara West Executive Park to alleviate the impact on Spanish Oaks residents. Thanking you.

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Nora Lares

From: noreply@formstack.com
Sent: Tuesday, January 8, 2019 12:20 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/08/19 12:19 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Kathy Boerner
Residential or Business Address:	2209 PLAZA DEL PUERTO LAS VEGAS, NV 89102
Phone:	(702) 239-1028
Email:	tocrazi4u@hotmail.com
Comments:	There are already several gas stations within a short (couple of blocks) distance. Another one is not needed

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Nora Lares

From: noreply@formstack.com
Sent: Tuesday, January 8, 2019 1:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/08/19 1:18 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Beverly Canada
Residential or Business Address:	2216 Plaza del Robles Las Vegas, NV 89102
Phone:	(702) 277-5663
Email:	dianecanada@gmail.com
Comments:	Not the type of business our adjacent neighborhood needs. A gas station/convenience store will create too much activity, too many fumes, and more loiterers that seem to frequent convenience stores. Maybe this gas station can find space further east, closer to Palace Station, in the old Macaroni Grill space.

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Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	melody lancaster
Residential or Business Address:	3046 el camino ave las vegas, NV 89102
Phone:	(702) 869-9311

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Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Wende and Paul Bell
Residential or Business Address:	2117 Plaza del Fuentes Las Vegas, NV 89102
Phone:	(702) 376-3142
Email:	wende@wpbell.com

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Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Yvette Fortner
Residential or Business Address:	3014 el Camino ave Las Vegas, NV 89124
Phone:	(702) 696-8283
Email:	yvette311@yahoo.com
Comments:	Sahara Blvd is littered with gas stations and quick stop mini stores that clutter the surrounding homes with drunks, drug addicts and vagrants. I beg those in control, to reject the building of such business in order to keep this long time community in peace and away from the harm this business will bring if it is allowed to be permitted... I LOVE my home and my quite neighbors... I pray it stay as such. Thank you for your time. Yvette fortner

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Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Nancy Ricker
Residential or Business Address:	3006 El Camino Ave Las vegas, NV 89102
Phone:	(203) 969-4242
Email:	ctnina2@aol.com
Comments:	This proposal is unacceptable as it directly abuts residential homes and nearby town homes. A 24 hour establishment would directly impact the home values and disturb the peace of all nearby residents. It also could increase the crime element in the area.

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Submitted at 12/31/18 3:19 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Dennis McGee
Residential or Business Address:	3076 El Camino Ave Las Vegas, NV 89102
Phone:	(208) 859-2315
Email:	mcgeenboise@gmail.com
Comments:	A 24 hr commercial enterprise will seriously negatively effect our lives in Springhurst. Noise and light pollution 24 hours a day combined with alcohol and gambling is definitely not conducive to families living nearby. More outlets of this sort are definitely not needed on Sahara(which appears to be going through a recovery/upgrade). There are more than enough gas stations and casinos on Sahara now.

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Submitted at 01/07/19 10:36 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	SUP-75084
Position:	I OPPOSE the project and all related applications.
Name:	Shawna Waldman
Residential or Business Address:	2901 Colanthe Ave Las Vegas, NV 89102
Phone:	(702) 460-8979
Email:	823Paseo@gmail.com
Comments:	Placing a convenience store and gas station in this location is contradictory to an area that was once the heart of the city and is attempting to maintain, nay, improve the decline of the area. There is no need for another convenience store/gas station in an area saturated with 3 at the corner of Sahara and Valley View and a 7-11 with gas at the corner of Sahara and Richfield.

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To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 01/05/19 4:38 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Katie Haisan
Residential or Business Address:	2201 Spanish Oaks Las Vegas, NV 89102
Phone:	(702) 942-2500
Email:	khaisan@cmg-hoa.com
Comments:	The board of directors of Spanish Oaks HOA is in opposition of the proposed application for convenience store with fuel pumps. The concerns are -- (1)additional traffic on Spanish Oaks Drive depending on ingress and egress; (2) even if no additional traffic on Spanish Oaks Drive we are concerned about a 24-hour operation or extended hours of operation and the resulting traffic and noise and lights; (3) experiencing commercial odors like oil and gasoline and diesel. We do not believe this business is needed near our residential community at all and in light of other comparable businesses and services already. We have distributed a flyer to our 385 owners and have encouraged them to learn more about the application and voice their opinion, pro or con, at the upcoming meeting, or written submission, or their own online comment. We have communicated with

SIP
Pg 1 of 2

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nearby Springhurst HOA and understand their concerns and opposition are similar. Spanish Oaks as a long-time established and upscale community. Thank you. Katie Haisan, Supervising Community Manager, Community Management Group, 2450 Box Canyon Drive, Las Vegas NV 89146, on behalf of the Spanish Oaks HOA Board of Directors.

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Submitted at 01/07/19 11:38 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Charles Rockwell
Residential or Business Address:	3328 Calle de Corrida Las Vegas, NV 89102
Phone:	(702) 478-0326
Email:	chuck.rockwel@gmail.com
Comments:	To the Planning Commission: This project should never be permitted! Just a few blocks West at the intersection of Sahara and Valley View, there are already 3 similar business that are cesspools of crime. If you have not done so already, please take a minute to view the amount of crime at the intersection of Sahara and Valley View on crimemapping.com for the last 6 months. If that doesn't convince you, a few blocks to the East of this newly proposed location, there is another similar business at Sahara and Teddy Ave. It too is a cesspool of crime, just check crimemapping.com. There is absolutely no need or justification of yet another business of the same type within

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Pg 1 of 2

blocks of 4 just like it. It will simply fuel additional crime in the area.

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Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/03/19 5:22 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ- 74991
Position:	I OPPOSE the project and all related applications.
Name:	Diane Grathwohl
Residential or Business Address:	3062 El Camino Ave Las Vegas, NV 89102
Phone:	(917) 373-7898
Email:	hgrathwohl@yahoo.com
Comments:	I am sure the Commission Staff is professional and well intentioned but I am at a loss as to the statement that the business (without the waivers) would be "compatible and harmonious" with the local land use. Did the Staff not see immediately to the north of the project at the end of Richfield Boulevard a 50 year old , owner occupied, condominium property in a park-like setting, 50 some odd well established trees, an "old Las Vegas" community. Gas pumps, canopy, alcohol sales and gambling, the glare of a 24 hour business----compatible and harmonious???

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Submitted at 01/03/19 5:21 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Henry Grathwohl
Residential or Business Address:	3062 El Camino Ave Las Vegas, NV 89102
Phone:	(917) 373-7898
Email:	hgrathwohl@yahoo.com
Comments:	I wish to object to the proposed convenience store on the basis of the additional pedestrian and vehicular traffic it would generate on Richfield Boulevard and the adjacent residential community. Off site alcohol sales lead to nearby street level alcohol consumption. The "spice" epidemic was fueled by convenience store sales. Our community already has a transient pedestrian problem as well as an illicit activity, parking/vehicular problem on El Camino Drive and the dead end Campbell Drive, immediately to the north. We do not need additional traffic. Will gasoline tank trucks make gasoline deliveries using Richfield Boulevard without making dangerous turns directly in front of our community? Where is the environmental study on emissions and underground storage tanks?

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From: noreply@formstack.com
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Submitted at 01/03/19 6:34 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Timothy Goldsmith
Residential or Business Address:	3001 Plaza De Rosa Las Vegas, NV 89102
Phone:	(404) 788-9116
Comments:	This affects me more than anyone else as my property is directly on the other side of the wall for which the planned site is located. A gas station would cause both air pollution and noise pollution to my property as well as the surrounding properties.

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Submitted at 01/03/19 6:43 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Kenneth Tanyi
Residential or Business Address:	3032 El Camino Ave Las Vegas, NV 89102
Phone:	(704) 300-4078
Email:	kltanyi@hotmail.com
Comments:	I am a homeowner in the Springhurst Townehouse Complex. My views are in line with the views of the Springhurst Townehouse homeonwer's association (HOA). The Springhurst Townehouse HOA will be providing a detailed response as to why we oppose this project

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Submitted at 01/02/19 9:35 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Diana Hollander
Residential or Business Address:	3018 El Camino Ave Las Vegas, NV 89102
Phone:	(702) 241-6751
Email:	diana.hollander@me.com
Comments:	My family and I have lived in Springhurst Townehouse since 1964. I have lived here for 25 years. I strongly object to this development! We already have three convenience store/gas stations in this area between Valley View & Teddy Drive. You have another convenience store/gas station west of Valley View. Unfortunately the area I live in is becoming more and more like living in the hood. With low income housing across the street and homeless people all over this area, another convenience/gas station is something we don't need. It's unfortunate that there is a request to change the zoning regulations and make a major amendment to accommodate something that is not needed! Please don't change the limited commercial zoning standards for the sake of money.

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Submitted at 01/01/19 8:28 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Jeff Waldo
Residential or Business Address:	3026 El Camino Ave Las Vegas, NV 89102
Comments:	I feel that the added traffic leaving the proposed business will travel North on Campbell Ave only to discover its a dead end. This will promote undue awareness to our community and unwanted traffic through the property trying to return to Campbell Ave. Thank you.

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Submitted at 01/07/19 12:31 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Carmen Shortino
Residential or Business Address:	3001 Plaza De Monte Las Vegas , NV 88102
Phone:	(702) 873-5898
Email:	cshor@aol.com
Comments:	This will Negatively affect our hidden community behind this said project. Having a 24 hour element in front of a guard gated community only invites problems. There are 24 hour stores on Valley View and the SE corner of Sahara. Less than a mile apart.

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Submitted at 12/30/18 11:53 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I SUPPORT the project and all related applications.
Name:	Rene Echeverria-Rodas
Residential or Business Address:	3117 Kings Way LAS VEGAS, NV 89102
Phone:	(702) 382-7104
Email:	stacyecheverria@outlook.com

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S1A

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Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I SUPPORT the project and all related applications.
Name:	Sabrina Regas-Didriksen
Residential or Business Address:	2017 Plaza De Cielo Las Vegas, NV 89102-4016
Email:	sabrinacr14@gmail.com

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Submitted at 12/30/18 1:33 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75084
Position:	I SUPPORT the project and all related applications.
Name:	Sabrina Regas-Didriksen
Residential or Business Address:	2017 Plaza De Cielo Las Vegas, NV 89102-4016
Email:	sabrinacr14@gmail.com

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Submitted at 01/08/19 10:27 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Patricia Lehrter
Residential or Business Address:	Spanish Oaks Las vegas, NV 89102
Phone:	(702) 873-3116

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51-52P

SPRINGHURST TOWNEHOUSE HOMEOWNERS ASSOCIATION
3090 El Camino Avenue
Las Vegas NV 89102
springhursttownehouse@gmail.com

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JAN 0 7 2019
Dept of Planning
City of Las Vegas

December 31, 2018

Certified Mail

Planning Commission
City of Las Vegas-Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas NV 89106

Re: SUP-75084,SDR75082
PRJ-74991

Dear Commissioners,

To introduce ourselves, our condominium community has been here since 1964. We are self-managed with 45 townhouse units, 38 of them owner occupied, 40% senior citizen. We are several hundred feet immediately to the north along Richfield Boulevard to the proposed development.

We strongly oppose the development.

We urge the Commission to postpone the Public Hearing on the development so as to allow us to prepare a response:

1. We received the postcard notice on December 29. Between that date and the Hearing are a Holiday and two weekends. We are not given sufficient time to prepare.
2. The information provided on the post card is insufficient to allow us to prepare a response.
3. We note that as of December 30, 2018 the Agenda and link for accessible documents for the January 8 meeting has not been published. We have neither the time nor information to prepare a reply
4. By this letter we formally request under provisions of NRS239.0107 et al, a copy of the full Staff Report as well as copies of all Planning Department and Commission documents, correspondence, emails relating to the presence of gambling devices in the development, hazardous material presence in the location, environmental studies pertaining to hazardous material and vehicle discharge, traffic studies especially those concerning possible access and egress on Richfield Boulevard.

Submitted after Final Agenda

S1P
S2P
Pg 1 of 2

We request the postponement allow us sufficient time to receive the material and review it.

Obviously we require more information and time but our initial objections presently include:

Incompatibility with neighboring businesses, none of which are 24 hour operations.

The current presence less than a half a mile to the west of three similar businesses; another to the east.

Presence of hazardous material and added vehicular discharge to contiguous and nearby residences

An additional gambling site (there is a Dotty's directly across Sahara).

The additional pedestrian and vehicle presence due to type and 24 hour operation.

The possible presence of a large inappropriate sign and 24 hour business lighting.

Please advise as to the postponement and the status of our document request.

Your contact should be: Springhurst Chair, Mark Suman, at springhursttownehouse@gmail.com

Springhurst Townehouse Homeowners Association Board

cc: Councilwoman Lois Tarkanian
Spanish Oaks Homeowners Association

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KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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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

April 3, 2019

VIA FACSIMILE:
702-382-4803

LuAnn D. Holmes
City of Las Vegas City Clerk
495 S. Main Street
Las Vegas, NV 89101

Re: Request for Withdrawal Without Prejudice
ON 3010 Sahara, LLC (3010 West Sahara Ave.)
SDR-~~75052~~ 75082; SUP-75084 (Items #19 and #20)

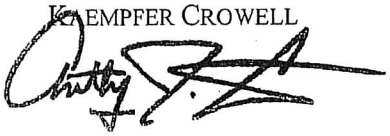
Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request this application be withdrawn without prejudice at the presently scheduled Las Vegas Planning Commission hearing of **April 9, 2019.**

Thank you for your kind consideration and please contact our office if you have any questions.

Very truly yours,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/mao

cc: Peter Lowenstein

Submitted after final agenda
Items 19-20

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
20

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

SUBJECT:
ABEYANCE - SDR-75082 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75084 - PUBLIC HEARING - APPLICANT/OWNER: ON 3010 SAHARA, LLC - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-56141) FOR A PROPOSED 3,000 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED [CONVENIENCE STORE] WITH FUEL PUMPS AND CANOPY WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 0.91 acres at 3010 West Sahara Avenue (APN 162-05-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74991]. Staff recommends DENIAL.

May go to City Council on: 05/15/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	19	Planning Commission Mtg.	4
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. Documentation Not Vetted - Protest/Support Comment Forms
4. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development & Plan Review + Use Permits

Project Address (Location) 3010 West Sahara Avenue

Project Name Sahara Richfield Retail Pad **Proposed Use** Convenience Store

Assessor's Parcel #(s) 162-05-403-005 **Ward #** Tarkanian

General Plan: Existing C Proposed N/A **Zoning:** Existing C-1 Proposed N/A

Additional Information

PROPERTY OWNER ON 3010 Sahara, LLC
Address 8650 West Sunset Blvd., #460, West Hollywood State CA Zip 90069
E-mail N/A Phone N/A

APPLICANT ON 3010 Sahara, LLC
Address 8650 West Sunset Blvd., #460, West Hollywood State CA Zip 90069
E-mail N/A Phone N/A

REPRESENTATIVE Tony Celeste - Kaempfer Crowell
Address 1980 Festival Plaza Drive., Ste. 650 State Las Vegas Zip 89135
E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

City Official N/A **Partner(s)** N/A

Partner(s)

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

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

Print Name SEAN DALESANDRO

Subscribed and sworn before me
This 13 day of NOV. , 20 18

See Attached

Notary Public in and for said County and State

2238451v1

PRJ-74991
11/14/18

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Los Angeles

Subscribed and sworn to (or affirmed) before me on this 13th (Date) day of Nov. (Month), 2018 (Year)

by Sean Dalessandro

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

LEONARD SIQUEIROS
Commission # 2126673
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2019

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Application/Petition form & Statement of financial Interest.

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

PRJ-74991
11/14/18

Nora Lares

From: noreply@formstack.com
Sent: Sunday, December 30, 2018 5:43 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 12/30/18 5:42 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Charles Evans
Residential or Business Address:	3028 Calle de Laredo Las Vegas, NV 89102
Phone:	(702) 221-8592
Email:	chuck4now@aol.com
Comments:	We don't need this in the residential and business area.

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

Submitted after Final Agenda

527

Nora Lares

From: noreply@formstack.com
Sent: Sunday, December 30, 2018 6:16 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 12/30/18 6:16 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Debbie McGee
Residential or Business Address:	3076 El Camino Avenue Las Vegad, NV 89102
Phone:	(208) 869-8800
Comments:	This is already a congested corner. There are many residences tucked back on El Camino. There is a gas station/store at Valley View and Sahara which is very close. We don't need another business like that so close.

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52P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, December 30, 2018 10:59 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 12/30/18 10:59 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Tammie Roitma
Residential or Business Address:	2016 Plaza De Cielo Las Vegas , NV 89102
Phone:	(702) 419-5074
Email:	TRoitmanEdS@gmail.com
Comments:	We have four convenient stores with in three blocks of us. Three at Sahara and Valley View and one by palace station. This will increase the traffic in our neighborhood as well as increase the potentional of criminal activity while there are two residential communities that will be in back of this store. I live in a gated community and it is hard enough keeping it completely secure. I also own two townhouses in springhurst which are located what would be consider behind this project. This is unnecessary traffic, and make my house less secure as well as the immediate houses located in back of this location. I oppose this.

327

Nora Lares

From: noreply@formstack.com
Sent: Monday, December 31, 2018 1:54 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 12/31/18 1:54 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74991
Position:	I OPPOSE the project and all related applications.
Name:	Norton Roitman, MD
Residential or Business Address:	2340 Paseo del Prado D307 Las Vegas, NV 89102
Phone:	(702) 222-1812
Email:	NRoitmanMD@gmail.com
Comments:	Please preserve this prescious residential area and protect it from Urban blight. It's a little island of traditional mid-city living. A gas station will change all that. We can't bear the traffic or the bright lights. The turns off of Sahara will increase. It's so busy now that you approved the state of Nevada offices. No more please. Please don't do this to our homes. Dr. Roitman

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52P

Nora Lares

From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 12/30/18 1:33 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75082
Position:	I SUPPORT the project and all related applications.
Name:	Sabrina Regas-Didriksen
Residential or Business Address:	2017 Plaza De Cielo Las Vegas, NV 89102-4016
Email:	sabrinacr14@gmail.com

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Submitted after Final Agenda

52A

SDR 75082
On 3010 Sahara, LLC

3010 W Sahara Avenue

Proposed 3 thousand square foot convenience store with gas sales.

Proposed Use

Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3	845.60	2,537
AM Peak Hour			40.92	123
PM Peak Hour			50.92	153

Previous Use

Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	4.283	496.12	2,125
AM Peak Hour			45.42	195
PM Peak Hour			32.65	140

Net Change

Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	7.283	37.75	412
AM Peak Hour			0.94	-72
PM Peak Hour			3.81	13

Existing traffic on nearby streets:

Sahara Avenue	
Average Daily Traffic (ADT)	51,799
PM Peak Hour (heaviest 60 minutes)	4,144

Richfield Boulevard	
Average Daily Traffic (ADT)	4,306
PM Peak Hour (heaviest 60 minutes)	344

Valley View Boulevard	
Average Daily Traffic (ADT)	29,063
PM Peak Hour (heaviest 60 minutes)	2,325

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Sahara Avenue	53,445
Richfield Boulevard	15,600
Valley View Boulevard	42,350

This project will remove approximately 412 trips per day on Sahara Ave., Richfield Blvd., and Valley View Blvd. Currently, Charleston is at about 97 percent of capacity, Richfield is at about 28 percent of capacity and Valley View is at about 69 percent of capacity. With this project, Sahara is expected to be at about 89 percent of capacity, Richfield is expected to be at about 30 percent of capacity and Valley View to be at about 70 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 13 additional cars, or about one every five minutes.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
21

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

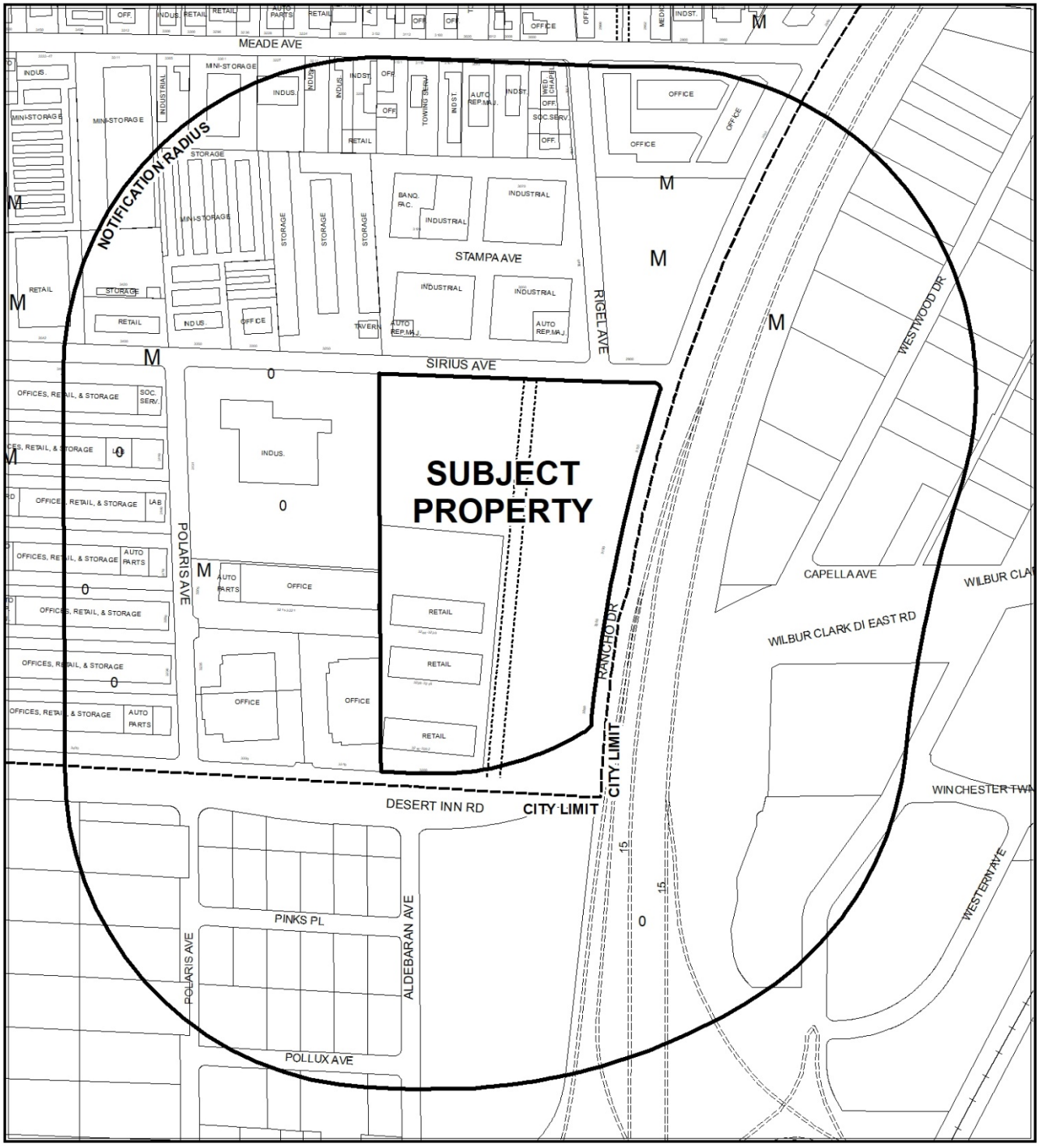
SUBJECT:
ABEYANCE - VAR-75636 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Variance TO ALLOW PROPOSED WALL SIGNS TO COVER 31 PERCENT OF THE EAST ELEVATION AND 24 PERCENT OF THE NORTH ELEVATION OF THE BUILDING WHERE 20 PERCENT IS THE MAXIMUM ALLOWED on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Tarkanian) [PRJ-75581]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75636 and MSP-75637 [PRJ-75581]
2. Conditions and Staff Report - VAR-75636 and MSP-75637 [PRJ-75581]
3. Supporting Documentation - VAR-75636 and MSP-75637 [PRJ-75581]
4. Photo(s) - VAR-75636 and MSP-75637 [PRJ-75581]
5. Justification Letter - VAR-75636 and MSP-75637 [PRJ-75581]



CASE: **VAR-75636 AND MSP-75637 (PRJ-75581)**

0 360 720 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL) ZONES

N



0 360 720 Feet

CASE: **VAR-75636 AND MSP-75637 (PRJ-75581)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL) ZONES

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75636	Staff recommends APPROVAL, subject to conditions:	
MSP-75637	Staff recommends APPROVAL, subject to conditions:	VAR-75636

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 88 - VAR-75636 and MSP-75637

PROTESTS 0 - VAR-75636 and MSP-75637

APPROVALS 0 - VAR-75636 and MSP-75637

CS

** CONDITIONS **

VAR-75636 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-75637) shall be required, if approved.

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

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

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

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

MSP-75637 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75636) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, the Sign Analysis Table and sign elevations date stamped 03/13/19.

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

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

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

Public Works

7. The proposed sign shall not be constructed within a Clark County Water Reclamation District (CCWRD) Sewer Easement. If sign foundations are constructed with 5 feet of any existing CCWRD Sewer Easement, it shall be backfilled with Controlled Low Strength Material (CLSM).

8. The proposed signs shall not be located within the public right-of–way, interfere with pedestrian access paths or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Master Sign Plan for a previously approved Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive.

ISSUES

- A Variance has been requested to allow proposed wall signs to cover 29 percent of the east elevation and 24 percent of the north elevation of the building where 20 percent is the maximum allowed. Staff recommends approval of the request.
- This Master Sign Plan is required through a Condition of Approval associated with approved Site Development Plan Review (SDR-70652). Staff recommends approval of the request.
- Code Enforcement Case #196427 was opened for adjacent parcel (APN: 162-08-418-003) for unpermitted signage on an existing building related to the proposed future Commercial Recreation/Amusement (Indoor and Outdoor) development on the subject site. The case remains open.

ANALYSIS

The City Council approved Site Development Plan Review (SDR-70652) to allow a proposed 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development on August 16, 2017. This entitlement was approved subject to conditions. Condition #10 states, “A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.” The applicant has submitted a proposed Master Sign Plan that includes one freestanding sign, one incidental sign, two monument signs and several other wall signs.

The proposed freestanding sign, identified as “Sign A” on the submitted sign summary table, will be located off Rancho Drive. It has a maximum height of eighty feet and is 1,120 square feet. Per the submitted justification letter, the sign will have an electronic display, with color changing up-lighting on the decorative pole covers. In addition, Title 19 requires the erection of a consolidated sign have a minimum of three tenants or individual uses on the same site. The submitted floor plan depicts three individual tenant spaces called out. The Clark County Water Reclamation District submitted the following

comment, "(CCWRD) is okay with the placement of the sign as long as it is not in the sewer easement (including excavation for the footings). If they are within 5ft of the sewer easement when excavating for the footings, we request they backfill with (CLSM) Controlled Low Strength Material." The Public Works Departments has added a condition of approval regarding this issue.

The proposed incidental sign, identified as "Sign C" on the submitted sign summary table, will be located off Sirius Avenue. It is nine square feet and has a maximum height of seven feet. Two proposed monument signs, identified as "Sign B" on the submitted sign summary table will be located off Rancho Drive and Sirius Avenue. Both signs will be externally illuminated, 42 square feet and have a maximum height of four feet. The primary purpose of these signs is for directional purposes. They all comply with Title 19 requirements.

A proposed wall sign, identified as "Sign D" on the submitted sign summary table will be located on the south side of the building. This is the main entrance sign, which is 1,330 square feet and has a maximum height of 38 feet. Per the submitted justification letter, the sign will have one set of animated, internally illuminated RGB addressable LED pixel illuminated numbers to read "15" with the peak logo mounted over the south entry. The sign complies with all Title 19 requirements.

Proposed wall signs, identified as "Signs E1 and E2" on the submitted sign summary table will be located on the east and north elevations of the building. The signs will read "Area 15." Proposed wall signs, identified as "Signs F1, F2, F3 and F4" on the submitted sign summary table will be located on the east building elevation and will be utilized for tenant space. Per the submitted justification letter, the signs will be animated externally and/or internally illuminated RGB addressable LED pixel and or wall washers. The background of the sign areas will also be changeable. A Variance (VAR-75636) has been requested to allow these proposed wall signs to cover 24 and 29 percent of the east and north elevations respectively, where 20 percent is the maximum allowed. Staff recommends approval of the request.

The applicant has also submitted examples of additional signage that will be located on the building elevations. These do not have a commercial message and are considered to be "works of art." Per Title 19, "Works of art or decorative architectural graphics that do not include a commercial message and are not symbolic of any commercial business and are not symbolic of commercial activities taking place on the premises on which the graphic is located," are exempt from regulation under this code.

Staff recommends approval of the Variance and Master Sign Plan as all proposed signs are consistent with the proposed Commercial Recreation/Amusement (Indoor and Outdoor) development of this scope. The signs are located in satisfactory locations that do not adversely impact commercial or residential properties in the immediate vicinity.

FINDINGS (VAR-75636)

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

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

Additionally, Title 19.16.140(L) states:

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

Sufficient evidence has been provided to approve the requested wall coverage Variance as the proposed signs are appropriate in scale to the building for the future Commercial Recreation/Amusement (Indoor and Outdoor) development. The signs are located in satisfactory locations that do not adversely impact commercial or residential properties in the immediate vicinity. It is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances. Therefore, staff recommends approval, subject to conditions.

FINDINGS (MSP-75637)

With the exception of the requested Variance to allow a minimal increase in building elevation coverage for the proposed wall signage, the proposed Master Sign Plan adheres to all other Title 19 requirements. All proposed signs are consistent with the future Commercial Recreation/Amusement (Indoor and Outdoor) development at the subject site. The signs are located in satisfactory locations that do not adversely impact commercial or residential properties in the immediate vicinity. Therefore, staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
07/16/04	A Final Map (FMP-4056) for a one-lot commercial subdivision (Fletcher Jones Imports Property) on 21.04 acres at 3100 and 3200 South Rancho Drive was recorded.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to add the subject property to the Las Vegas Redevelopment Area as part of a larger request and designate the area as C (Commercial). The Planning Commission and staff recommended approval.
08/16/17	The City Council approved a request for a Rezoning (ZON-70650) from C-1 (Limited Commercial) to C-2 (General Commercial) on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-70652) for a proposed 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) Development with Waivers to allow a building to not be oriented to the corner and street frontages where such is required, a non-coherent building design with no changes in wall plane or color, and large windowless areas on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.
08/14/18	Major Amendment (SDR-73309) of an approved Site Development Plan Review (SDR-70652) for a proposed 59,478 square-foot addition to an approved 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended approval of the request.
	The Planning Commission approved a Special Use Permit (SUP-73921) for an Alternative Parking Standard to allow 921 parking spaces where 1,031 parking spaces are required at the southwest corner of Sirius Avenue and Rancho Drive.
02/07/19	The Planning Department – Code Enforcement Division opened Code Enforcement Case #196427 for unpermitted signage on an existing building related to the proposed future recreation/amusement development on the subject site on adjacent APN: 162-08-418-003. The case remains open.
03/12/19	The Planning Commission voted (5-0) to hold in abeyance VAR-75636 and MSP-75637 [PRJ-75581] to the April 9, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
11/21/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/03/94	A building permit (#94355263) was issued for a freestanding sign at 3100 South Rancho Drive. A final inspection was completed 07/06/95.
11/30/95	A building permit (#95883297) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
	A building permit (#95883298) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
01/12/96	A building permit (#96390565) was issued for an addition to an existing auto showroom at 3100 South Rancho Drive. A final inspection was completed 11/21/96.
01/23/07	A building permit (#80227) was processed for a chain link fence with barbed wire on top at 3200 South Rancho Drive. A permit was never issued and the application expired on 08/06/07.
04/12/18	A building permit (#C18-01463) was issued for grading, clear and grub and stockpiling on property located at 3215 South Rancho Drive. A final inspection has not been approved.
04/17/18	A building permit (#L18-00678) was issued for a 4'x5' bellhole at 3200 South Rancho Drive. The permit has not been finaled.
	A building permit (#L18-00679) was issued for a 4'x5' bellhole at 3200 South Rancho Drive. The permit has not been finaled.
05/31/18	A building permit (#L18-00086) was issued for Civil Improvements for a proposed Commercial Recreation/Amusement (Indoor and Outdoor) development at 3200 South Rancho Drive. The permit has not been finaled.
07/02/18	Building plan revisions (#PRC18-00018-R001) were submitted for a 2nd floor addition to a commercial shell building at 3215 South Rancho Drive.
07/16/18	A building permit (#C18-00607) was issued for a proposed standard commercial shell building at 3215 South Rancho Drive. A final inspection has not been approved.

Pre-Application Meeting	
01/08/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Master Sign Plan.

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

Field Check	
01/23/19	Staff conducted a routine field check and found unpermitted signage on an adjacent lot relating to the proposed development on the subject site. Staff has forwarded the issue to the Code Enforcement Division.

Details of Application Request	
Site Area	
Net Acres	14.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Recreation/Amusement (Indoor and Outdoor)	C (Commercial)	C-2 (General Commercial)
North	Commercial Recreation/Amusement (Outdoor)	C (Commercial)	M (Industrial)
	Warehouse	LI/R (Light Industry/Research)	
	Auto Repair Garage, Major		
South	Office, Other Than Listed	CT (Commercial Tourist) – Clark County	M-1 (Light Manufacturing) – Clark County
East	Interstate 15	Right-of Way	Right-of-Way
West	General Retail Store	C (Commercial)	M (Industrial)
	Warehouse	LI/R (Light Industry/Research)	

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet/175 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.120 Development Standards

Consolidated Sign – "A"			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Parcels of 5 acres or more in area, or parcels covered by a Master Sign Plan, that front on a street eighty or more feet in width, and qualify to have more than one freestanding sign along the same such street frontage, may consolidate the permitted sign area for all freestanding signs on the same street frontage into one consolidated sign, or as approved through a Master Sign Plan. If the development or commercial subdivision elects to consolidate the permitted freestanding signs, parcels containing individual freestanding buildings within the development or commercial subdivision shall be limited to one monument sign per street frontage in addition to the consolidated sign	1 proposed Monument Sign & 1 Proposed Consolidated Sign on Rancho Drive Frontage	Y

Consolidated Sign – "A"			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Area	2 square feet per lineal foot of street frontage, counting frontage on all abutting streets, up to 1000 square feet, or 1500 square feet if part of an approved Master Sign Plan (Sirius – 871'/Rancho – 1084'/Desert Inn – 350')	1,120 SF (Proposed Consolidated Sign) 42 SF (Proposed Monument sign "B1" on Rancho Drive) Total SF: 1,162	Y
Maximum Height	1. 50 feet 2. 80 feet, if approved as part of a Master Sign Plan	80 Feet	Y
Minimum Setback	5 feet from all property lines, measured from the leading edge of the sign	5 Feet	Y
Additional Standards	1. The erection of a consolidated sign requires a minimum of three tenants or individual uses on the same site. 2. See also Residential Protection Standards in LVMC 19.08.120 (C)	Submitted floor plan depicts three individual tenant spaces	Y
Illumination	Internal and external illumination, animated and electronic message units are permitted	Animated Electronic Message Unit	Y
Certificate Required	Yes		

Pursuant to Title 19.08 Development Standards

Monument Sign – "B1" – Sirius Avenue			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion therof 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof (1,084 Feet of Street Frontage – 5 Signs Allowed)	1 proposed Monument Sign & 1 Proposed Freestanding Sign on Rancho Drive Frontage	Y
Maximum Area	75 SF	42 SF	Y
Maximum Height	10Feet	4.25 Feet	Y
Minimum Setback	5 feet from all property lines	5 Feet	Y
Additional Standards	Minimum 100-foot separation between all freestanding and monument signs on the same lot or in the same development	100+ Feet from Freestanding Sign – "A" on Rancho Drive	Y
Illumination	Internal and external illumination. In addition, signs over 200 feet from property which is designated in the General Plan for future residential development may be animated or contain an electronic message unit	External Illumination	Y
Certificate Required	Yes		

Pursuant to Title 19.08 Development Standards

Monument Sign – "B2" – Middle of Rancho Drive			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion therof 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof (1,084 Feet of Street Frontage – 5 Signs Allowed)	1 proposed Monument Sign & 1 Proposed Freestanding Sign on Rancho Drive Frontage	Y
Maximum Area	75 SF	42 SF	Y
Maximum Height	10Feet	4.25 Feet	Y
Minimum Setback	5 feet from all property lines	5 Feet	Y
Additional Standards	Minimum 100-foot separation between all freestanding and monument signs on the same lot or in the same development	100+ Feet (496' from Freestanding Sign – "A" on Rancho Drive)	Y
Illumination	Internal and external illumination. In addition, signs over 200 feet from property which is designated in the General Plan for future residential development may be animated or contain an electronic message unit	External Illumination	Y
Certificate Required	Yes		

Pursuant to Title 19.08 Development Standards

Incidental Sign (Directional) – "C" – Sirius Northwest Corner			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	2 per driveway or vehicular access	1 proposed Incidental Sign per driveway	Y
Maximum Area	12 SF - (If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted sign area)	9 SF Proposed Incidental Sign – Directional – including a 3 SF Logo	Y
Maximum Height	7 feet	7 Feet	Y
Minimum Setback	5 feet from all property lines	5 Feet	Y
Illumination	Internal only	Internal Illumination	Y
Certificate Required	No		

Pursuant to Title 19.08, the following standards apply:

Wall Sign – D – South Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (2455.4 SF – 12,277 SF Total)	11% of building elevation (1,330 SF)	Y
Maximum Height	12 inches above top of wall or parapet	1 foot below	Y
Maximum Projection	4 feet from structure	Below the parapet on building	Y
Illumination	Internal & External	Internal	Y
Certificate Required	Yes		

Pursuant to Title 19.08, the following standards apply:

Wall Sign – E1 – East Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (16,647 SF Total)	29% of building elevation [(2,775 SF – D1) & (2116 SF – E1-4) = 4,891 SF Total)	N*
Maximum Height	12 inches above top of wall or parapet	Below the parapet on building	Y
Maximum Projection	4 feet from structure	1 foot from structure	Y
Illumination	Internal & External	Animated externally/Illuminated internally	Y
Certificate Required	Yes		

*The applicant has requested VAR-75636 to allow a 29% elevation coverage where 20% is allowed. Staff supports the request.

Pursuant to Title 19.08, the following standards apply:

Wall Sign – E2 – North Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (11,700 SF Total)	24% of building elevation [(2,775 SF – E2)	N*
Maximum Height	12 inches above top of wall or parapet	Below the parapet on building	Y
Maximum Projection	4 feet from structure	1 foot from structure	Y
Illumination	Internal & External	Painted w/ Laser Projected Graphics	Y
Certificate Required	Yes		

*The applicant has requested VAR-75636 to allow a 24% elevation coverage where 20% is allowed. Staff supports the request.

Pursuant to Title 19.08, the following standards apply:

Wall Sign – F1 thru F4 – East Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (16,647 SF Total)	29% of building elevation [(2,775 SF – D1) & (2116 SF – E1-4) = 4,891 SF Total)	N*
Maximum Height	12 inches above top of wall or parapet	Below the parapet on building	Y
Maximum Projection	4 feet from structure	1 foot from structure	Y
Illumination	Internal & External	Painted w/ Laser Projected Graphics	Y
Certificate Required	Yes		

*The applicant has requested VAR-75636 to allow a 29% elevation coverage where 20% is allowed. Staff supports the request.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-002 **Ward #** 1-Tarkanian

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

Additional Information

Property Owner Integral Partners Park Place Centre- Las Vegas, LLC **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail jjl@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

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

Print Name Kenneth Fisher

Subscribed and sworn before me
This 17th day of January, 20 19

_____
Notary Public in and for said County and State

State of New York
County of New York
ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 30, 2021

PRJ-75531
01/22/19

INTEGRAL PARTNERS PARK PLACE CENTER – LAS VEGAS, LLC

OFFICER'S CERTIFICATE

May 17, 2017

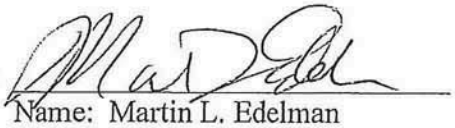
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Integral Partners Park Place Centre – Las Vegas, LLC, a Delaware limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 
Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-003 **Ward #** 1- Tarkanian

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

Additional Information

Property Owner Paradise Las Vegas, LLC **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail jjl@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Kenneth Fisher

Subscribed and sworn before me

This 17th day of January, 20 19

_____

Notary Public in and for said County and State

State of New York
County of New York

ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 13, 2021

PRJ-75581
01/22/19

PARADISE LAS VEGAS LLC

OFFICER'S CERTIFICATE

January 17, 2019

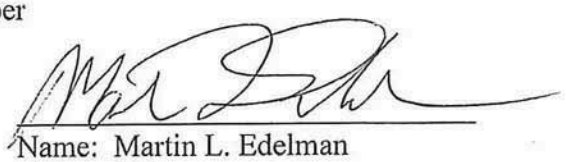
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Paradise Las Vegas LLC, a Nevada limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of the Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW LAS VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 

Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19



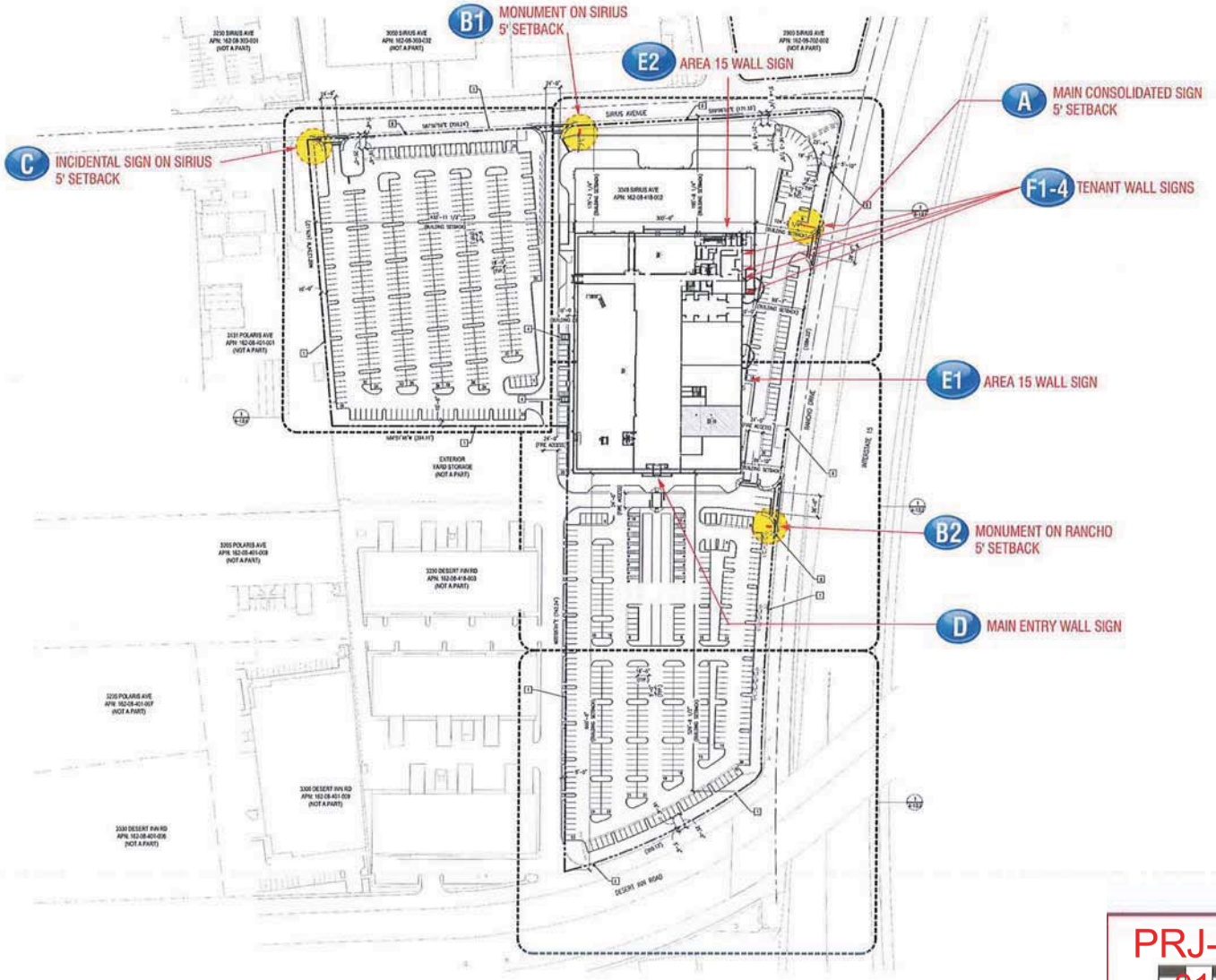
I-15 & DESERT INN

PRJ-75581
01/22/19

R12 01/15/19 DN - REVISED PACKAGE

PROPOSED EXTERIOR SIGN PACKAGE

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV 702.736.7446 FAX 702.644.0678
PAHRUMP, NV 775.727.3800 FAX 775.727.3830
SALES@HIGHIMPACTSIGN.COM



OVERALL AREA 15 SITE PLAN
SCALE: 1"=180'

PRJ-75581
01/22/19

0 45' 90' 180'
NORTH

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN | R8 07/24/18 DN | R15 10/26/18 DN
R2 05/23/18 DN | R9 09/14/18 DN | R16 10/26/18 DN
R3 06/06/18 DN | R10 09/14/18 DN | R17 11/29/18 DN
R4 06/27/18 DN | R11 10/18/18 DN | R18 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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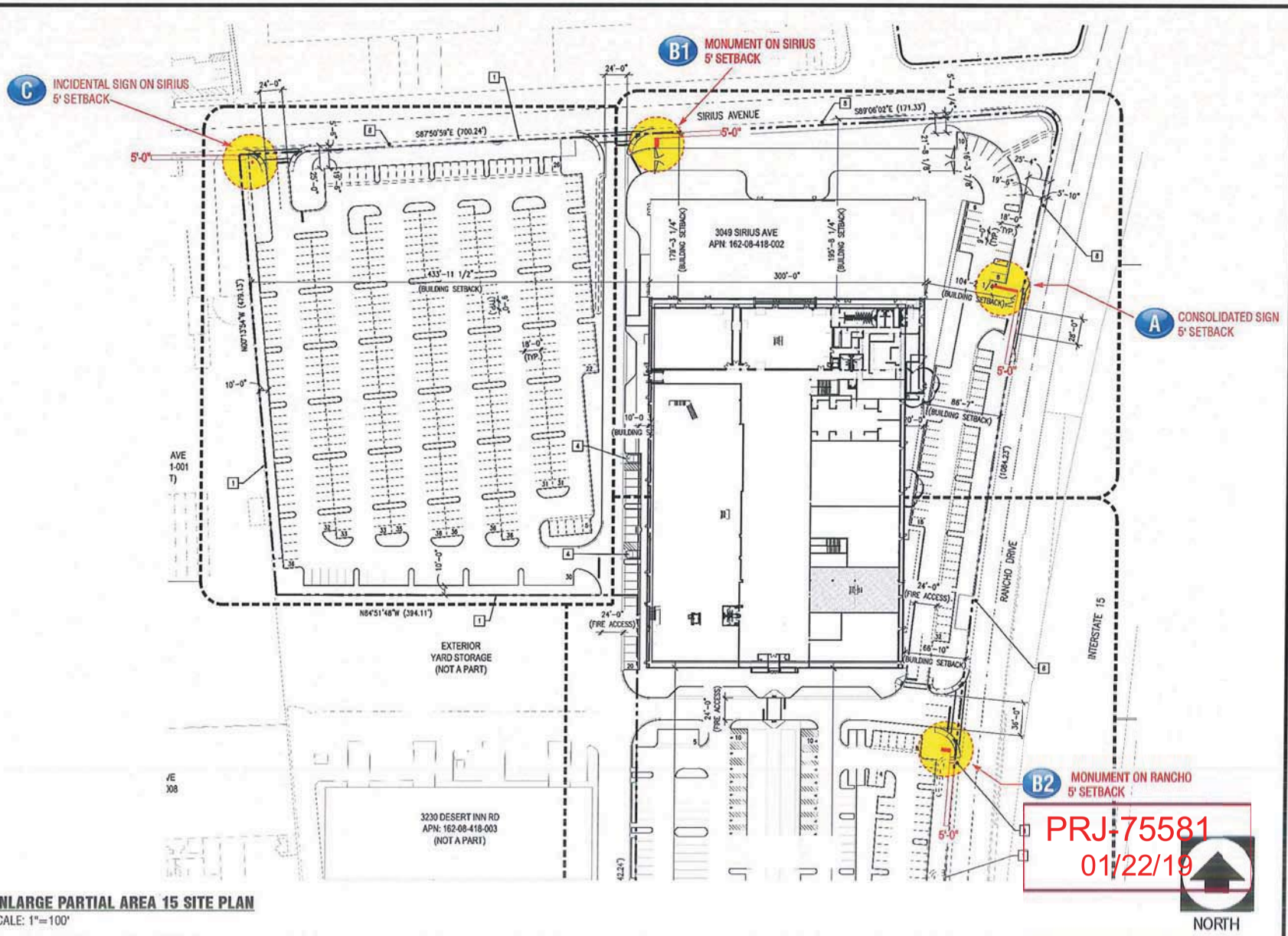
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE.

SITE



PRJ-75581
01/22/19

ENLARGE PARTIAL AREA 15 SITE PLAN

SCALE: 1"=100'

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
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05/23/18 DN | 09/14/18 DN | 10/26/18 DN
06/06/18 DN | 09/14/18 DN | 11/29/18 DN
06/27/19 DN | 10/18/18 DN | 01/15/19 DN

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SITE 1



I-15 & DESERT INN

PRJ-75581
03/13/19

R13 01/18/19 DN - REVISED PACKAGE

PROPOSED EXTERIOR SIGN PACKAGE

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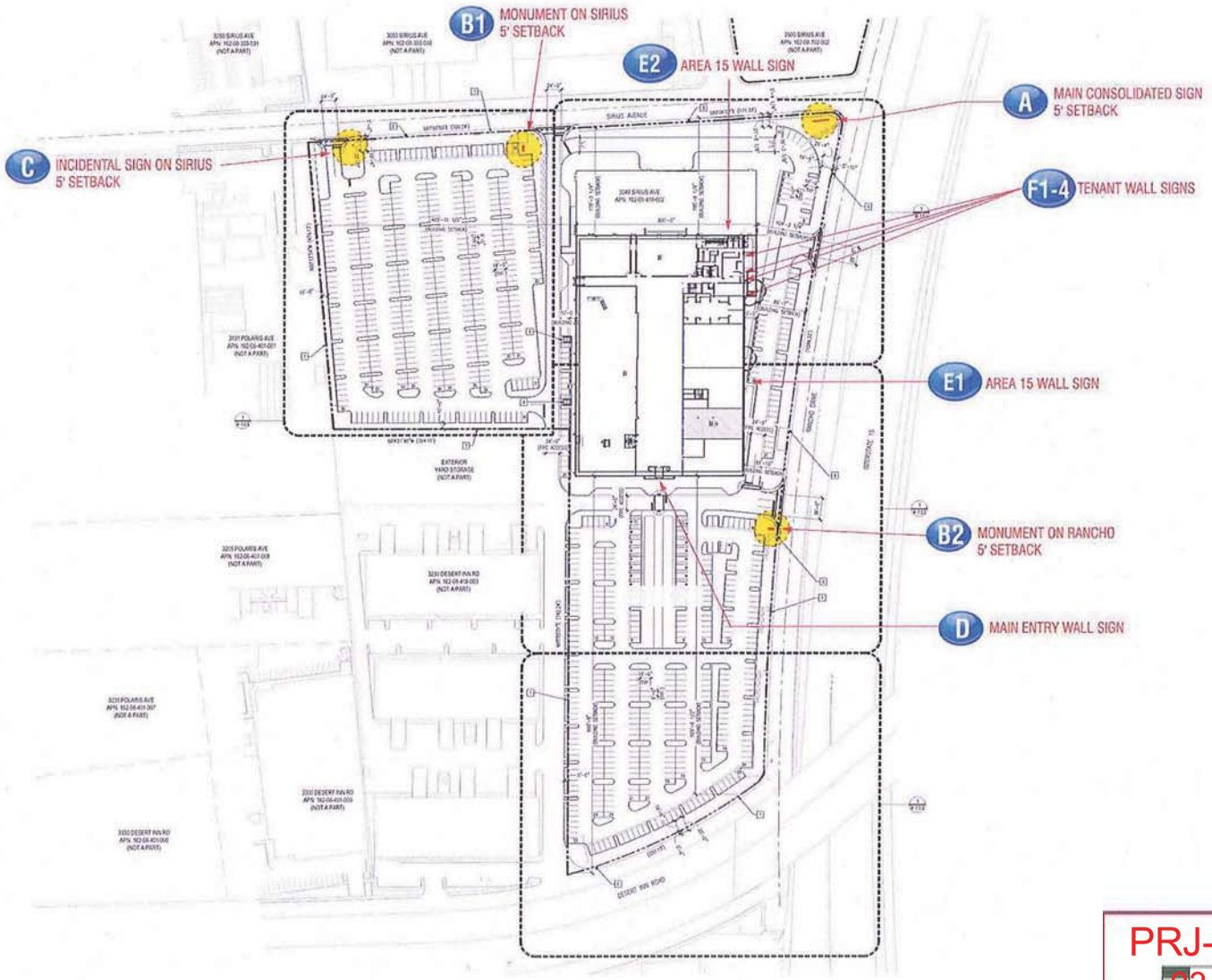

PRJ-75581
03/13/19

0 45' 90' 180'

NORTH

OVERALL AREA 15 SITE PLAN
SCALE: 1"=180'

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN R2 07/24/18 DN R3 10/26/18 DN
R4 05/23/18 DN R5 09/14/18 DN R6 10/26/18 DN
R7 06/06/18 DN R8 09/14/18 DN R9 11/29/18 DN
R10 06/27/18 DN R11 10/18/18 DN R12 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
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SALES@HIGHIMPACTSIGN.COM
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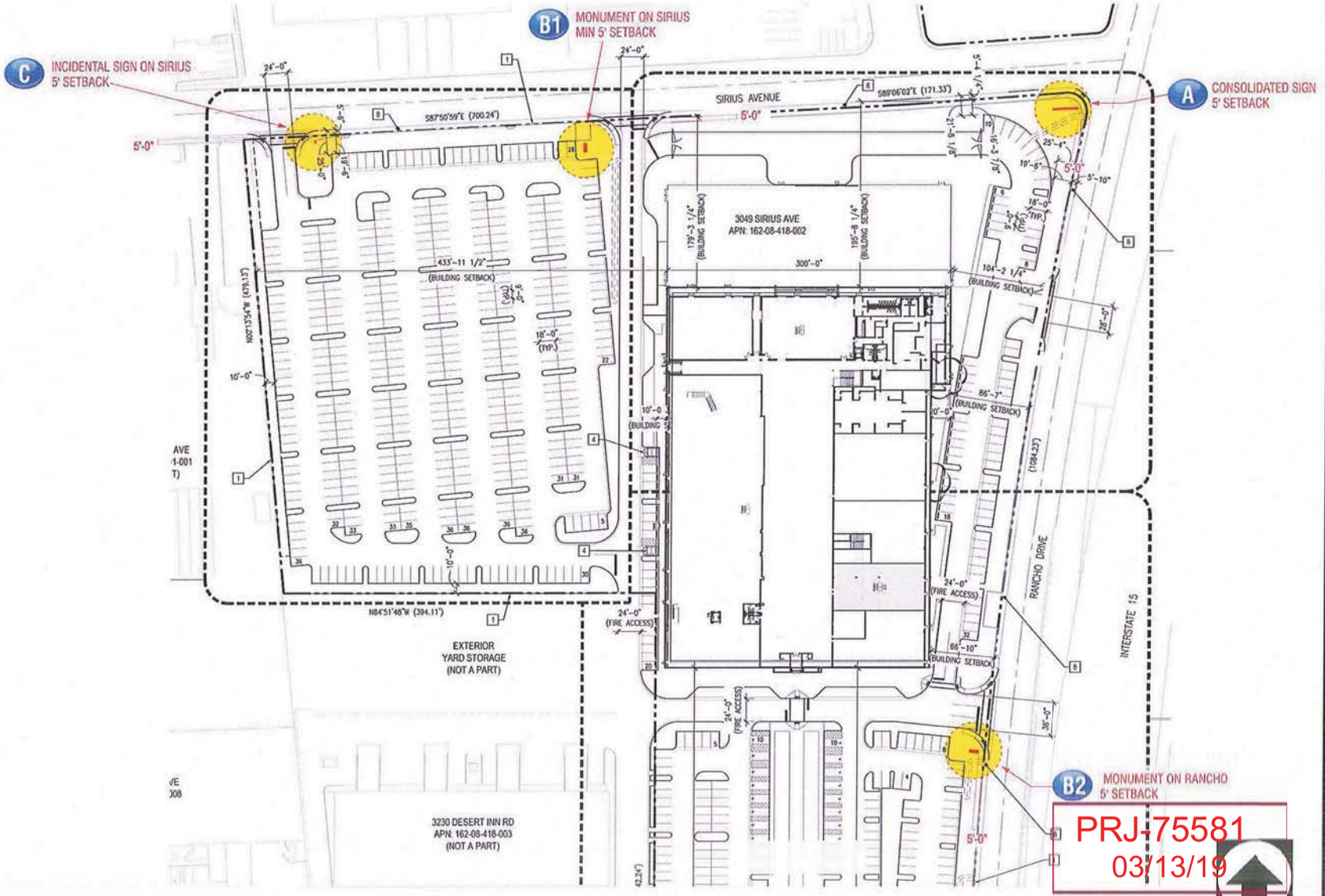
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

SITE



ENLARGE PARTIAL AREA 15 SITE PLAN
SCALE: 1"=100'

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:

R1	01/08/18 DN	R5	07/24/18 DN	R9	10/26/18 DN
R2	05/23/18 DN	R6	09/14/18 DN	R10	10/26/18 DN
R3	06/06/18 DN	R7	09/14/18 DN	R11	11/29/18 DN
R4	06/27/18 DN	R8	10/18/18 DN	R12	01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
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CVL# C11-12945-C-153860

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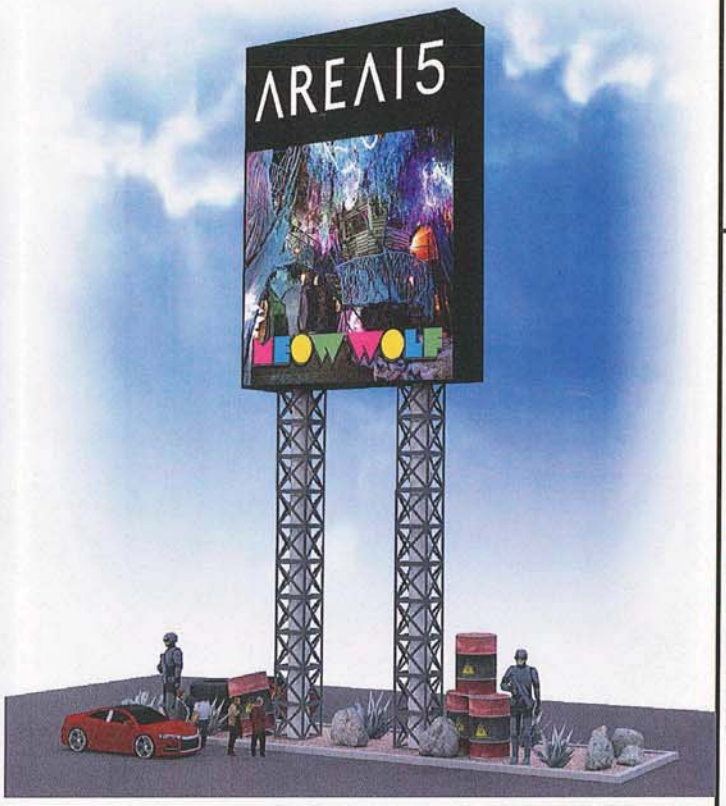
SITE 1



END VIEW

A **PROPOSED: "AREA 15" D/F ILLUMINATED CONSOLIDATED SIGN**
SCALE: 1/8"=1'-0"
QTY: ONE (1)



PROPOSED RENDERING 80' CONSOLIDATED SIGN DISPLAY

PRJ-75581
03/13/19

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15_PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:
APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN
R2 05/23/18 DN
R3 06/06/18 DN
R4 06/27/18 DN
R5 07/24/18 DN
R6 09/14/18 DN
R7 09/14/18 DN
R8 10/18/18 DN
R9 10/26/18 DN
R10 10/26/18 DN
R11 11/29/18 DN
R12 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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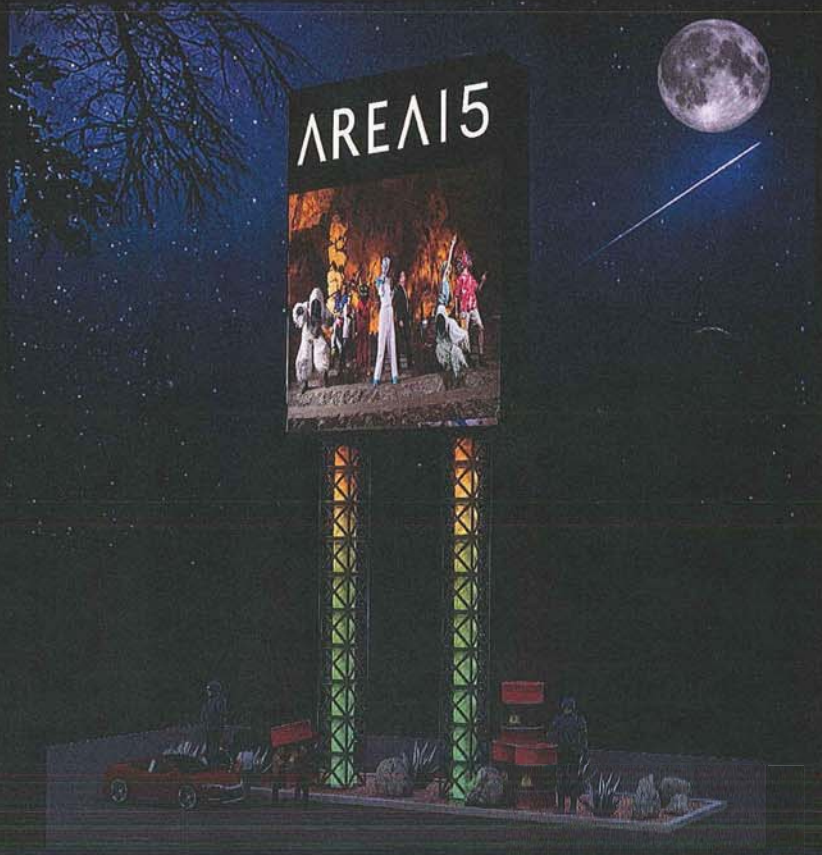
STATIC



LIVE VIDEO

PRJ-75581
03/13/19

PROPOSED RENDERING NIGHT VIEW 80' CONSOLIDATED SIGN DISPLAY

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:

R1	01/08/18 DN	R6	07/24/18 DN	R11	10/26/18 DN
R2	05/23/18 DN	R7	09/14/18 DN	R12	10/26/18 DN
R3	06/06/18 DN	R8	09/14/18 DN	R13	11/29/18 DN
R4	06/27/18 DN	R9	10/18/18 DN	R14	01/15/19 DN
R5		R10			

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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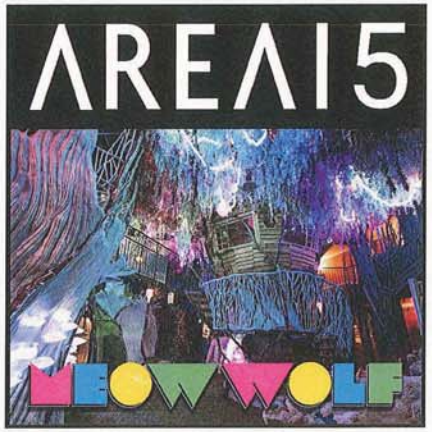
EXTERIOR PYLONS LED EXAMPLES



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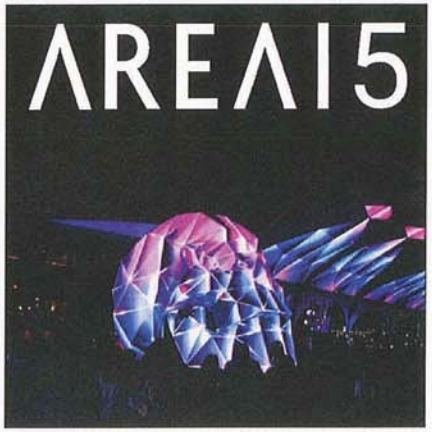
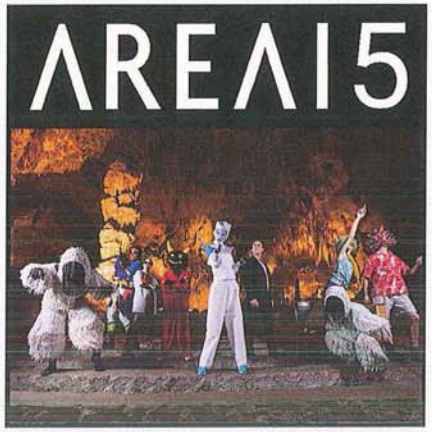


STATIC



LIVE VIDEO



LIVE VIDEO



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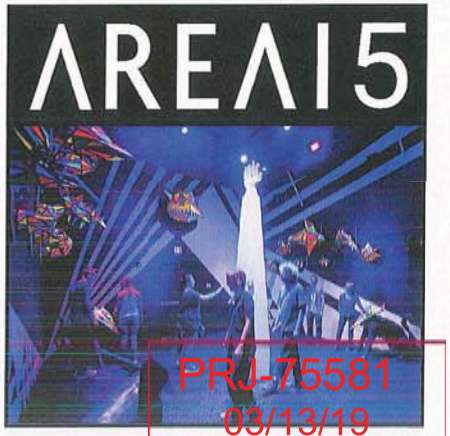

LIVE VIDEO

PRJ-75581
03/13/19

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
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SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

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R4	06/27/18 DN	R9	10/18/18 DN	R14	01/15/19 DN
R5					

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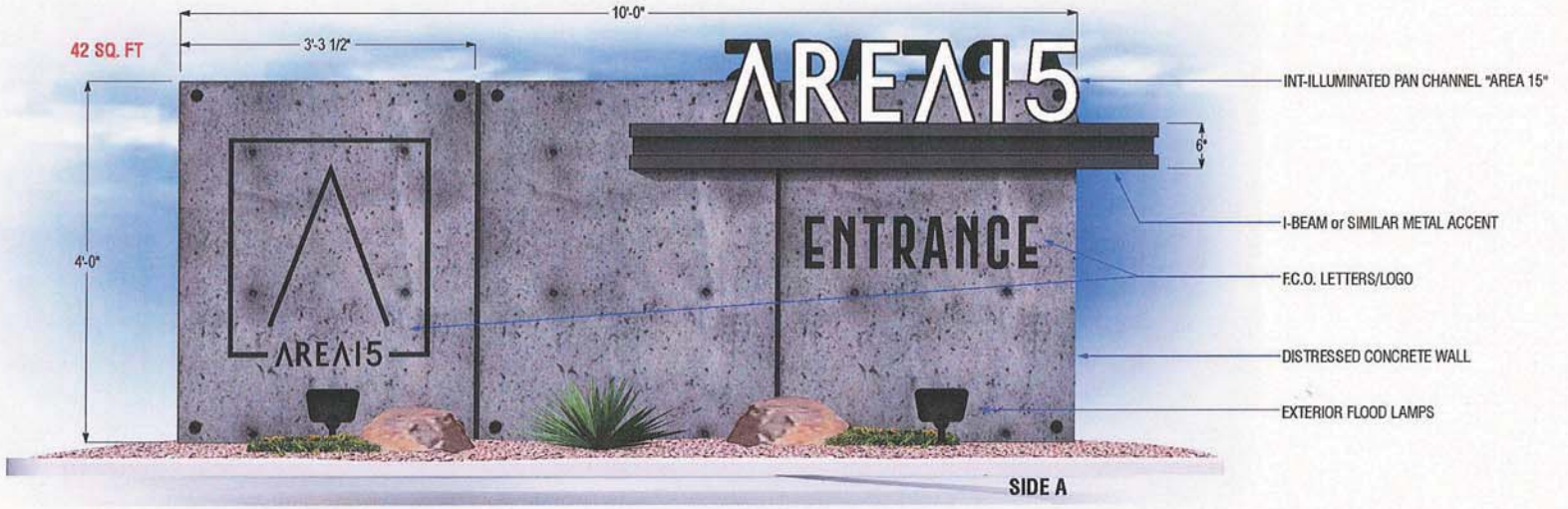
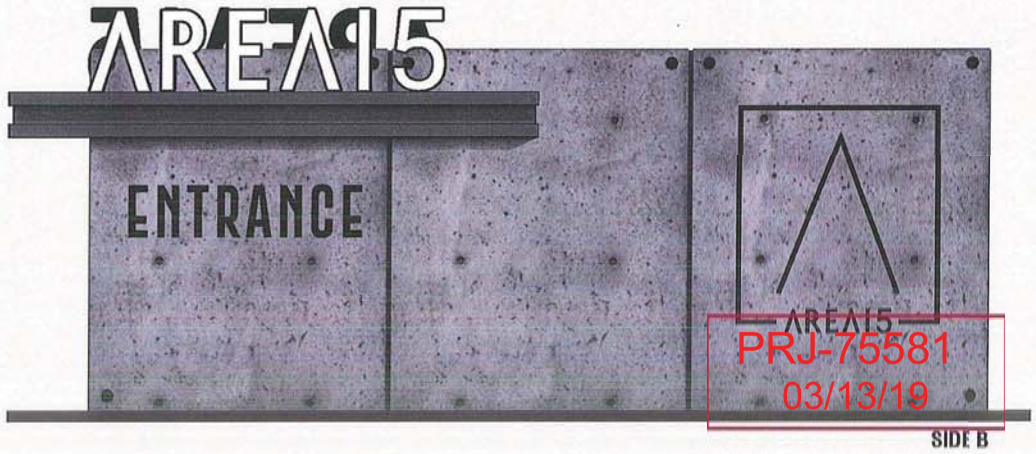


B1 B2 **PROPOSED: "MONUMENT SIGN"**
SCALE: 3/4"=1'-0"
QTY: TWO (2)



PRJ-75581
03/13/19

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:
APPROVAL DATE:

SALESPERSON:
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SALESPERSON EMAIL:
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DESIGNER:
DERRICK
FONTS:

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INITIAL PROOF DATE:
08/11/17 DN
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R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:

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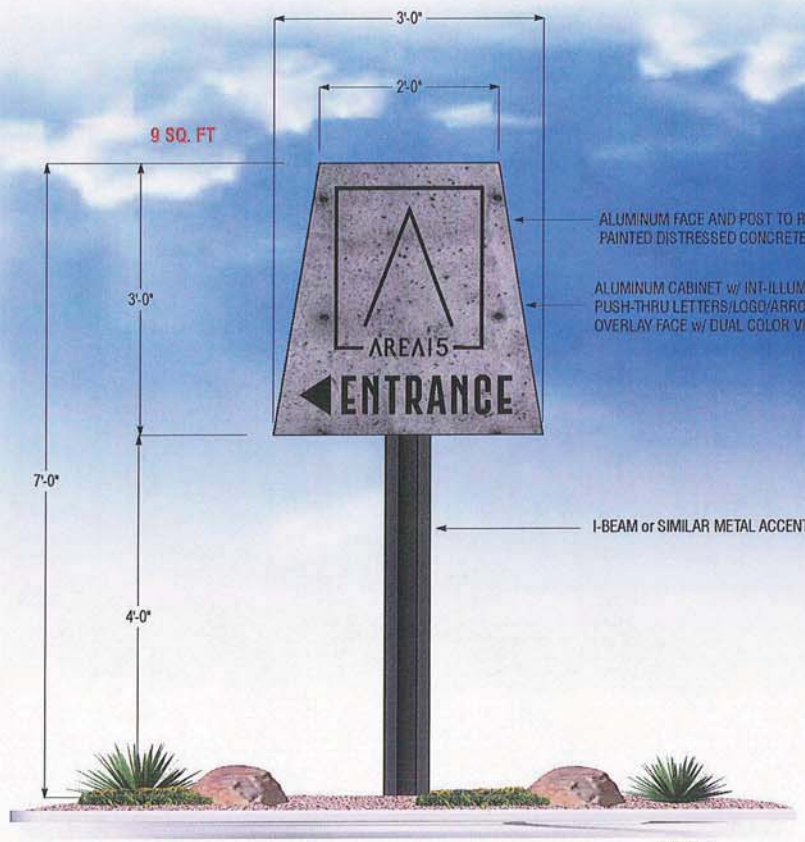

SIDE A

C PROPOSED: INCIDENTAL SIGN

SCALE: 3/4"=1'-0"

QTY: ONE (1)



SIDE B

PRJ-75581
03/13/19

COMPANY NAME:

AREA15

3049 SIRIUS AVE.
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

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DESIGNER:
DERRICK

FONTS:

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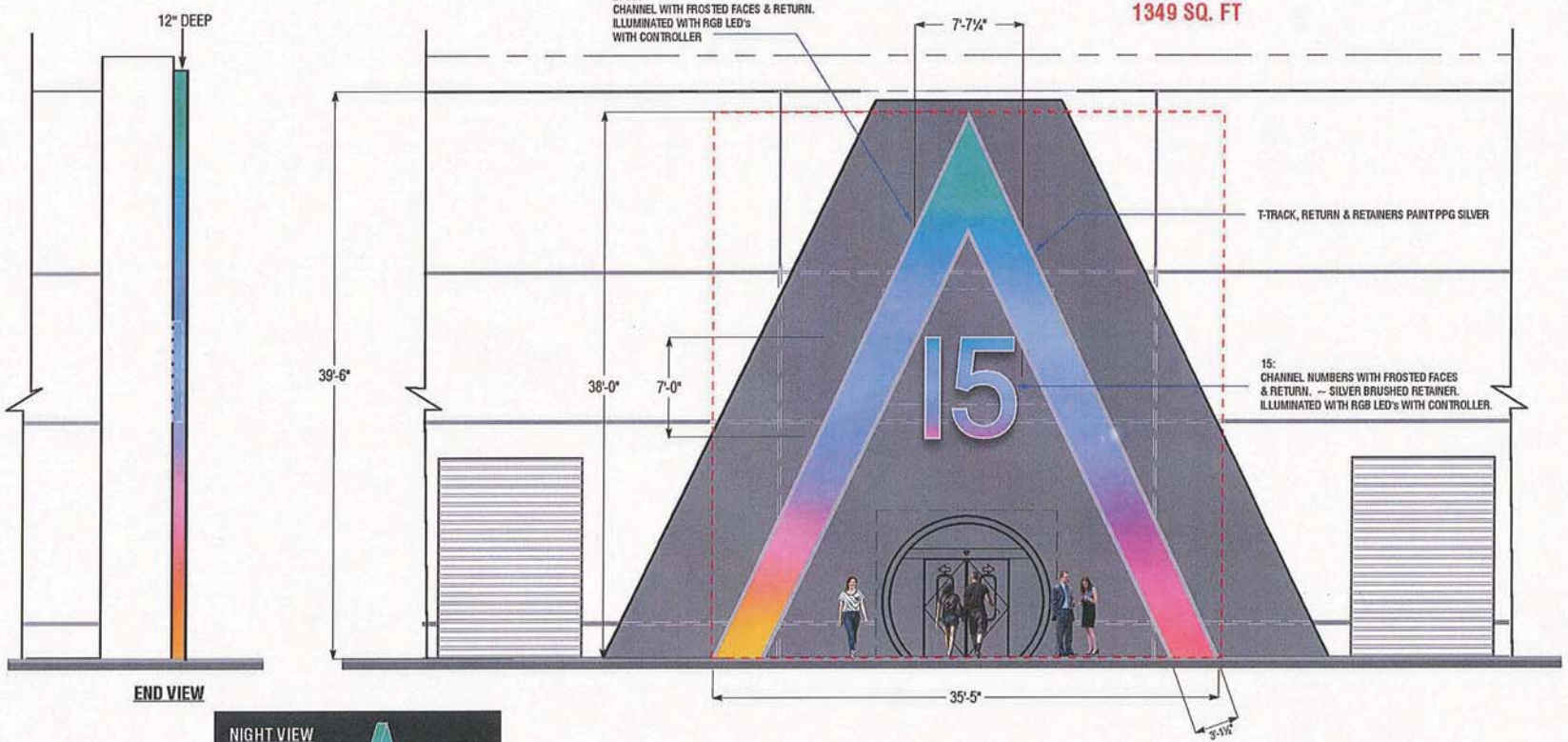
FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13



END VIEW



D PROPOSED: MAIN ENTRY WALL SIGN @ SOUTH ENTRY
SCALE: 1/8"=1'-0" QTY: ONE (1)

PRJ-75581
03/13/19

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

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DESIGNER:
DERRICK
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DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
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R2 05/23/18 DN R9 09/14/18 DN R12 10/26/18 DN
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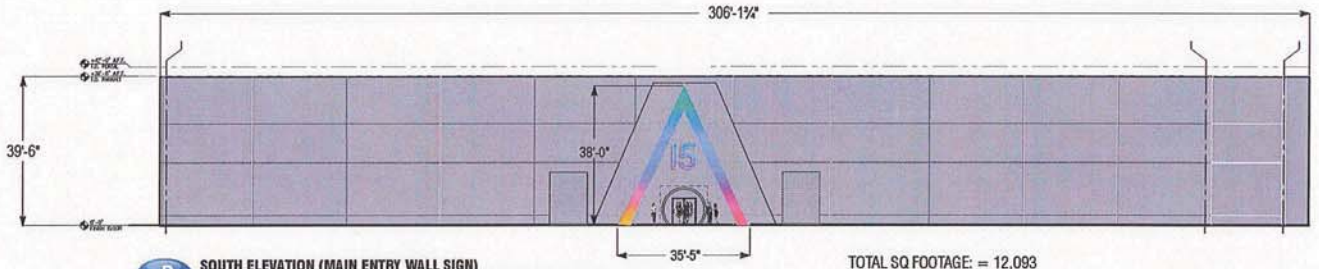
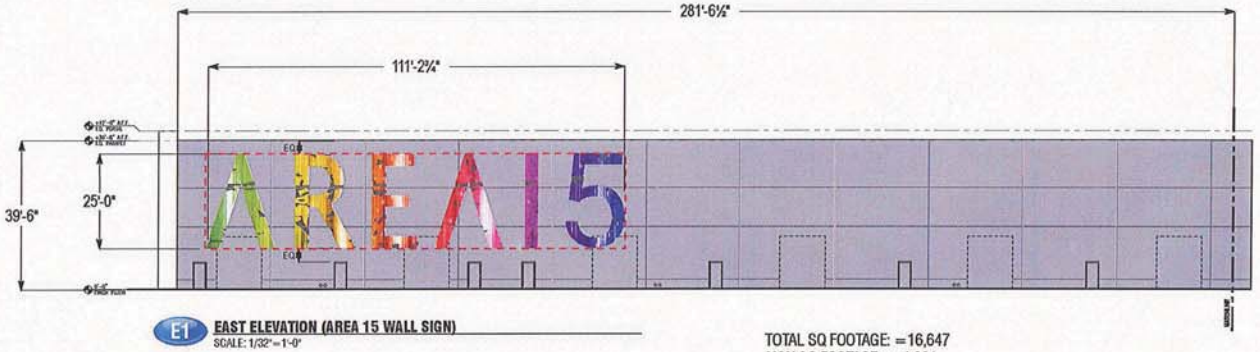


D SOUTH ELEVATION (MAIN ENTRY WALL SIGN)
SCALE: 1/32"=1'-0"

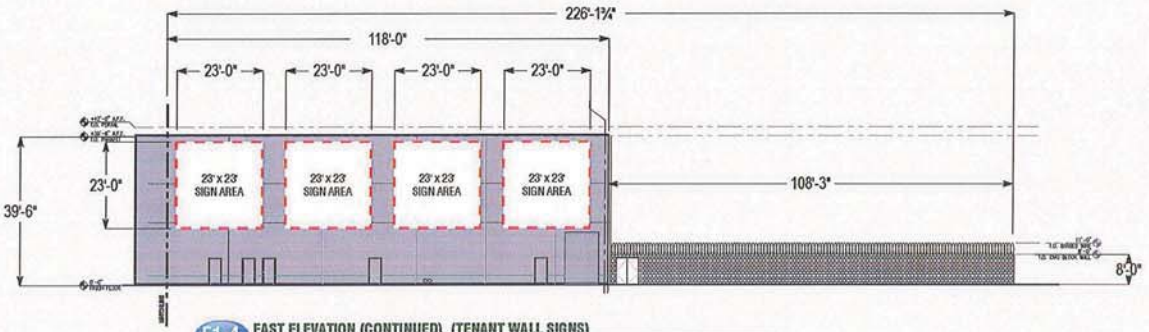
TOTAL SQ FOOTAGE: = 12,093
SIGN SQ FOOTAGE: = 1,330
SIGN PERCENTAGE OF ELEVATION:=11%



E1 EAST ELEVATION (AREA 15 WALL SIGN)
SCALE: 1/32"=1'-0"

PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

TOTAL SQ FOOTAGE: =16,647
SIGN SQ FOOTAGE: = 4,891
SIGN PERCENTAGE OF ELEVATION:=29%



F1-4 EAST ELEVATION (CONTINUED) (TENANT WALL SIGNS)
SCALE: 1/32"=1'-0"

(4) TENANT AREA ON EAST @ 529 SQ. FT. EACH = TOTAL 2116 SQ. FT.

PRJ-75581
03/13/19

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15_PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:
APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN | R2 05/23/18 DN | R3 06/06/18 DN | R4 06/27/18 DN
R5 07/24/18 DN | R6 09/14/18 DN | R7 09/14/18 DN | R8 10/18/18 DN
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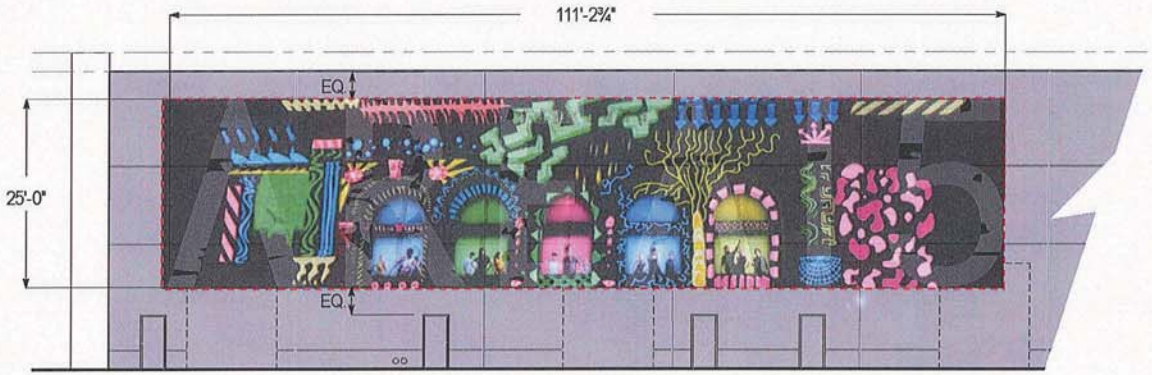
EAST ELEVATION ADDITIONAL CONTENT OPTION
(SEE PREVIOUSLY PAGE FOR ELEVATION DETAILS)



E1 **PARTIAL EAST ELEVATION**
SCALE: 1/16"=1'-0"

PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

EAST ELEVATION COPY AREA WILL ALSO BE FILLED WITH PROJECTOR IMAGES HOWEVER THE SQUARE FOOTAGE WILL REMAIN THE SAME, THESE IMAGES WILL BE BOTH STATIC AND ACTIVE MOTION IMAGES. SOME EXAMPLES OF THESE IMAGES ARE ON PAGE 12.

PRJ-75581
03/13/19

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FONTS:

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FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15_PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

PROJECTION WALL EXAMPLES



FIRE



RAIN



LIGHTING



CAMOUFLAGE

PRJ-75581
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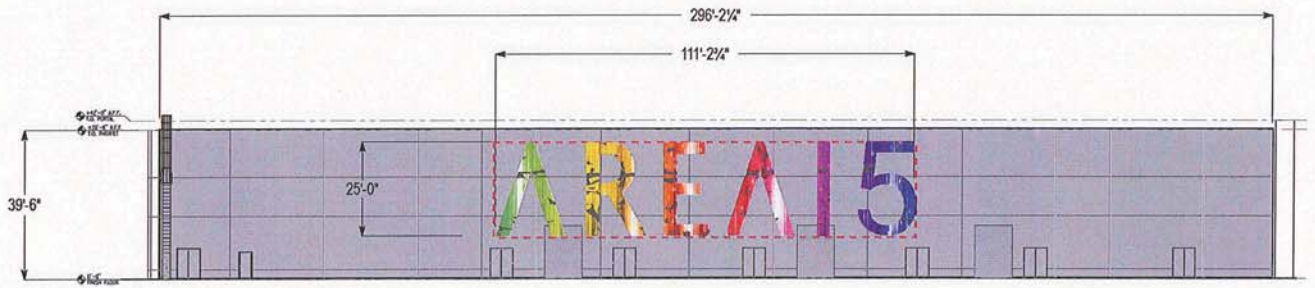
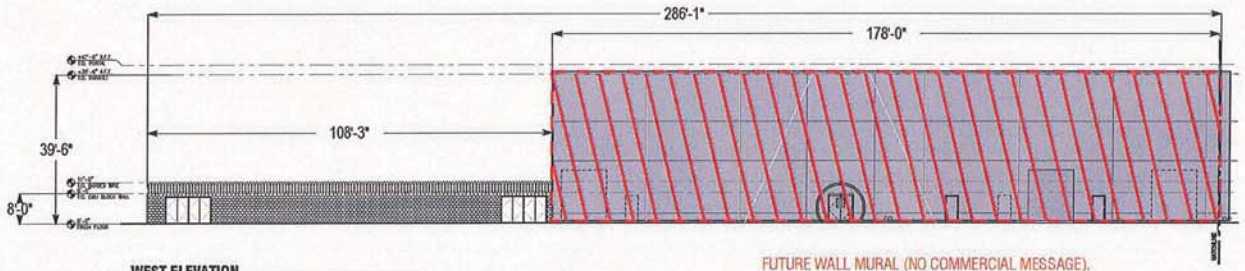


E2 **NORTH ELEVATION (AREA 15 WALL SIGN)**
SCALE: 1/32"=1'-0"

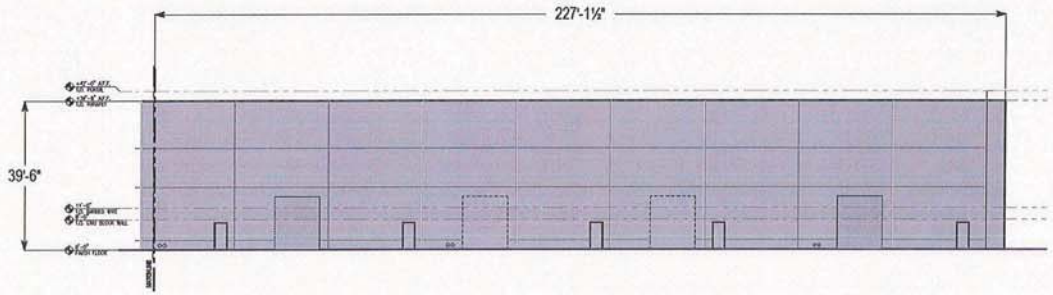
PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

TOTAL SQ FOOTAGE: =11,700
SIGN SQ FOOTAGE: = 2,775
SIGN PERCENTAGE OF ELEVATION: =24%



WEST ELEVATION
SCALE: 1/32"=1'-0"

FUTURE WALL MURAL (NO COMMERCIAL MESSAGE).
N.A.P. OF SIGN PACKAGE



WEST ELEVATION (CONTINUED)
SCALE: 1/32"=1'-0"

TOTAL SQ FOOTAGE: =16,883
SIGN SQ FOOTAGE: = 0
SIGN PERCENTAGE OF ELEVATION: =0

PRJ-75581
03/13/19

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:
APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN | R5 07/24/18 DN | R9 10/26/18 DN
R2 05/23/18 DN | R6 09/14/18 DN | R10 10/26/18 DN
R3 06/06/18 DN | R7 09/14/18 DN | R11 11/29/18 DN
R4 06/27/18 DN | R8 10/18/18 DN | R12 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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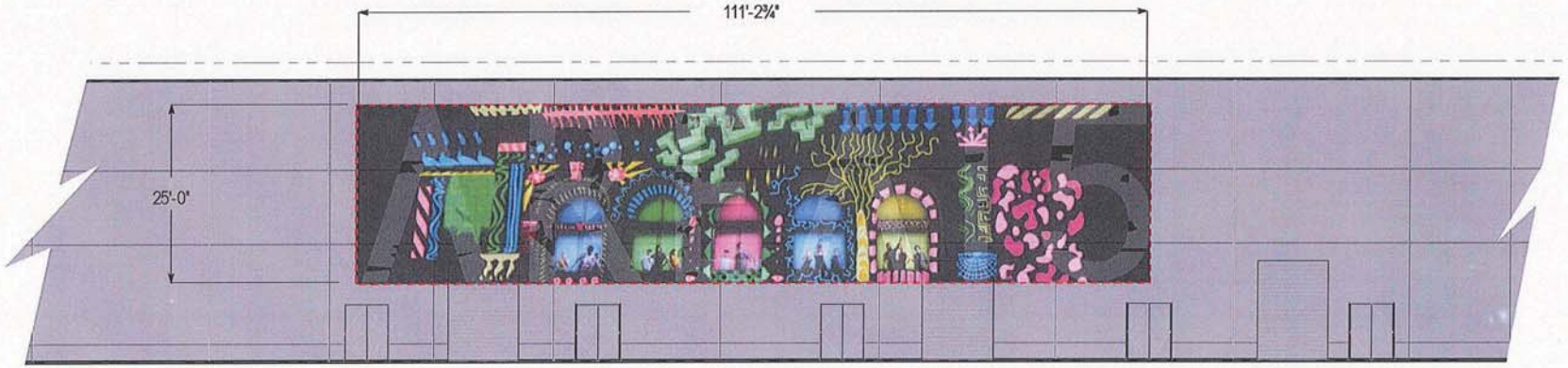
NORTH ELEVATION ADDITIONAL CONTENT OPTION
(SEE PREVIOUSLY PAGE)



E2 **PARTIAL NORTH ELEVATION**
SCALE: 1/16"=1'-0"

PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

NORTH ELEVATION COPY AREA WILL ALSO BE FILLED WITH PROJECTOR IMAGES HOWEVER THE SQUARE FOOTAGE WILL REMAIN THE SAME, THESE IMAGES WILL BE BOTH STATIC AND ACTIVE MOTION IMAGES. SOME EXAMPLES OF THESE IMAGES ARE ON PAGE 12.

PRJ-75581
03/13/19

FILE LOCATION AND NAME:
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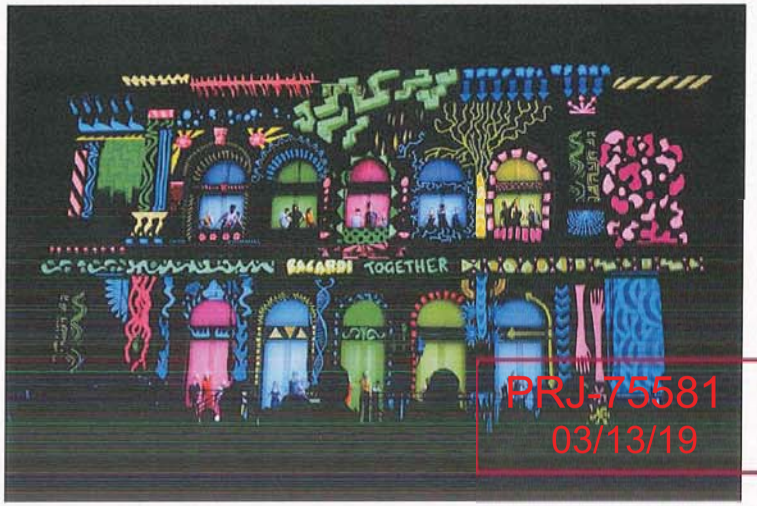
LASER WALL EXAMPLES









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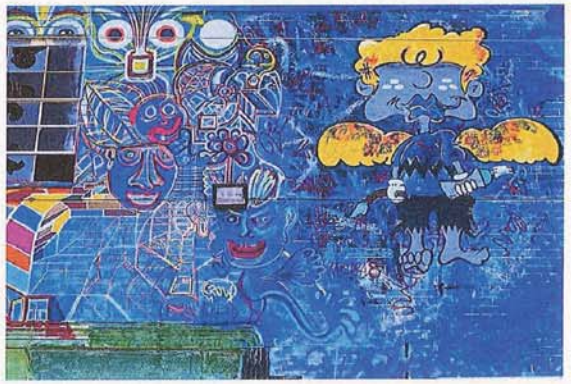
WALL MURALS EXAMPLES
(FOR TENANTS SIGN AREA)









SIGN DIVERSITY IS STRONGLY ENCOURAGED THEREFORE TENANTS CAN ALSO HAVE PAINTED WALL MURALS WHICH WOULD BE EXTERNALLY ILLUMINATED ABOVE ARE SOME EXAMPLES.

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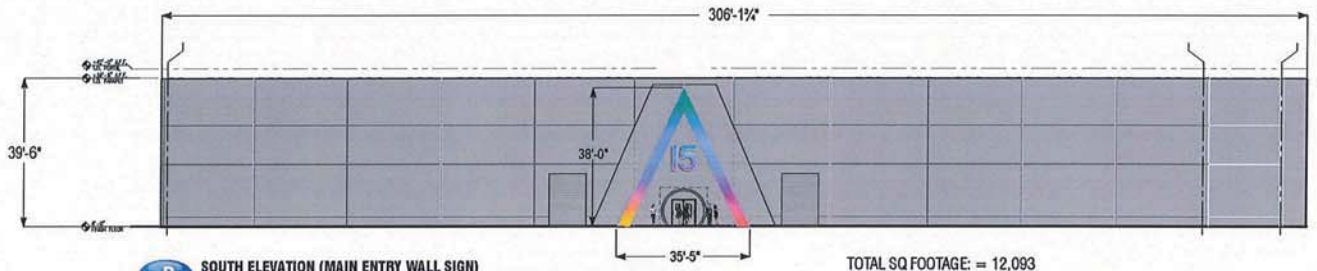
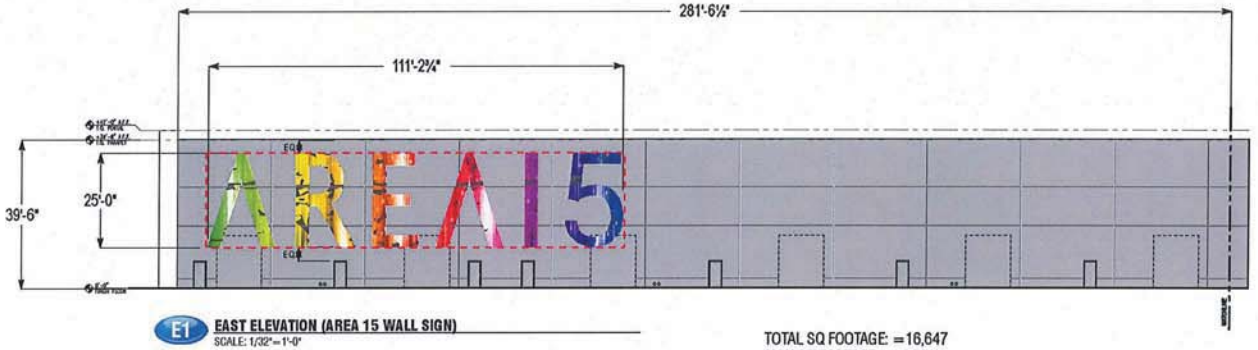


D SOUTH ELEVATION (MAIN ENTRY WALL SIGN)
SCALE: 1/32" = 1'-0"

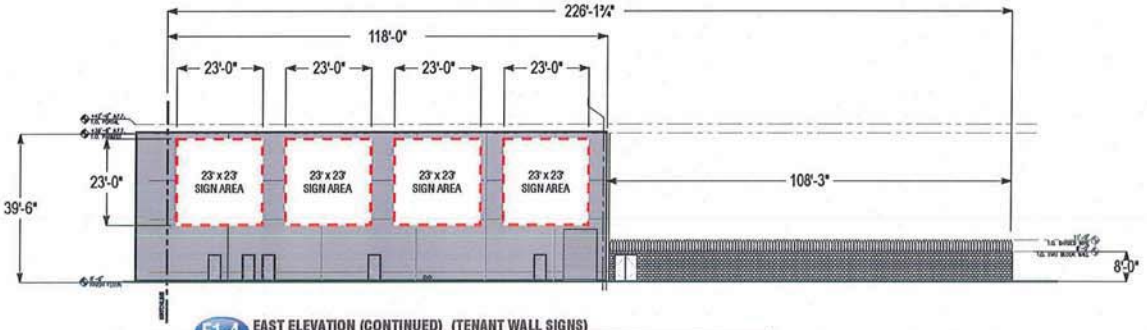
TOTAL SQ FOOTAGE: = 12,093
SIGN SQ FOOTAGE: = 1,330
SIGN PERCENTAGE OF ELEVATION: =11%



E1 EAST ELEVATION (AREA 15 WALL SIGN)
SCALE: 1/32" = 1'-0"

PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

TOTAL SQ FOOTAGE: =16,647
SIGN SQ FOOTAGE: = 4,891
SIGN PERCENTAGE OF ELEVATION: =29%



F1-4 EAST ELEVATION (CONTINUED) (TENANT WALL SIGNS)
SCALE: 1/32" = 1'-0"

(4) TENANT AREA ON EAST @ 529 SQ. FT. EACH = TOTAL 2116 SQ. FT.

PRJ-75581
03/13/19

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ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

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DERRICK
FONTS:

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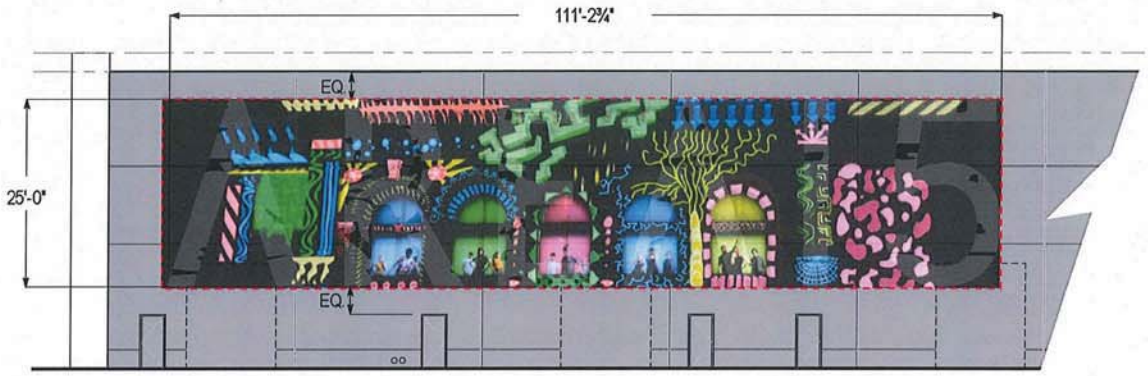
EAST ELEVATION ADDITIONAL CONTENT OPTION
(SEE PREVIOUSLY PAGE FOR ELEVATION DETAILS)



E1 **PARTIAL EAST ELEVATION**
SCALE: 1/16"=1'-0"

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ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

PROJECTION WALL EXAMPLES

FIRE



RAIN



LIGHTING



CAMOUFLAGE



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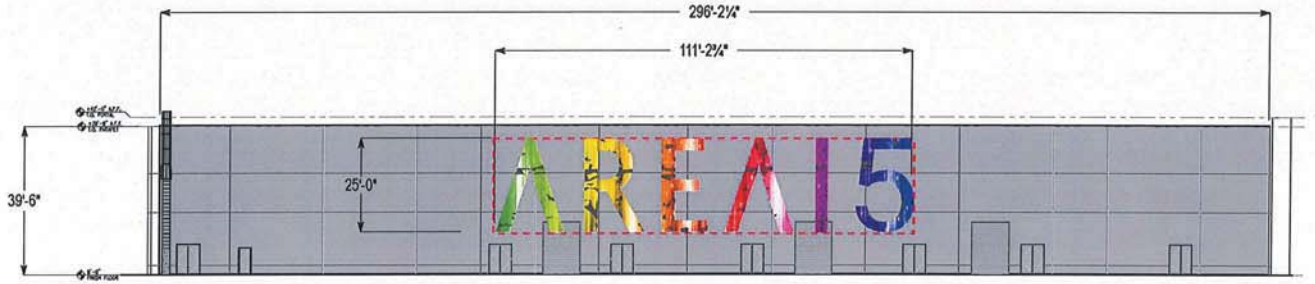
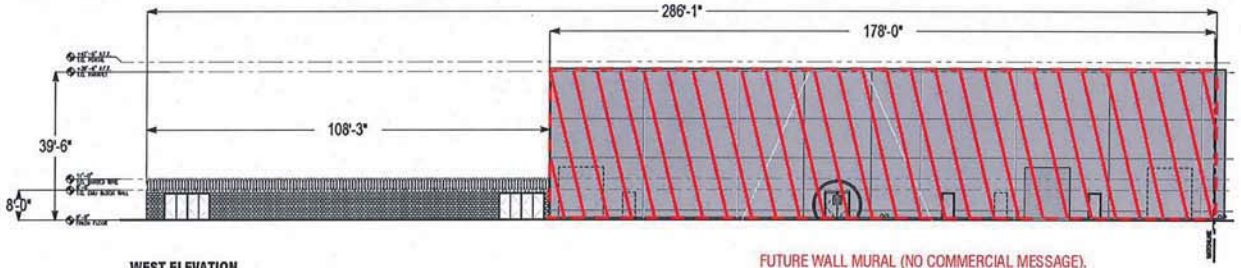


E2 **NORTH ELEVATION (AREA 15 WALL SIGN)**
SCALE: 1/32" = 1'-0"

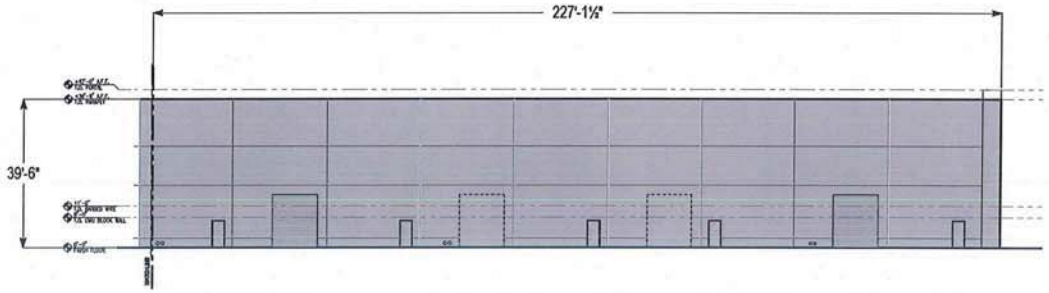
PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

TOTAL SQ FOOTAGE: =11,700
SIGN SQ FOOTAGE: = 2,775
SIGN PERCENTAGE OF ELEVATION: =24%



WEST ELEVATION
SCALE: 1/32" = 1'-0"

FUTURE WALL MURAL (NO COMMERCIAL MESSAGE).
N.A.P. OF SIGN PACKAGE



WEST ELEVATION (CONTINUED)
SCALE: 1/32" = 1'-0"

TOTAL SQ FOOTAGE: =16,883
SIGN SQ FOOTAGE: = 0
SIGN PERCENTAGE OF ELEVATION: =0

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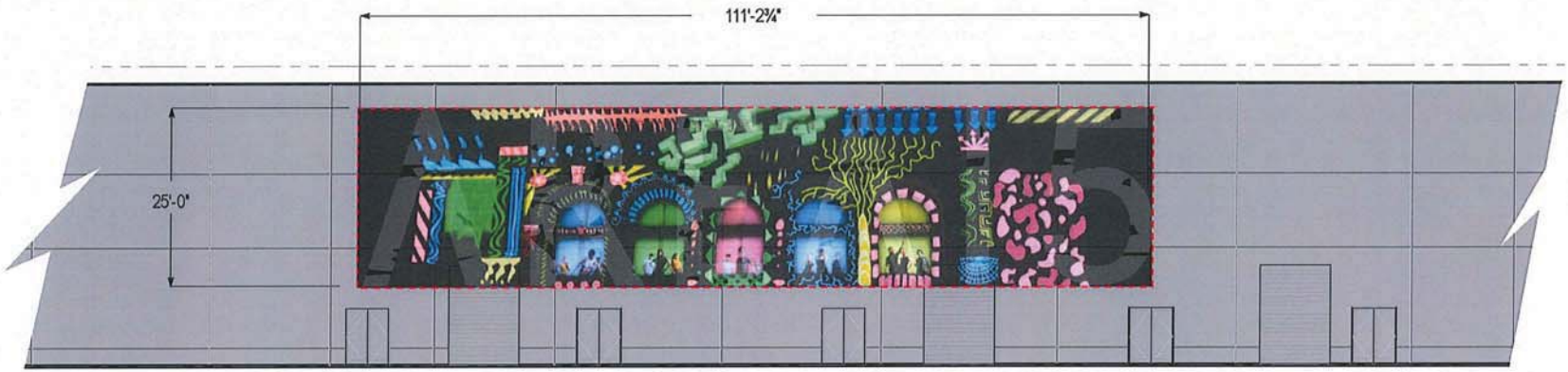

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MJ# 1002123944
CVL# C11-12945-C-153860

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CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING BURIED FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE.

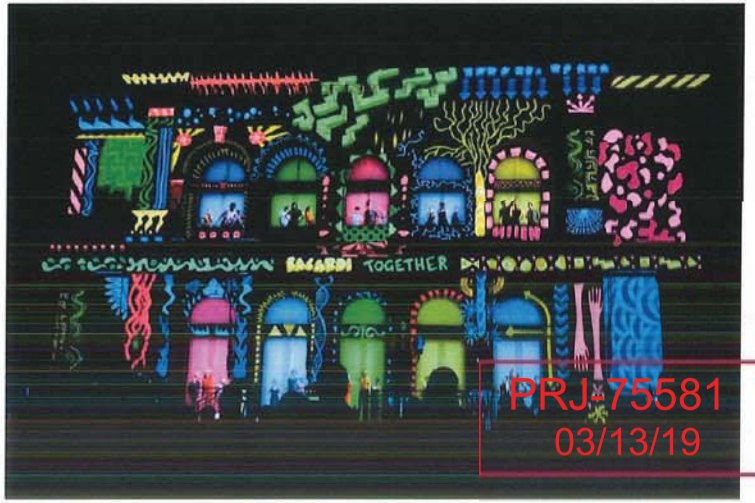
FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

LASER WALL EXAMPLES









PRJ-75581
03/13/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN
R2 03/23/18 DN
R3 06/06/18 DN
R4 06/27/18 DN
R5 07/24/18 DN
R6 09/14/18 DN
R7 09/14/18 DN
R8 10/18/18 DN
R9 10/26/18 DN
R10 10/26/18 DN
R11 11/29/18 DN
R12 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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CONTRACTOR MUST PROVIDE AND BE FULLY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE) INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

WALL MURALS EXAMPLES
(FOR TENANTS SIGN AREA)









SIGN DIVERSITY IS STRONGLY ENCOURAGED THEREFORE TENANTS CAN ALSO HAVE PAINTED WALL MURALS WHICH WOULD BE EXTERNALLY ILLUMINATED ABOVE ARE SOME EXAMPLES.

PRJ-75581
03/13/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
01/08/18 DN | 07/24/18 DN | 10/26/18 DN
05/23/18 DN | 09/14/18 DN | 10/26/18 DN
06/06/18 DN | 09/14/18 DN | 11/29/18 DN
06/27/19 DN | 10/18/18 DN | 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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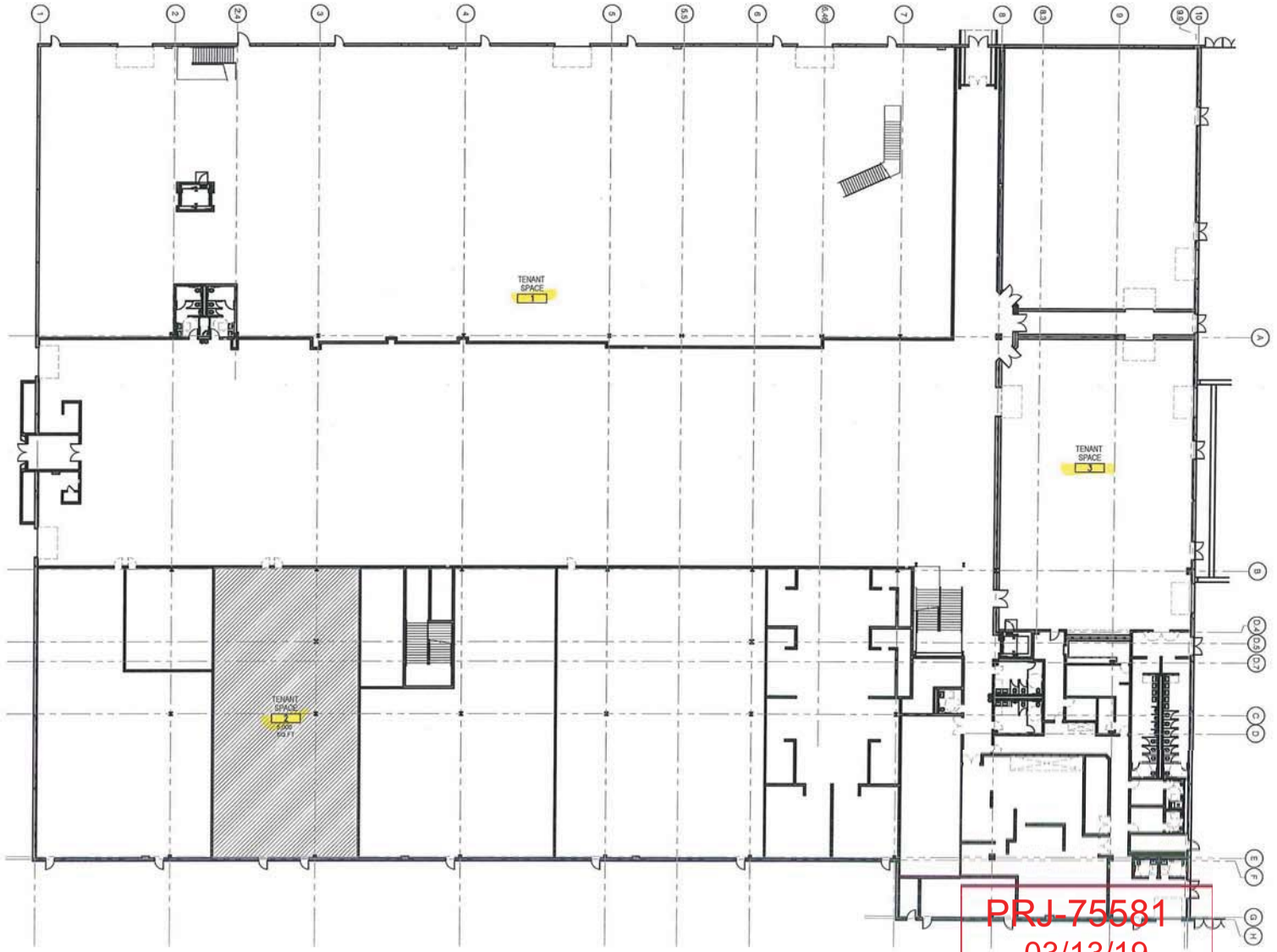
ALL BUILDING & RELATED COLOR, CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL ONLY FOR PROOF/ITEM APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE MADE TO MATCH & MATCH ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY.

CUSTOMER MUST PROVIDE ON-SITE PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION AS PER THE N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13



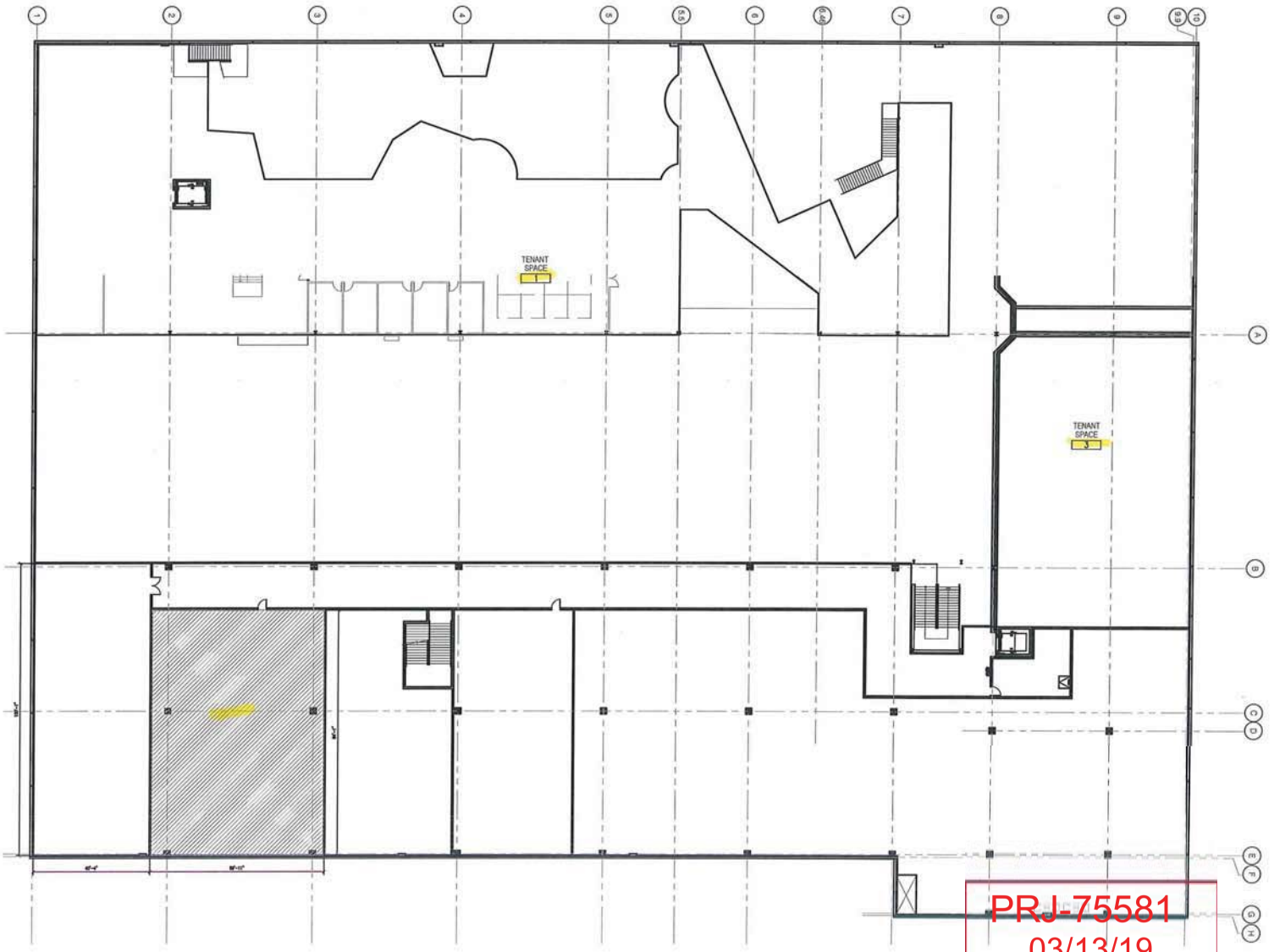
PRJ-75581
03/13/19

Floor Plan : Sheet Title
17-035 : Project Number
January 15, 2019 : Date

AREA 15 - FIRST FLOOR PLAN

SIRIUS & RANCHO - LAS VEGAS - NV

MOSER architecture studio



PRJ-75581
03/13/19

Floor Plan : Sheet Title
17-095 : Project Number
January 15, 2019 : Date

AREA 15 - SECOND FLOOR PLAN

SIRIUS & RANCHO - LAS VEGAS - NV

MOSER architecture studio

AREA 15 SIGN CALCULATIONS TABLE
APN 162-08-418-002
3049 SIRIUS AVE LAS VEGAS NV 89102

Freestanding / Monument Sign Chart Section

Type of Sign	Sign ID	Location / Elevation	Height	Width	Proposed Sq Ft	Sq Ft Allowed	Proposed # of Signs	# of Signs Allowed
Freestanding (Consolidated)	A	Rancho Dr.	80'	28'	1,120	1,500 **	1	1
Monument	B	Rancho Dr. & Sirius	4'	10'	84 (2)	150 (2)	2	2
Incidental	C	Sirius	7'	3'	9	12	1	8
Overall Total	NA	NA	NA	NA	1,213	1,812	4	11

Wall Sign Chart Section

Wall	D	South Elevation	38'	35' 5"	1,349	2,418	1	No Max
Wall	E1	East Elevation	25'	111' 2.75"	2,775	3,329 *	1	No Max
Wall	E2	North Elevation	25'	111' 2.75"	2,775	2,340	1	No Max
Wall	F1	East Elevation	23'	23'	529	3,329 *	1	No Max
Wall	F2	East Elevation	23'	23'	529	3,329 *	1	No Max
Wall	F3	East Elevation	23'	23'	529	3,329 *	1	No Max
wall	F4	East Elevation	23'	23'	529	3,329 *	1	No Max
Wall	F4	West Elevation	NA	NA	0	3,376	0	No Max
Overall Total	NA	NA	NA	NA	9,015	11,463	13	NA

PRJ-75581
03/13/19

Notes:

**East Elevation allowable square footage amount only used once for the overall total*

***Maximum square footage for a consolidated sign*



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



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01/23/2019



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01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
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SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019

To: City of Las Vegas
Planning Department
333 N Rancho Drive
Las Vegas NV 89106

From: Mark Whitehouse
High Impact Sign & Design
820 S. Wigwam Pkwy. #100
Henderson, NV 89014
Phone (702) 336-3336 (cell)

Re: Area 15 Master Sign Plan

To Whom It May Concern:

We respectfully request the design review and approval of a new Master Sign Plan for Area 15, an approved project currently under construction located at 3049 Sirius Ave Las Vegas NV.

The Master Sign Plan is as follows;

A) One Consolidated Sign 80' H x 28' W with a 12' H X 28' W identification area, and a 28' H X 28' W electronic display, with color changing up-lighting on the decorative pole covers. This sign will be on Rancho Drive. – No Variance required, Consolidated Sign can be up to 80' high and 1,500 square feet in area with MSP.
B) B1/B2, two externally illuminated 4' H X 10' W monument signs used at each entry for directional ID purposes. These signs will be on both Sirius Ave and Rancho Drive. – No Variance required.
C) One Incidental sign located on Sirius. – No Variance required.
D) One set of animated internally illuminated RGB addressable LED pixel illuminated numbers to read "15" with peak logo mounted over the South Entry. – No Variance required.
E) E1/E2, two sets of letters to read Area 15 animated externally and/or internally illuminated RGB addressable LED pixel and or wall washers, the background of the sign area will also be changeable. These signs will be on the East and North Elevations. – Variance required to allow wall signage to use 29% and 24% respectively of the building elevations where only 20% is allowed.
F) F1-F4, four sets of letters for Tenant Sign area, letters or signs will be animated externally and/or internally illuminated RGB addressable LED pixel and or wall washers, the background of the sign area will also be changeable. These signs will be on the East Elevation. – Variance required to allow wall signage to use 29% of the building elevation where only 20% is allowed.

This project is subject to section 19 of the Unified Development Code. Please reference the attached sign calculations table.

Thank you, in advance for your consideration of this submittal.

Regards,

Mark Whitehouse

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

PRJ-75581
01/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
22

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

SUBJECT:
ABEYANCE - MSP-75637 - MASTER SIGN PLAN RELATED TO VAR-75636 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Master Sign Plan FOR AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Tarkanian) [PRJ-75581]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-002 **Ward #** 1- Tarkanian

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

Additional Information

Property Owner Integral Partners Park Place Centre- Las Vegas, LLC **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail jjl@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Kenneth Fisher

Subscribed and sworn before me

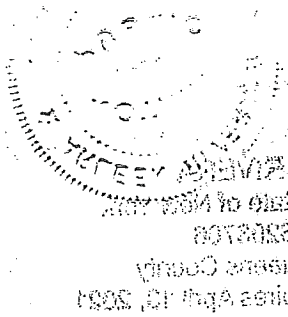
This 17th day of January, 20 19

_____

Notary Public in and for said County and State

State of New York
County of New York
ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 30, 2021

PRJ-75531
01/22/19



PRJ-75581
01/22/19

INTEGRAL PARTNERS PARK PLACE CENTER – LAS VEGAS, LLC

OFFICER'S CERTIFICATE

May 17, 2017

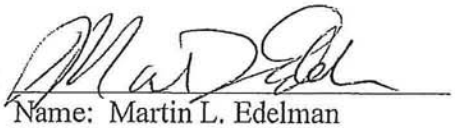
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Integral Partners Park Place Centre – Las Vegas, LLC, a Delaware limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 
Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-003 **Ward #** 1- Tarkanlan

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

Additional Information

Property Owner Paradise Las Vegas, LLC **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail jjl@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

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

Print Name Kenneth Fisher

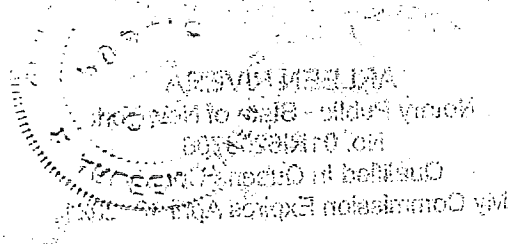
Subscribed and sworn before me
This 17th day of January, 20 19

_____
Notary Public in and for said County and State

State of New York
County of New York

ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 13, 2021

PRJ-75581
01/22/19



PRJ-75581
01/22/19

PARADISE LAS VEGAS LLC

OFFICER'S CERTIFICATE

January 17, 2019

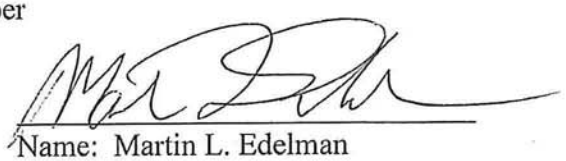
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Paradise Las Vegas LLC, a Nevada limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of the Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW LAS VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 

Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
23

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

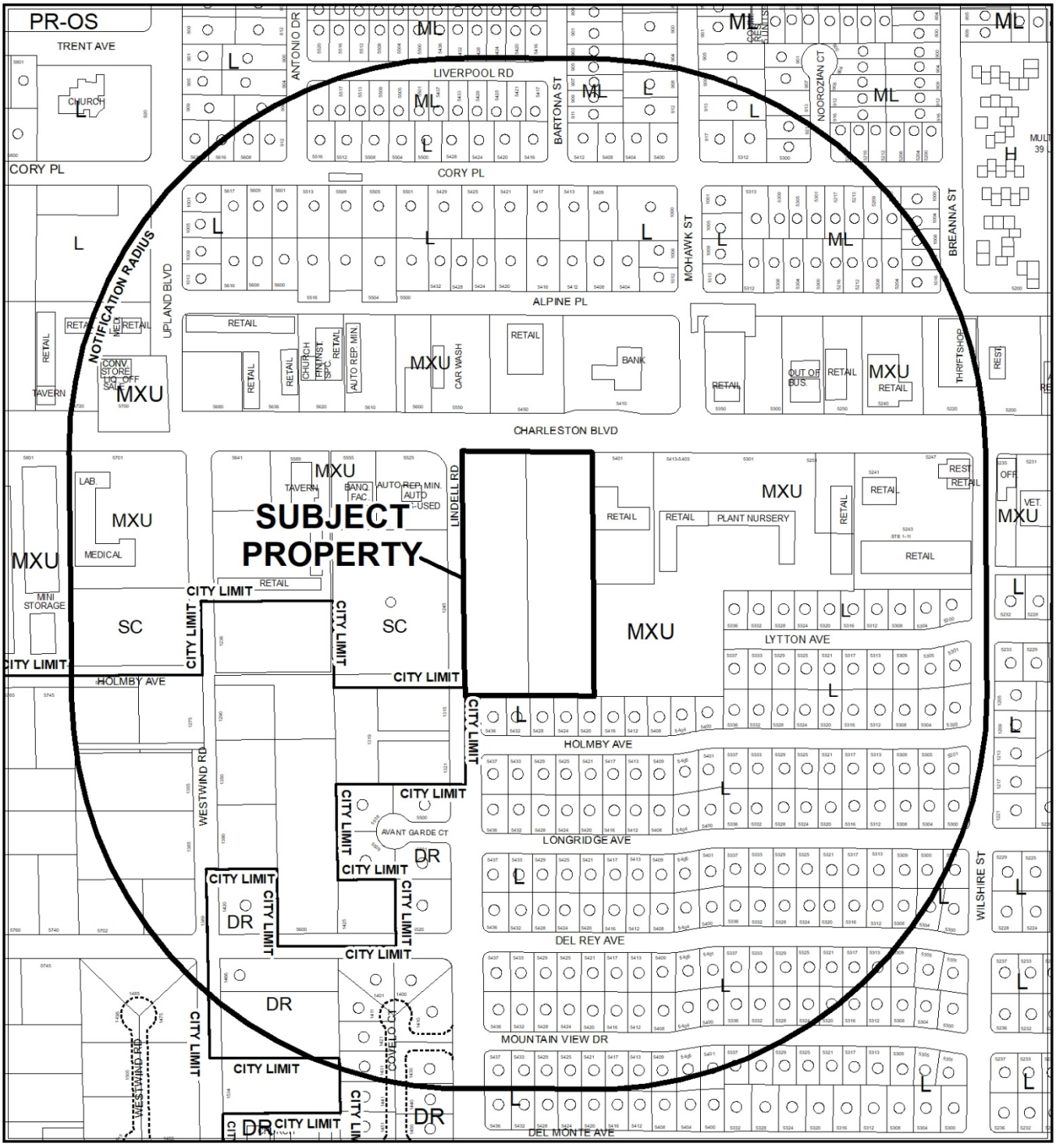
SUBJECT:
TABLED - RENOTIFICATION - GPA-74312 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	19	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-74312, ZON-74313 [PRJ-74089] and SDR-75858 [PRJ-75792]
4. Supporting Documentation - GPA-74312, ZON-74313 [PRJ-74089] and SDR-75858 [PRJ-75792]
5. Photo(s) - GPA-74312, ZON-74313 [PRJ-74089] and SDR-75858 [PRJ-75792]
6. Justification Letter - GPA-74312, ZON-74313 [PRJ-74089] and SDR-75858 [PRJ-75792]
7. School Development Tracking Form - Submitted by Clark County School District
8. Protest/Support Postcards for GPA-74312 and ZON-74313 and Documentation Not Vetted - Protest/Support Comment Forms for GPA-74312 [PRJ-74089]
9. Submitted after Final Agenda - Protest/Support Postcards and Protest Documentation Not Vetted - E-mail for GPA-74312 and ZON-74313 [PRJ-74089]



0 312.5 625

Feet

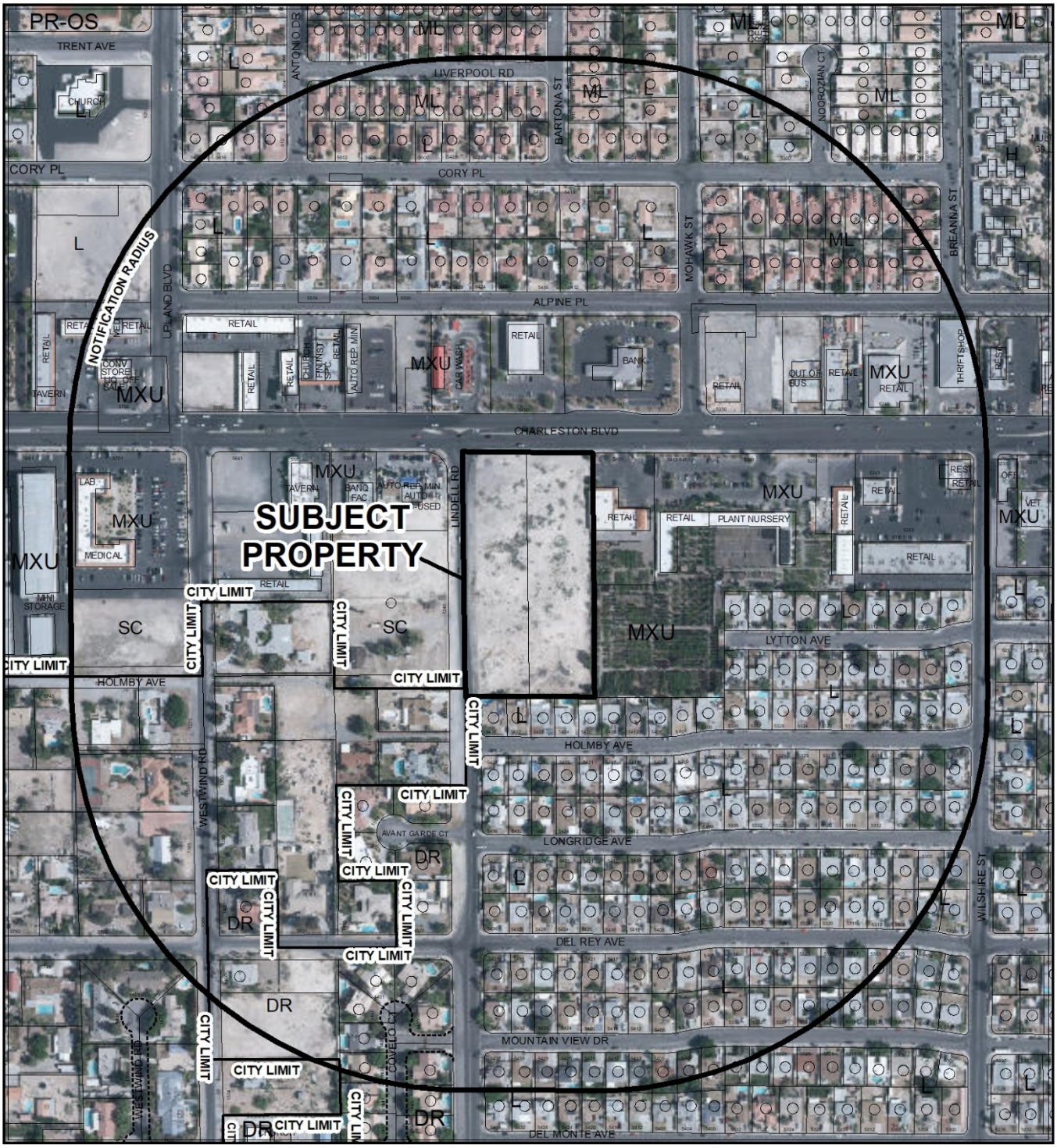
CASE: **GPA-74312 (PRJ-74089)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N



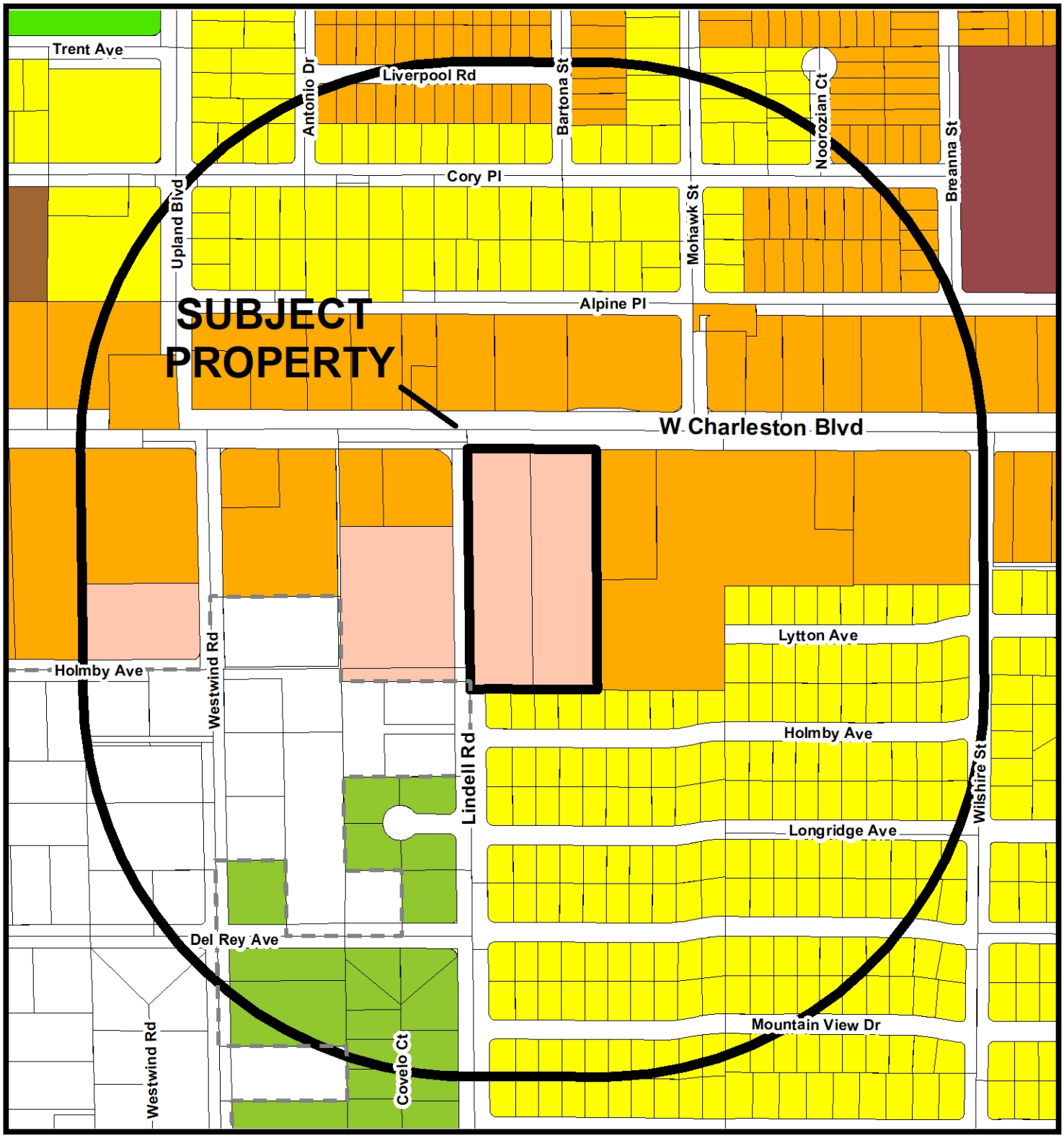
CASE: **GPA-74312 (PRJ-74089)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

GPA-75312



General Plan Amendment

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

FROM SC TO H

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, March 26, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-74312	Staff recommends DENIAL.	
ZON-74313	Staff recommends DENIAL.	GPA-74312
SDR-75858	Staff recommends DENIAL, if approved subject to conditions:	GPA-74312 ZON-74313

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED
352 - GPA-74312 and ZON-74313
355 - SDR-75858

PROTESTS
0 - GPA-74312 and ZON-74313
0 - SDR-75858

APPROVALS
0 - GPA-74312 and ZON-74313
0 - SDR-75858

CS

**** CONDITIONS ****

SDR-75858 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-74312) and Rezoning (ZON-74313) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, date stamped 03/26/19, building elevations, date stamped 02/19/19 and the landscape plan, date stamped 03/13/19, except as amended by conditions herein.

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

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

6. 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.

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

8. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

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

Public Works

10. Dedicate 40-feet of right-of-way adjacent to this site for Lindell Road and dedicate a 25-foot radius along with granting a Traffic Signal Chord Easement on the southeast corner of Charleston Boulevard and Lindell Road prior to the issuance of any permits. Additionally, grant a 5-foot Pedestrian Access Easement adjacent to Charleston Boulevard prior to the issuance of building permits for this site.

11. Construct all half-street improvements meeting Current City Standards on Lindell Road including the possible reconstruction of the curb return at the southeast corner of Lindell Road and Charleston Boulevard adjacent to this site including appropriate transition paving, concurrent with the development of this site. Correct all American's with Disabilities Act (ADA) deficiencies and remove all unused driveway cuts, if any, on the sidewalk along Charleston Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Concurrent with development of this site, connect to the public sewer line in Charleston Boulevard at a location acceptable to the Sanitary Sewer Section of the Department of Public Works.

13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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

15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "West Charleston Bus Turnouts" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. If the site is deed restricted and developed as senior apartments, then no Traffic Impact Analysis will be required.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a 144-unit Senior Citizen Apartments development on 4.62 acres located at the southeast corner of Charleston Boulevard and Lindell Road.

ISSUES

- Previously tabled General Plan Amendment (GPA-74312) is requested to amend a portion of the Southeast Sector Plan from SC (Service Commercial) to H (High Density Residential). Staff does not support this request.
- Previously tabled Rezoning (ZON-74313) is requested to rezone the subject site from C-1 (Limited Commercial) to R-4 (High Density Residential). Staff does not support this request.

ANALYSIS

Proposed General Plan Amendment (GPA-74312) and Rezoning (ZON-74313) were tabled at the 01/08/19 Planning Commission Hearing. The previously associated Site Development Plan Review (SDR-74315) for a 106-unit Multi-Family Residential development was withdrawn without prejudice. The Applicant has now returned with an alternative development, proposing a 144-unit Senior Citizen Apartments use in conjunction with the previously tabled General Plan Amendment and Rezoning.

The applicant is requesting to amend the Southeast Sector Plan from SC (Service Commercial) to H (High Density Residential) and to rezone the property from C-1 (Limited Commercial) to R-4 (High Density Residential) on two parcels, a total of 4.62 acres located at the southeast corner of Charleston Boulevard and Lindell Road. The proposed Rezoning (ZON-74313) from C-1 (Limited Commercial) to R-4 (High Density Residential) is consistent with the proposed High (High Density Residential) General Plan Land Use Designation. The adjacent properties to the west are designated MXU (Mixed Use) and SC (Service Commercial). The land to the north of Charleston Boulevard and east of the property are designated MXU (Mixed Use). Land is designated L (Low Density Residential) to the south. The requested H (High Density Residential) is not compatible with the land use designations of the properties to the north, south, west and the east. Staff therefore recommends denial of the General Plan Amendment.

Properties to the west are zoned R-E (Residence Estates) and C-2 (General Commercial); to the north and east are C-1 (Limited Commercial); and the south is zoned R-1 (Single Family Residential). The proposed R-4 (High Density Residential) zoning district conforms to the proposed H (High Density Residential) General Plan designation. The current proposal is for four, three-story apartment buildings containing 144 units and has a proposed density of 31.17 dwelling units per acre, which is allowed under the proposed H (High Density Residential) General Plan designation.

A Senior Citizen Apartments use is described in Title 19.12 as: "An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and

2. Publish and adhere to policies and procedures that demonstrate intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law."

Per the submitted justification letter, the proposed development classifies as a Senior Citizen Apartments use. A condition of approval has been added to ensure the required age restriction for tenants is abided. The submitted site plan and elevations depict four three-story apartment buildings, a clubhouse and a pool area. Of the 144 proposed units, 54 will be one bedroom and 90 will be two bedroom units. The buildings are proposed to have a white stucco façade. Site access will be provided by Lindell Road, an 80-foot Collector as designated on the city's Master Plan of Streets and Highways. A total of 116 parking spaces are provided where 108 are required. All Title 19 landscaping requirements are met. Planting materials adhere to the Southern Nevada Regional Plant List. A 36-inch tall hedge is provided along Charleston Boulevard to adequately buffer the proposed parking area adjacent to the right-of-way.

The City of Las Vegas Public Works Department – Engineering Division has commented that this project will add approximately 533 trips per day on Charleston Boulevard and Lindell Road. Currently, Charleston is at about 77 percent of capacity and Lindell is at about 28 percent of capacity. With this project, Charleston is expected to be at about 78 percent of capacity and Lindell is expected to be at about 31 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 37 additional cars, or about two every three minutes.

The Las Vegas Valley Water District (LVVWD) has commented that civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The closest available distribution water main to serve the property is located in Lindell Road. The development may propose a shared onsite fire system and domestic service. Southern Nevada Water Authority (SNWA) Regional Connection Charges for the apartment units will be assessed on a per unit basis and all fees are due at the time of civil plan approval and building permit issuance. Proof of parcel lot consolidation, or the recordation of a commercial subdivision map, is required prior to civil plan approval by LVVWD.

In summary staff does not support the requested General Plan Amendment, Rezoning and Site Development Plan Review as the proposed development is not compatible with the existing development in the surrounding area; therefore, staff recommends denial of all requested entitlements. If this request is approved, it is subject to conditions.

FINDINGS (GPA-74312)

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

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

   The proposed H (High Density Residential) designation is not compatible with the existing adjacent land use designations. The proposed amendment would allow for a high density multi-family residential to be developed at this location.

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

   The proposed amendment would allow for R-4 (High Density Residential) zoning, which is not compatible with the commercial properties fronting Charleston Boulevard and properties to the south and west which are low density residential.

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

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

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

   The amendment proposed does not support Policy 2.1.4 of the Las Vegas 2020 Master Plan, which states that mixed-use residential/commercial developments occur on sites currently occupied by declining commercial centers or vacant land.

FINDINGS (ZON-74313)

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

1. **The proposal conforms to the General Plan.**

   The proposed Rezoning to R-4 (High Density Residential) would conform to the proposed H (High Density Residential) General Plan designation if approved.

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

   The proposed R-4 (High Density Residential) zoning district would allow for the proposed 144-unit Senior Citizen Apartments development. This is not compatible with the surrounding uses at the subject site.

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

   The proposed H (High Density Residential) land use designation and R-4 (High Density Residential) zone is not appropriate at the subject location located at the southeast corner of Charleston Boulevard and Lindell Road. The area consists of limited commercial and low-density residential development. There is no indication of need for high density residential zoning.

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

   The subject parcel has access to Charleston Boulevard, a 100-foot primary arterial and Lindell Road, an 80-foot Collector as designated on the city's Master Plan of Streets and Highways. These roads are adequate in size to accommodate development in an R-4 zoning district.

FINDINGS (SDR-75858)

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

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

   The proposed Senior Citizen Apartments development is not compatible with the adjacent commercial and residential development in the area. Specifically, the proposed development is not compatible with the adjacent commercial properties fronting Charleston Boulevard and properties to the south and west which are low density residential.

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

   If associated General Plan Amendment (GPA-74312) and Rezoning (ZON-74313) are approved, the proposed development will be consistent with all applicable City code/plan requirements.

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

   Access to the site is provided via Charleston Boulevard and Lindell Road. Circulation around the site is acceptable.

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

   Building materials are compatible with those used in the surrounding development in the area. Perimeter landscaping consists of drought-tolerant trees and plants that are compatible with other landscaping in this area.

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

   The submitted building elevations are not unsightly, undesirable or obnoxious in appearance.

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

Development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/15/04	The City Council approved a request for a General Plan Amendment (GPA-5120) to amend a portion of the southwest sector plan of the General Plan from GC (General Commercial) to ML (Medium-Low Density Residential) on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-5121) from C-2 (General Commercial) to R-PD8 (Residential Planned Development – 8 Units Per Acre) on 5 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Variance (VAR-5124) to allow 0.44 acres of open space where 0.66 acres is the minimum required for a 40-lot single-family residential development on 5 acres adjacent to the southwest corner of Charleston Boulevard and Lindell Road. Planning Commission recommended approval. Staff recommended denial.
02/07/07	The City Council approved a request for an Extension of Time (EOT-18785) of an approved Rezoning (ZON-5121) from C-2 (General Commercial) to R-PD8 (Residential Planned Development – 8 Units Per Acre) on 5 acres adjacent to the southeast corner of Charleston Boulevard and Lindell Road. Staff recommended approval.
03/07/07	The City Council approved a request for an Extension of Time (EOT-19548) of an approved Site Development Plan Review (SDR-5122) for a 40-lot single-family residential development on 5 acres at the southwest corner of Charleston Boulevard and Lindell Road. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-19549) of an approved Variance (VAR-5124) to allow 0.44 acres of open space where 0.66 acres is the minimum required for a proposed 40-lot single-family residential development on 5 acres at the southwest corner of Charleston Boulevard and Lindell Road. Staff recommended approval.
10/08/13	The City Council approved a request for a General Plan Amendment (GPA-50835) from ML (Medium Low Density Residential) to GC (General Commercial) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-50839) from U (Undeveloped) to C-2 (General Commercial) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission and staff recommended approval.
10/09/18	The Planning Commission voted (7-0) to hold in ABEYANCE GPA-74312, ZON-74313, VAR-74314 and SDR-74315 [PRJ-74089] to the December 11, 2018 Planning Commission meeting.
12/11/18	The Planning Commission voted (7-0) to hold in ABEYANCE GPA-74312, ZON-74313, VAR-74314 and SDR-74315 [PRJ-74089] to the January 8, 2019 Planning Commission meeting.
01/08/19	The applicant withdrew without prejudice Site Development Plan Review (SDR-74315) for a proposed 106-unit Multi-Family Residential development on 4.62 acres at the Planning Commission Hearing. Planning Staff recommended denial.
	The applicant withdrew without prejudice Variance (VAR-74314) request to allow 172 parking spaces where 189 were required at the Planning Commission Hearing. Planning Staff recommended denial.
	General Plan Amendment (GPA-74312) request from SC (Service Commercial) to H (High Density Residential) was tabled at the Planning Commission. Planning Staff recommended denial.
	Rezoning (ZON-74313) request from C-1 (Limited Commercial) to R-4 (High Density Residential) was tabled at the Planning Commission. Planning Staff recommended denial.

Most Recent Change of Ownership	
08/30/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses have been issued at the subject site.

Pre-Application Meeting	
02/13/19	Planning Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Senior Citizen Apartments deadlines.

Neighborhood Meeting	
09/19/18	**Attendance** • Four (4) representative from the developer • Two (2) representatives present from the Office of the City Council • One (1) member of the Planning Department in attendance. Thirty-one (31) members of the public were in attendance **Issues** • The public expressed concern about increase in crimes associated with a multi-family residential development. An individual pointed out the Condominium development located around Charleston Boulevard and Jones Boulevard, where it became an apartment instead of a condo and has increased crime in the area. • One member of the public discussed the additional number of students to be added to the nearby schools that are already crowded. Questioned where the pupils living to the proposed apartment will be attending schools. The developer has acknowledged that classroom size is an issue. • Other concern is the additional traffic that will be added on Lindell Road. The intersection is already difficult to get onto Charleston Boulevard. Is there going to be controlled traffic light to be installed? The neighbors would like to see the copy of the traffic study or traffic impact analysis for this area. The developer states that they are still working on the traffic study. • Questions about entire Lindell Road alignment between Charleston Boulevard and Sahara Avenue is going to be improved as complete street. The developer states that the portion of his parcel which has not been dedicated yet will be dedicated to the City and has to develop his portion of the street.

Neighborhood Meeting	
	• The developer was asked if this development will be offered as a low income rental and what is the price for rent. The developer states that the rental will start as low as $1400 per month. • The public states that they prefer either a commercial development or a single family residential subdivision, with a single story, ranch-style only homes and not a multi-family residential development. The public has issues about the parking Variance and questioned as to where the other remaining vehicles would park if the site has 17 less parking spaces than the required 189 parking spaces. The surrounding neighbors do not want cars to be parked on Lindell Road.
02/26/19	The applicant held a voluntary meeting regarding a proposed Senior Citizen Apartments development at the subject site. Planning Department Staff did not attend.

Field Check	
02/28/19	Staff conducted a routine field check and found an undeveloped site surrounded by a chain link fence. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Car Wash, Full Service	MXU (Mixed Use)	C-1 (Limited Commercial)
	Financial Institution, General		
	General Retail Store, Other Than Listed		

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Motor Vehicle Sales (Used)	MXU (Mixed Use)	C-2 (General Commercial)
	Single Family, Detached	SC (Service Commercial)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
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)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 SF	201,247 SF	Y
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side	5 Feet	10 Feet	Y
• Corner	5 Feet	67 Feet	Y
• Rear	20 Feet	97 Feet	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screen, Gated, w/a Roof	Y
Mech. Equipment	Screened	Not Shown	As Conditioned

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	97.5 Feet	97.6 Feet	Y
Trash Enclosure	50 Feet	54 Feet	Y

General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	25.50 du/ac	118
Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-4 (Medium Density Residential)	Unlimited*	25-118

**Pursuant to Title 19.06.120, the maximum density is unlimited. However, the height limit on development imposes a de facto limitation on density in all areas except as provided for by LVMC 19.06.040. Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.*

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	14 Trees	14 Trees	Y
• South	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
• East	1 Tree / 20 Linear Feet	30 Trees	30 Trees	Y
• West	1 Tree / 20 Linear Feet	30 Trees	31 Trees	Y
TOTAL PERIMETER TREES		**88 Trees**	**89 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	26 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		12 Feet	Y
• South	6 Feet		10 Feet	Y
• East	6 Feet		7 Feet	Y
• West	10 Feet		21 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	90	Y
Lindell Road	Collector	Planned Streets and Highways Map	27	N

Pursuant to Title 19.06 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Senior Citizen Apartments	144 units	.75/unit	108				
TOTAL SPACES REQUIRED			108		116		Y
Regular and Handicap Spaces Required			102	6	110	6	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZON & SDR

Project Address (Location) SE corner of Charleston and Lindell

Project Name Charleston Park **Proposed Use** Senior Apartments

Assessor's Parcel #(s) 163-01-501-001 & 002 **Ward #**

General Plan: Existing SC Proposed H **Zoning:** Existing C-1 Proposed R-4

Additional Information

Property Owner Charlie Rah Rah Irrevocable et al Contact Rodman Jordan

Address PO Box 400188 City Las Vegas State NV Zip 89140

E-mail rjordan@centuradev.com Phone (702) 901-3183

Applicant Centura Development Contact Rodman Jordan

Address 1210 Hinson St. City Las Vegas State NV Zip 89102

E-mail rjordan@centuradev.com Phone (702) 901-3183

Representative Baughman & Turner, Inc. Contact David Turner

Address 1210 Hinson St. City Las Vegas State NV Zip 89102

E-mail davidt@baughman-turner.com Phone (702) 870-8771

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 James ZURBRIGGEN - AAmcom MANAGEMENT LLC Trustee

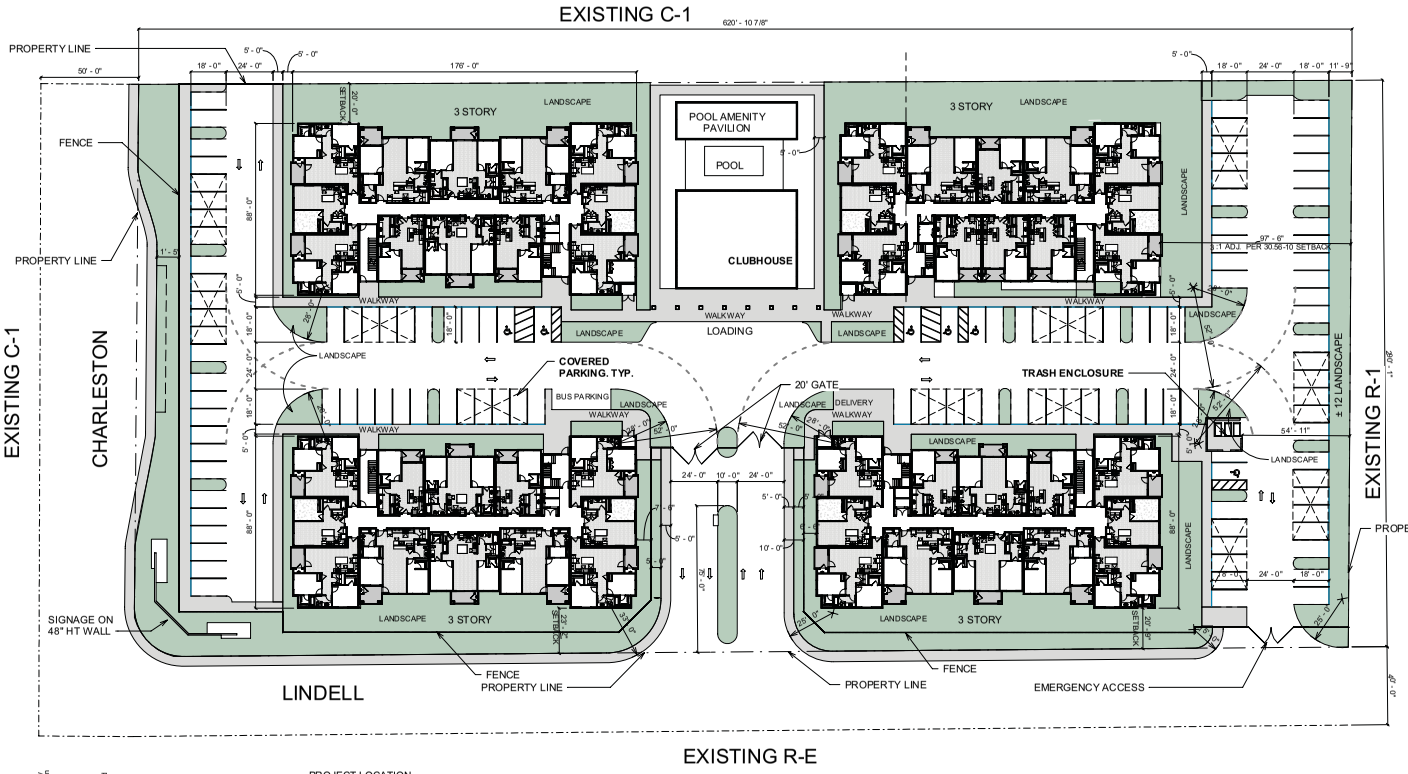
Subscribed and sworn before me

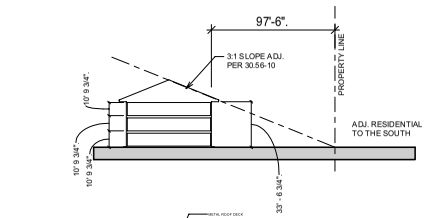
This 19th day of February, 20 19

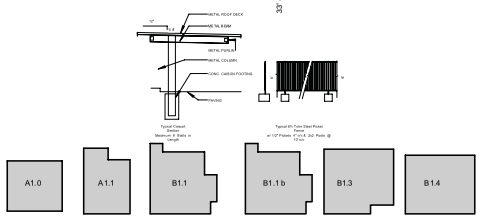
Notary Public in and for said County and State

EVELYN ALEXAKIS
Notary Public State of Nevada
No. 05-97945-1
My Appt. Exp. June 14, 2021

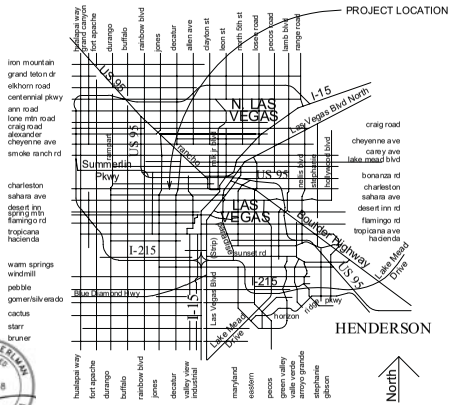
PRJ-75752
02/19/19







1 BEDROOM	1 BEDROOM	2 BEDROOM	2 BEDROOM	2 BEDROOM	2 BEDROOM
21 UNITS	45 UNITS	38 UNITS	4 UNITS	18 UNITS	18 UNITS
696 SF	735 SF	988 SF	957 SF	1,163 SF	1,088 SF



SITE INFORMATION

LOCATION	W CHARLESTON BLVD. AND S LINDELL RD.	
PARCEL	APN: No. 163-01-501-001 & 002	
ZONING	R-4 - MULTI-FAMILY RESIDENTIAL (CURRENTLY C-1)	
PARCEL AREA		
Gross Area	(TO BE VERIFIED) ± 206,474 SF	± 4.74Acres
Net Area	(TO BE VERIFIED) ± 180,774 SF	± 4.15 Acres
DENSITY		
One Bedroom Units		54 units
Two Bedroom Units		90 units
Total # of Units		144 units
Gross Density		144/4.74 = ± 30.38 U / Acre

UNIT COUNT

Building Units	
One Bedroom Units (%38)	54 units
Two Bedroom Units (%62)	90 units
Total # of Units	144 units

PARKING REQUIRED

Building Parking Requirements		
One Bedroom	0.75 Per Unit	41
Two Bedroom	0.75 Per Unit	67
Total Required		108

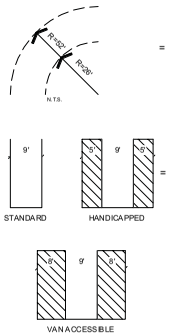
PARKING PROVIDED

Open Parking	77
Cov'd Parking	44
Bus (Shuttle)	1
Delivery	1
TOTAL PARKING PROVIDED	123

H.C. Parking

	Required	Provided		
		Std	Van	Total
	6	4	2	6
Total	6	4	2	6

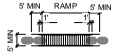
SITE LEGEND



= TYPICAL FIRE TURNING RADIUS

= TYPICAL PARKING SPACES

= ACCESSIBLE ROUTE
5% MAXIMUM RUNNING SLOPE
2% MAXIMUM CROSS SLOPE



= ACCESSIBLE ROUTE - ANSI COMPLIANT RAMP 8.33% MAX. RUNNING SLOPE, 2% MAX. CROSS SLOPE. HANDRAILS REQUIRED FOR RAMPS WITH GREATER THAN 6" RISE. WHERE REQUIRED, HANDRAILS TO BE 34" ABOVE WALKING SURFACE. AND HAVE AN EDGE BARRIER WITHIN 4" OF GRADE SO THAT A 4" SPHERE CANNOT PASS THROUGH. 5' MIN. CLEAR BETWEEN HANDRAILS. HANDRAILS TO EXTEND 12" MIN. BEYOND TOP AND BOTTOM OF THE RAMP. LANDINGS AT TOP AND BOTTOM OF RAMP. 5' MIN LENGTH IN DIRECTION OF RAMP. 5% MAX. RUNNING SLOPE AND 2% MAX. CROSS SLOPE.

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SITE PLAN

PROJECT NO:918035 02/27/19

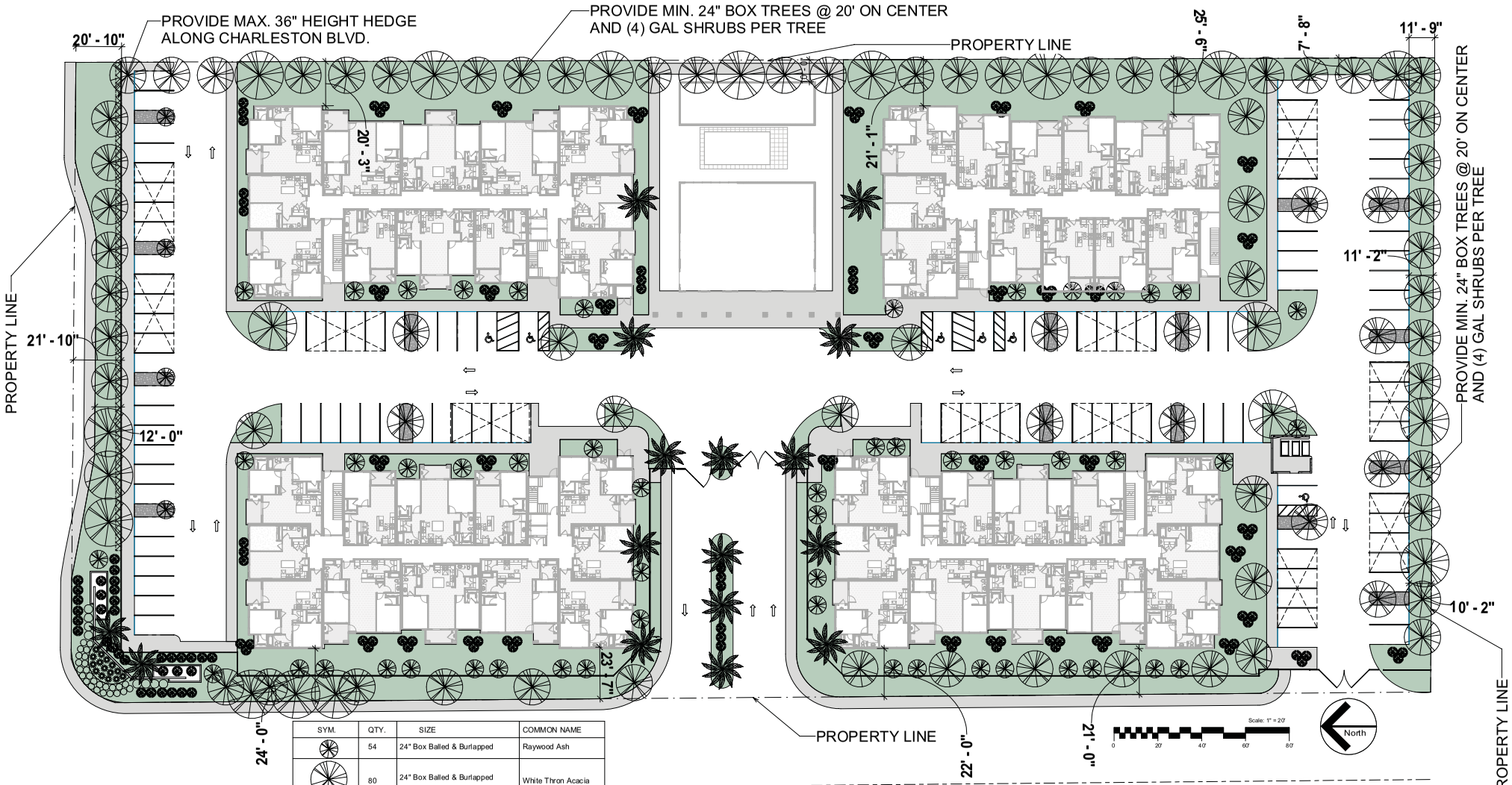
CENTURA DEVELOPMENT CO. .LLC

CHARLESTON PARK

LAS VEGAS, NEVADA

PRJ-75792
03/2019

Perlman ARCHITECTS



SYM.	QTY.	SIZE	COMMON NAME
	54	24" Box Balled & Burlapped	Raywood Ash
	80	24" Box Balled & Burlapped	White Thron Acacia
	15	24" Box Balled & Burlapped	Mondel Pine
	14	Height Varies	Mexican Fan Palm
	123	Various Shrubs . 5 GAL. MIN.	Big Sagebrush Sweet Broom

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LANDSCAPE PLAN

PROJECT NO:918035 02/19/19

CENTURA DEVELOPMENT CO. .LLC

CENTURA

CHARLESTON PARK

LAS VEGAS, NEVADA

PRJ-75792
03/13/19

Perlman ARCHITECTS



GPA-74312 [PRJ-74089] - GENERAL PLAN AMENDMENT RELATED TO ZON-74313, VAR-74314 AND SDR-74315 - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD

08/30/18



GPA-74312 [PRJ-74089] - GENERAL PLAN AMENDMENT RELATED TO ZON-74313, VAR-74314 AND SDR-74315 - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD

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08/30/18

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST. PHONE (702) 870-8771
LAS VEGAS, NEVADA 89102-1604 FAX (702) 878-2695

December 13, 2018

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

Re: Haven Garden Apartments – Charleston Blvd & Lindell Road

To Whom It May Concern,

Please let this letter serve as justification for a General Plan Amendment, Rezoning, and Site Development Plan Review for a proposed apartment complex located at the southeast corner of Charleston Blvd and Lindell Road. The vacant 4.74-acre site is comprised of two parcels; APN 163-01-501-001 & 002.

The site is bordered by commercial uses (a retail plaza and nursery) to the east, single-family residential (R-1) to the south, Charleston Blvd to the north, and Lindell Road to the west.

This request is to amend the General Plan from Service Commercial to High Density Residential, and to rezone the property from C-1 to R-4.

The Site Development Plan Review is for a garden style apartment project that will have 106 units consisting of one, two, and three bedroom apartments.

Haven Garden Apartments are designed with a traditional architecture, clean and distinctive to reflect the family as its residents. Traditional architecture is important because it maintains our link to the past. Utilizing a traditional architectural style will provide Haven Garden residents with a sense of calm and consistency throughout the community without a wild departure from their traditions and heritage. Sloped gable roofs are incorporated on all 3 various building types. Colors are subtle with materials being primarily stucco with cement siding accent areas.

Units range in size from a 1 bedroom at 875 sf, 2 bedroom at 1,140 sf, and 3 bedroom at 1,310 sf.

In conjunction with these requests, we are asking for a variance of the parking requirement. 189 parking spaces are required, and 172 spaces have been provided. We feel this request is justified, as a fair portion of the tenants will walk or ride their bicycle from school and work to this complex.

There will be 10' of landscape along the Charleston Blvd and Lindell Road frontages, as well as, the southerly property line adjacent to the residential subdivision. The easterly property line, adjacent to the commercial uses, will have a 5' landscape buffer.

PRJ-74089
12/17/18

We are requesting an exception of the requirement for buffer trees (on the east, 30 trees are required, none are being provided). We are also requesting an exception of the parking area trees; 43 are required, 31 have been provided. Additionally requested is a waiver of the landscape buffer width along the east property line (6 feet required, 5 feet provided). To the south of this site is a residential subdivision, and no exceptions or waivers are requested, and there is also an existing 6' high block wall at this location. To the east of this property is a small retail plaza, as well as, Moon Valley Nursery. The nursery provides the trees and buffering for 2/3 of the property line, and the retail building is on the property line, so there is no need for buffering.

This property has been vacant for some time, and has become a blight in the neighborhood. With the increase of new retail businesses in the area, and the continuing growth of the College of Southern Nevada, there is a need for this type of development.

Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.

David S. Turner
President

DST/aw

PRJ-74089
12/17/18

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SEP 0 5 2018
Dept of Planning
City of Las Vegas

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

School Development Tracking Form

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

Date Filed 09/05/2018 **Application Number** GPA-74312, ZON-74313 & SDR-74315 **Entity** LV

Company Name Centura Development

Contact Name

Contact Mailing Address

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

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

Project Name Haven Garden Apartments

Project Description 106 multi-family homes

APN's 163-01-501-001 & 002

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	106	x 0.140 = 14	x 0.058 = 6	x 0.064 = 7
Resort Condo Units (3)				
Total		14	6	7

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Doris Hancock ES	1661 Lindell Rd	K-5	554	655	04/05/18
Hyde Park MS	900 Hinson St	6-8	1,461	1,564	04/05/18
Bonanza HS	6665 Del Rey Ave	9-12	2,417	2,124	04/05/18

*** CCSD Comments** Doris Hancock ES and Hyde Park MS were over capacity for the 2017-18 school year. Doris Hancock was 118.32% and Hyde Park was 107.05% of program capacity.

* Projected enrollment for the 2018-19 school year.

☐ Approved ☐ Disapproved

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

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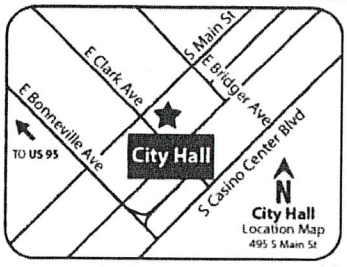

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **10/9/2018**

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City of Las Vegas

Case: GPA-74312, ZON-74313
16301514020
DICERTO 2004 TRUST
DICERTO ALBERT L & THELMA CO-TRS
5336 DEL REY AVE
LAS VEGAS NV 89146-1306

C0010
FE 1 N
RD/FOR REVIE
**

JUZ104N27902

16-17P

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **10/9/2018**

13836407011 Case: GPA-74312, ZON-74313
DICKINSON C RICHARD & CO 401K
5509 AVANT GARDE CT
LAS VEGAS NV 89146-1303

97 HRDGNP1

Also No For 16301103017
for which I did
not receive this
Card

GPA 74312 Zon 74313

Submitted after final agenda
46-47P

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **10/9/2018**

1. Higher Crime
2. Lower Home Values
3. Over burdened Schools
4. No privacy for adjacent homes
= All bad for our neighborhood

Case: GPA-74312, ZON-74313
16301510004
KURTH ERIC
5424 HOLMBY AVE
LAS VEGAS NV 89146-1328

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **10/9/2018**

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City of Las Vegas

Case: GPA-74312, ZON-74313
16301611017
WORONIECKI BOGDAN & MARINA
5324 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1314

97 HRDGNP1 89146

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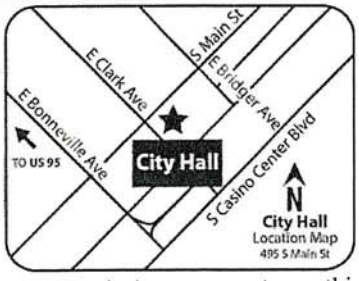

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **10/9/2018**

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Case: GPA-74312, ZON-74313
16301611023
UNDERWOOD JOHN
5329 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1315

97 HRDCMP1

Submitted after final agenda

46 A
47 A

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 08, 2018 3:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

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OCT 0 8 2018
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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 10/08/18 3:17 PM

Planning Application Number:	GPA-74312
Position:	I Oppose
Name:	Kent Davis
Residential or Business Address:	5600 Del Rey Ave LAS VEGAS, NV 89146
Phone:	(702) 878-7178
Email:	kevmardavis@gmail.com
Comments:	The main problem with the applicants plan is that the access to the project is off of Lindell. The cars should come in and out of Charleston. If the access is off of Lindell, it will effect the traffic on Del Rey. Del Rey Ave, between Lindell and Westwind, is already a problem because cars use the light at Westwind and Charleston to cross Charleston. Cars are constantly coming from Lindell, up Del Rey and on to Westwind to catch the light. If the project is granted, access should only be from Charleston. Another solution would be to move the light from Westwind to Lindell Since the City blocked access to Westwind from Sahara.

Submitted after final agenda
46P

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 08, 2018 3:20 PM
To: Planning Comments
Subject: Planning Application Comments Form

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OCT 0 8 2018
Dept of Planning
City of Las Vegas

☒

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 10/08/18 3:20 PM

Planning Application Number:	Zon-74313
Position:	I Oppose
Name:	Kent Davis
Residential or Business Address:	5600 Del Rey Ave LAS VEGAS, NV 89146
Phone:	(702) 878-7178
Email:	kevmardavis@gmail.com
Comments:	There is way to much traffic on Lindell near Charleston. The land would be better used if it remained zoned C-1 (Limited Commercial)

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

Submitted after final agenda

47 P

From: noreply@formstack.com
To: Planning Comments
Subject: Planning Application Comments Form
Date: Monday, October 01, 2018 7:11:39 PM

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 10/01/18 7:11 PM

Planning Application Number:	GPA-74312
Position:	I Oppose
Name:	Gerald DeCesare
Residential or Business Address:	5408 LONGRIDGE AVE LAS VEGAS, NV 89146
Phone:	(702) 524-7855
Email:	jdec6@yahoo.com
Comments:	I am a trustee of the owner of K & G Investments, LLC that owns the single family home at the above address. I have been told that the intention of this planning application number above in conjunction with ZON-74313, VAR-74314 and SDR-74315 is to change the zoning and get a variance to build a multi story low income development that will lower the values of the properties in the vicinity. the LLC has been the owner of the location for over 12 years and the value of the house is still not above what we paid for it. I do not want a further deterioration of values int he area and

therefore oppose these items. Please do not vote to change or approve any of the above items. Thank you.

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

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

Case: GPA-74312 AND ZON-74313
16301611021
POPP LEE A
5337 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1315

ST JRDGHP1 89146

Submitted after Final Agenda

22 P
23 P

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

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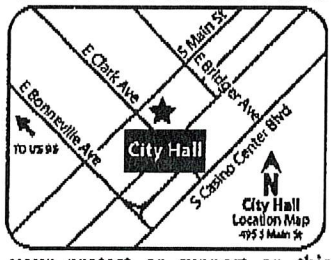

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

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Case: GPA-74312 AND ZON-74313
16301610021
ALBERS JIM G & ROBIN R
5401 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1316

22 P
23 P

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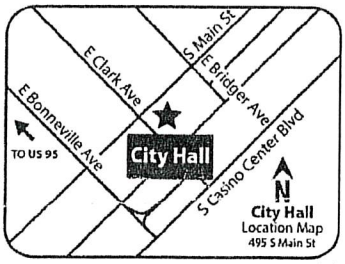

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

Case: GPA-74312 AND ZON-74313
13836810013
HAASE KURT W LIVING TRUST
HAASE KURT W TRS
1012 BREANNA ST
LAS VEGAS NV 89107-3779

97 JRDGNP1 89107

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23 P

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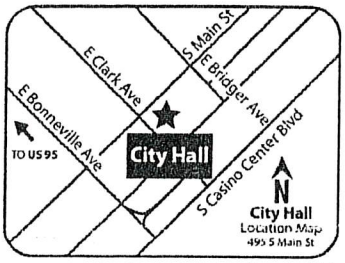

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

Case: GPA-74312 AND ZON-74313
13836810015
HAASE KURT W LIVING TRUST
HAASE KURT W TRS
1012 BREANNA
LAS VEGAS NV 89107-3779

97 JRDGNP1 89107

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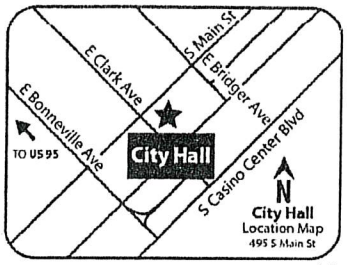

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

Case: GPA-74312 AND ZON-74313
16301611017
WORONIECKI BOGDAN & MARINA
5324 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1314

ST JRDCNP1 89146

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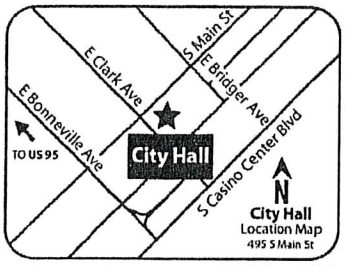

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

Case: GPA-74312 AND ZON-74313
16301211012
STONE GEORGE JR & ANNA
1411 COVELO CT
LAS VEGAS NV 89146-1361

97 JRDCNP1 89146

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

Case: GPA-74312 AND ZON-74313
16301610020
LUCAS LAURA L TRUST
LUCAS LAURA L TRS
5400 W MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1317

89146

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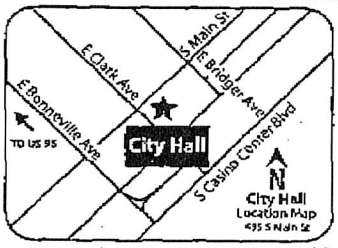

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

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Case: GPA-74312 AND ZON-74313
16301103014
HEFFELFINGER RICKY A & JEAN A
5508 AVANT GARDE CT
LAS VEGAS NV 89146-1303

22 P
23 P

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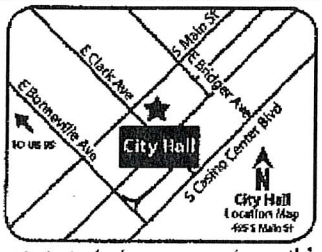

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

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Case: GPA-74312 AND ZON-74313
16301610010
RENTERIA BERTHA HERNANDEZ
CORONA JOSE RUFO
10022 AMBER FIELD ST
LAS VEGAS NV 89178

113 JRDCNP1 89178

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23 P

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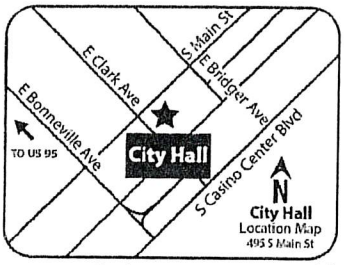

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **1/8/2019**

Case: GPA-74312 AND ZON-74313
16301611023
UNDERWOOD JOHN
5329 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1315

97 JRDCNP1 89146

22 A
23 A

Nora Lares

From: noreply@formstack.com
Sent: Saturday, January 5, 2019 12:47 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/05/19 12:47 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74089
Position:	I OPPOSE the project and all related applications.
Name:	Alina Jacobo
Residential or Business Address:	1400 COVELO CT LAS VEGAS, NV 89146
Phone:	(702) 812-8250
Email:	jacoboalina@gmail.com
Comments:	The amount of units going into this proposed apartment complex in comparison to other apt complexes near by on Charleston and Jones is almost the same amount but with only 1/3 of the lot size compared to Charleston/Jones complex. The developer has rely crammed in so many units and was asking for so many variances so that he could cram 106 units. Also note that the complex on the corner of Jones and Charleston only has access into their complex on Charleston. Most of the surrounding neighbors are commercial/business type buildings, the only residential neighbors are toward the back corner perimeter of the complex which has no exits or entries therefore traffic does not impact the residential residents, this will not be the case with Lindell/Charleston and it's surrounding residential neighbors as well as the elementary school on Lindell. This is not an organic

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growth, this is cramming way too many units with no roads or schools to support the amount of units in this proposed complex. As a person that research all the empty lots with I purchased my home right by Lindell I saw this was zoned commercial vs high density residential and was the only reason I felt ok to proceed with purchasing the home.

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22
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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, January 2, 2019 11:15 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/02/19 11:14 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-74089
Position:	I OPPOSE the project and all related applications.
Name:	Gary Mongeau
Residential or Business Address:	5420 Longridge Ave Las Vegas, NV 89146
Phone:	(702) 870-8006
Email:	bmongeau@embarqmail.com

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Nora Lares

From: noreply@formstack.com
Sent: Monday, January 7, 2019 10:30 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/07/19 10:29 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	GPA-74312
Position:	I support the project but OPPOSE a related application.
Planning Application Number(s):	ZON-74313, VAR-74314, SDR-74315
Name:	Shawna Waldman
Residential or Business Address:	2901 Colanthe Ave Las Vegas, NV 89102
Phone:	(702) 460-8979
Email:	823Paseo@gmail.com
Comments:	I agree with staff's recommendation for denial of the project in it's current format but would be supportive of a smaller scale project, egress and ingress on Charleston only, and required landscape buffers.

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☐ I SUPPORT this Request

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GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **04/09/2019**

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16301610010
RENTERIA BERTHA HERNANDEZ
CORONA JOSE RUFO
10022 AMBER FIELD ST
LAS VEGAS NV 89178

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23-24P

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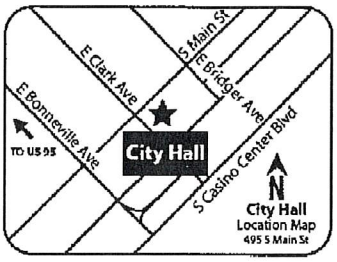

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GPA-74312 and ZON-74313 [PRJ-74089]

Planning Commission Meeting of **04/09/2019**

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1441 COVELO CT
LAS VEGAS NV 89146-1361

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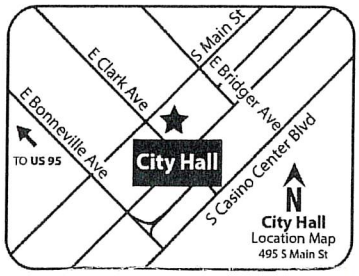

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PRJ-74089_1
16301211010
HOLLAND DAVID W & MARCI M
1431 COVELO CT
LAS VEGAS NV 89146-1361

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23 P
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The traffic at Lindell and Charleston is a Night mare. Already to many accidents. Julie

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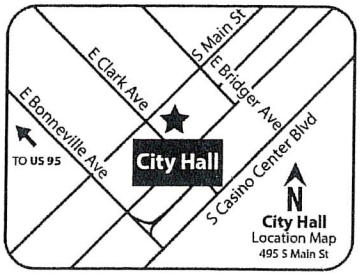

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Planning Commission Meeting of **04/09/2019**

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HARDINGER CLYDE R & JULIE A
5421 LONGRIDGE AVE
LAS VEGAS NV 89146-1340

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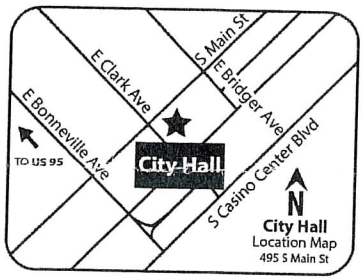

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Planning Commission Meeting of **04/09/2019**

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STONE GEORGE JR & ANNA
1411 COVELO CT
LAS VEGAS NV 89146-1361

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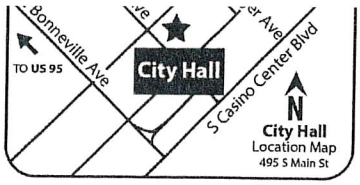

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GPA-74312 and ZON-74313 [PRJ-74089]

Planning Commission Meeting of **04/09/2019**

PRJ-74089_1
13836412016
WRIGHT ROBERT W FAMILY TRUST
WRIGHT ROBERT W TRS
5428 LIVERPOOL RD
LAS VEGAS NV 89107-3750

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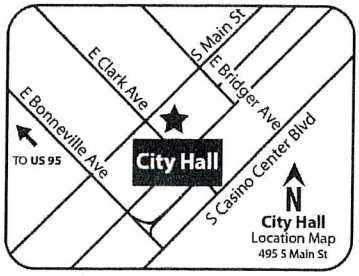
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-74312 and ZON-74313 [PRJ-74089]

Planning Commission Meeting of **04/09/2019**

RECEIVED
APR 04 2019
Dept of Planning
City of Las Vegas

PRJ-74089_1
16301511018
PITTAN DONALD E
5309 LYTTON AVE
LAS VEGAS NV 89146

97 BRDGNP1 89146

23P
24P

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

PRSRT
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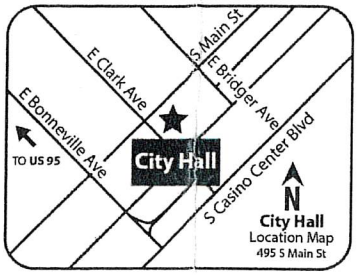
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

Please use available blank space on card for your comments.
GPA-74312 and ZON-74313 [PRJ-74089]
Planning Commission Meeting of **04/09/2019**

RECEIVED
APR 04 2019
Dept of Planning
City of Las Vegas

PRJ-74089_1
16301611023
UNDERWOOD JOHN
5329 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1315

97 BRDGNP1 89146

DUPLICATE - NOT INCLUDED IN COUNT

Submitted after final agenda

23A
24A

Nora Lares

Subject: FW: Phone Protest/Approval Log

RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

From: Cecilia F. Lapuz <clapuz@LasVegasNevada.GOV>
Sent: Monday, April 08, 2019 5:33 PM
To: Richelle Liston <rliston@lasvegasnevada.gov>
Subject: Phone Protest/Approval Log

4/8/19
Gary Mongeau
5420 Longridge Ave Las Vegas 89146
Protest/OPPOSE
PRJ75792 and PRJ74089_1

Thank you,

Cecilia Lapuz
Administrative Support Assistant
Business Licensing Division | Department of Planning
702.229.4659 I 702.229-6281 Main I Closed Fridays
333 N. Rancho Dr. 6th Floor | Las Vegas, NV 89106

lasvegasnevada.gov

Your opinion is important! Click here to take a short survey.

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23-24P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
24

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

SUBJECT:
TABLED - RENOTIFICATION - ZON-74313 - REZONING RELATED TO GPA-74312 - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089]. Staff recommends DENIAL.

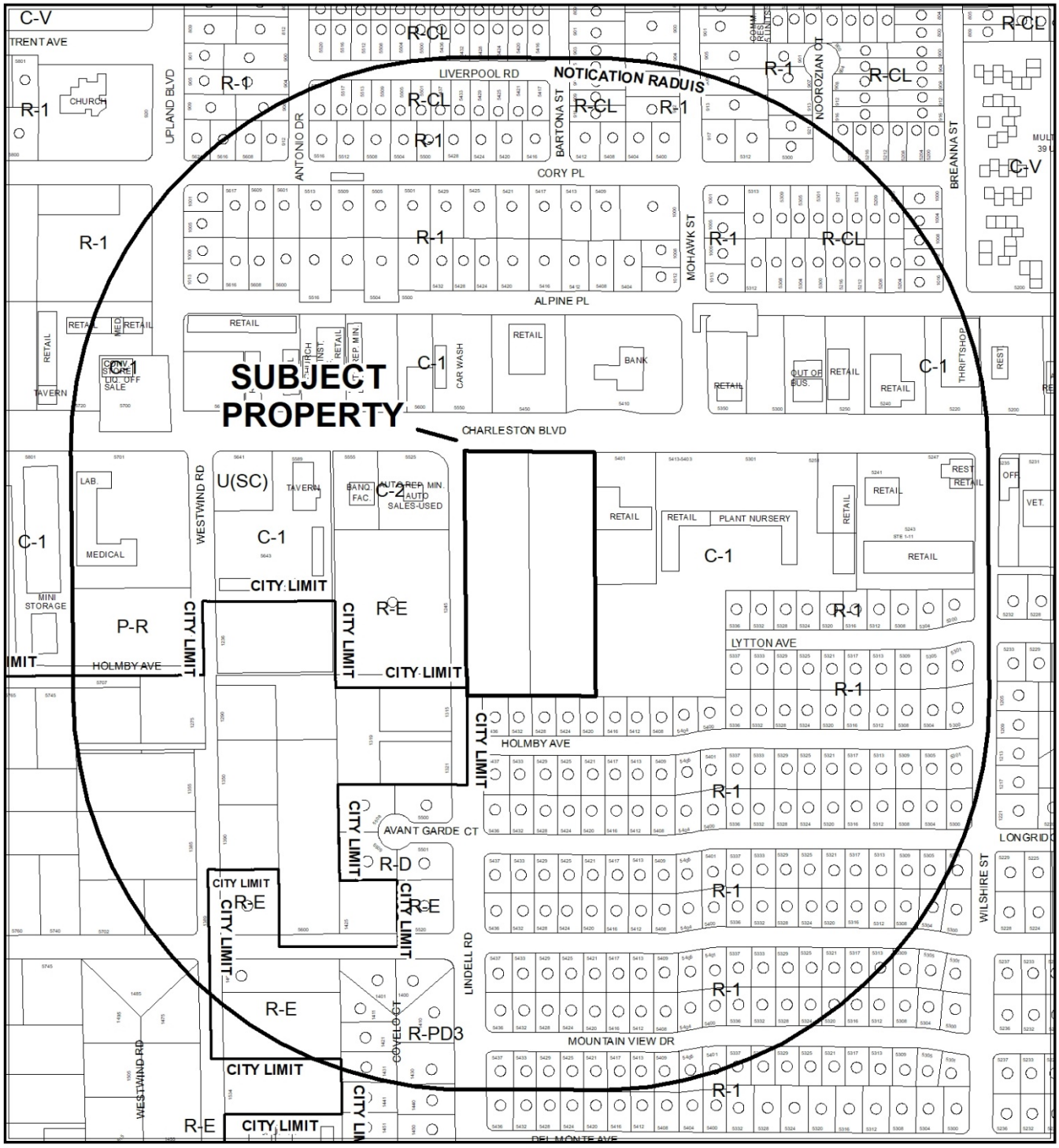
C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	19	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-74313 [PRJ-74089] and SDR-75858 [PRJ-75792]
3. Land Use Map
4. Supporting Documentation
5. School Development Tracking Form - Submitted by Clark County School District

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

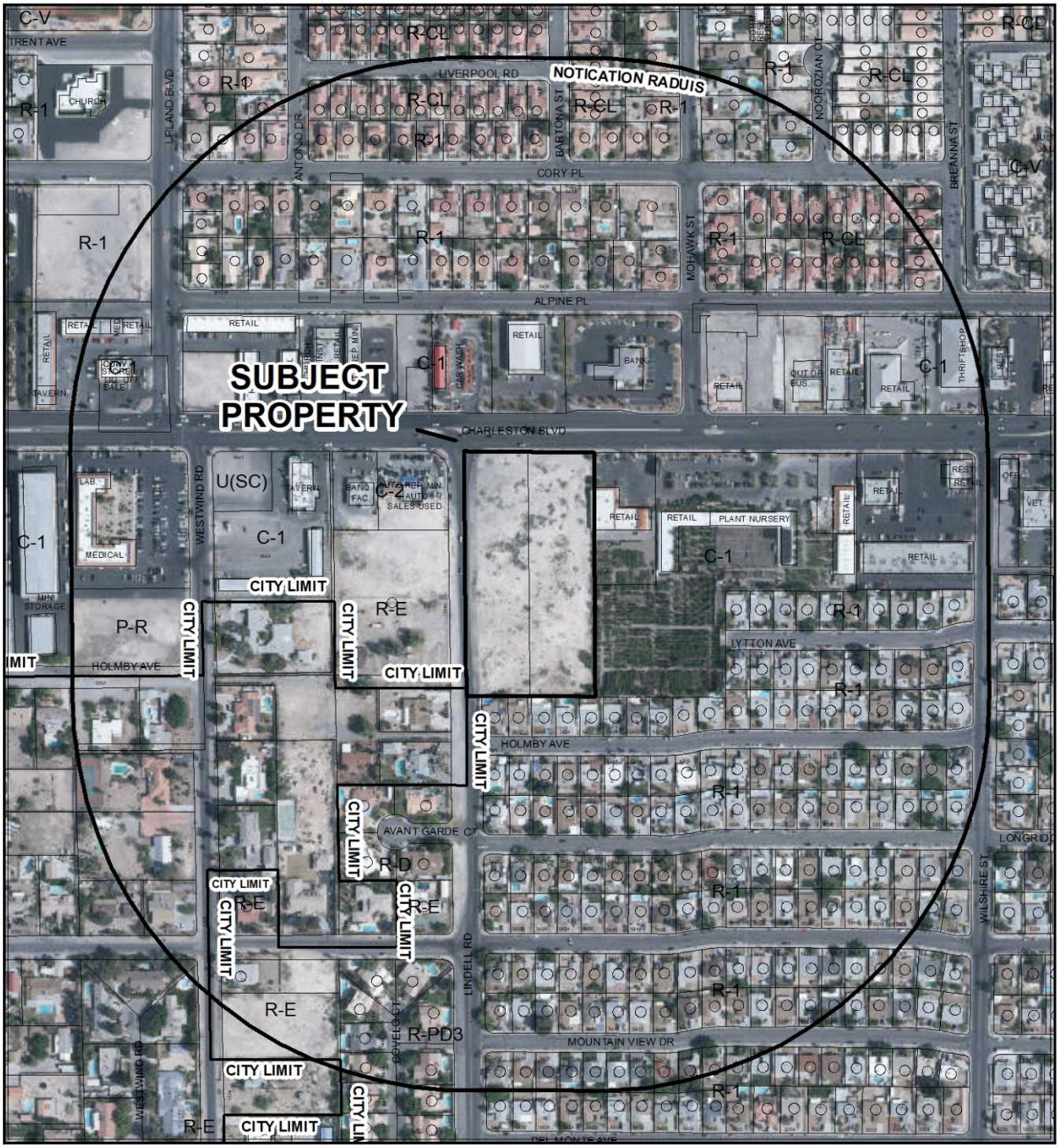


CASE: **ZON-74313, SDR-75858 (PRJ-74089)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



0 290 580 Feet

CASE: **ZON-74313, SDR-75858 (PRJ-74089)**

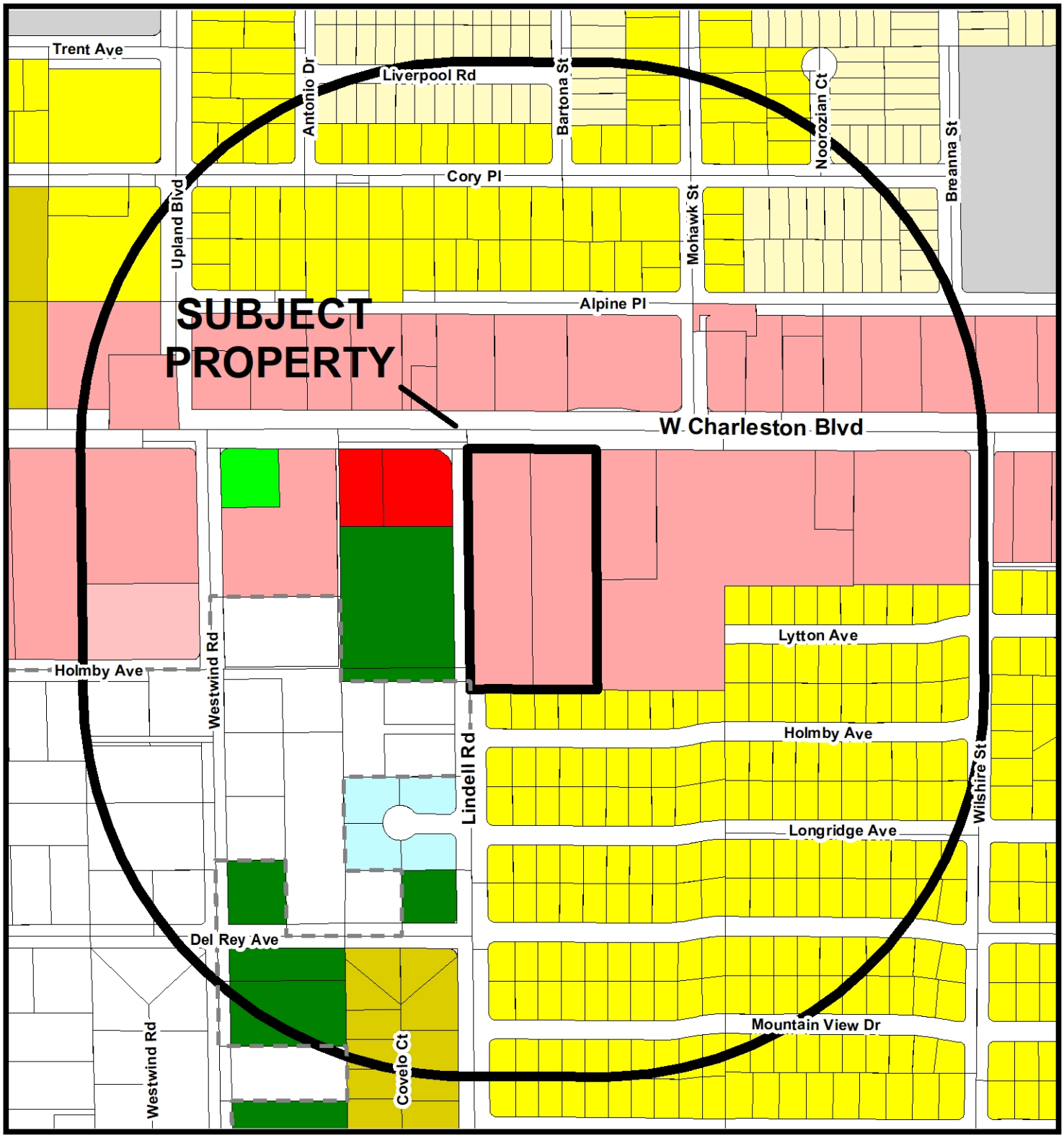
RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

ZON-74313



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-1 TO R-4

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, March 26, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZON & SDR

Project Address (Location) SE corner of Charleston and Lindell

Project Name Charleston Park **Proposed Use** Senior Apartments

Assessor's Parcel #(s) 163-01-501-001 & 002 **Ward #**

General Plan: Existing SC Proposed H **Zoning:** Existing C-1 Proposed R-4

Additional Information

Property Owner Charlie Rah Rah Irrevocable et al Contact Rodman Jordan

Address PO Box 400188 City Las Vegas State NV Zip 89140

E-mail rjordan@centuradev.com Phone (702) 901-3183

Applicant Centura Development Contact Rodman Jordan

Address 1210 Hinson St. City Las Vegas State NV Zip 89102

E-mail rjordan@centuradev.com Phone (702) 901-3183

Representative Baughman & Turner, Inc. Contact David Turner

Address 1210 Hinson St. City Las Vegas State NV Zip 89102

E-mail davidt@baughman-turner.com Phone (702) 870-8771

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 James ZURBRIGGEN - AAmcom MANAGEMENT LLC Trustee

Subscribed and sworn before me

This 19th day of February, 20 19

Notary Public in and for said County and State

EVELYN ALEXAKIS
Notary Public State of Nevada
No. 05-97945-1
My Appt. Exp. June 14, 2021

PR3-75792
02/19/19

RECEIVED
SEP 0 5 2018
Dept of Planning
City of Las Vegas

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

School Development Tracking Form

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

Date Filed 09/05/2018 **Application Number** GPA-74312, ZON-74313 & SDR-74315 **Entity** LV

Company Name Centura Development

Contact Name

Contact Mailing Address

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

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

Project Name Haven Garden Apartments

Project Description 106 multi-family homes

APN's 163-01-501-001 & 002

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	106	x 0.140 = 14	x 0.058 = 6	x 0.064 = 7
Resort Condo Units (3)				
Total		14	6	7

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Doris Hancock ES	1661 Lindell Rd	K-5	554	655	04/05/18
Hyde Park MS	900 Hinson St	6-8	1,461	1,564	04/05/18
Bonanza HS	6665 Del Rey Ave	9-12	2,417	2,124	04/05/18

*** CCSD Comments** Doris Hancock ES and Hyde Park MS were over capacity for the 2017-18 school year. Doris Hancock was 118.32% and Hyde Park was 107.05% of program capacity.

* Projected enrollment for the 2018-19 school year.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
25

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

SUBJECT:
SDR-75858 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74312 AND ZON-74313 - PUBLIC HEARING - APPLICANT/OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 144-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), C-1 (Limited Commercial) Zone [PROPOSED: R-4 (High Density Residential)], Ward 1 (Tarkanian) [PRJ-75792]. Staff recommends DENIAL.

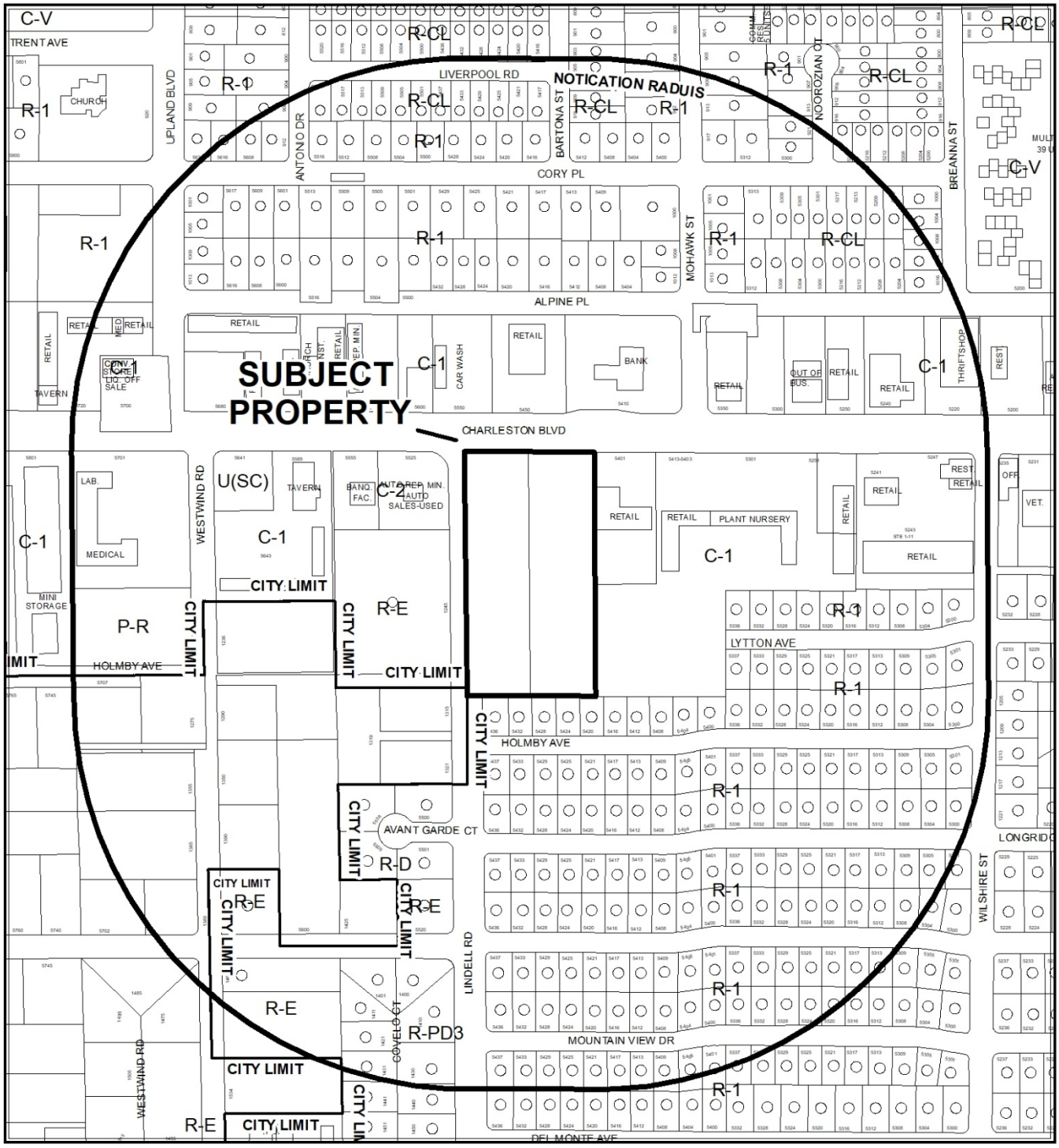
C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter
5. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division
6. Submitted after Final Agenda - Elevations and Floor Plans Dated 02/19/2019, Protest/Support Postcards and Protest Documentation Not Vetted - E-mail

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



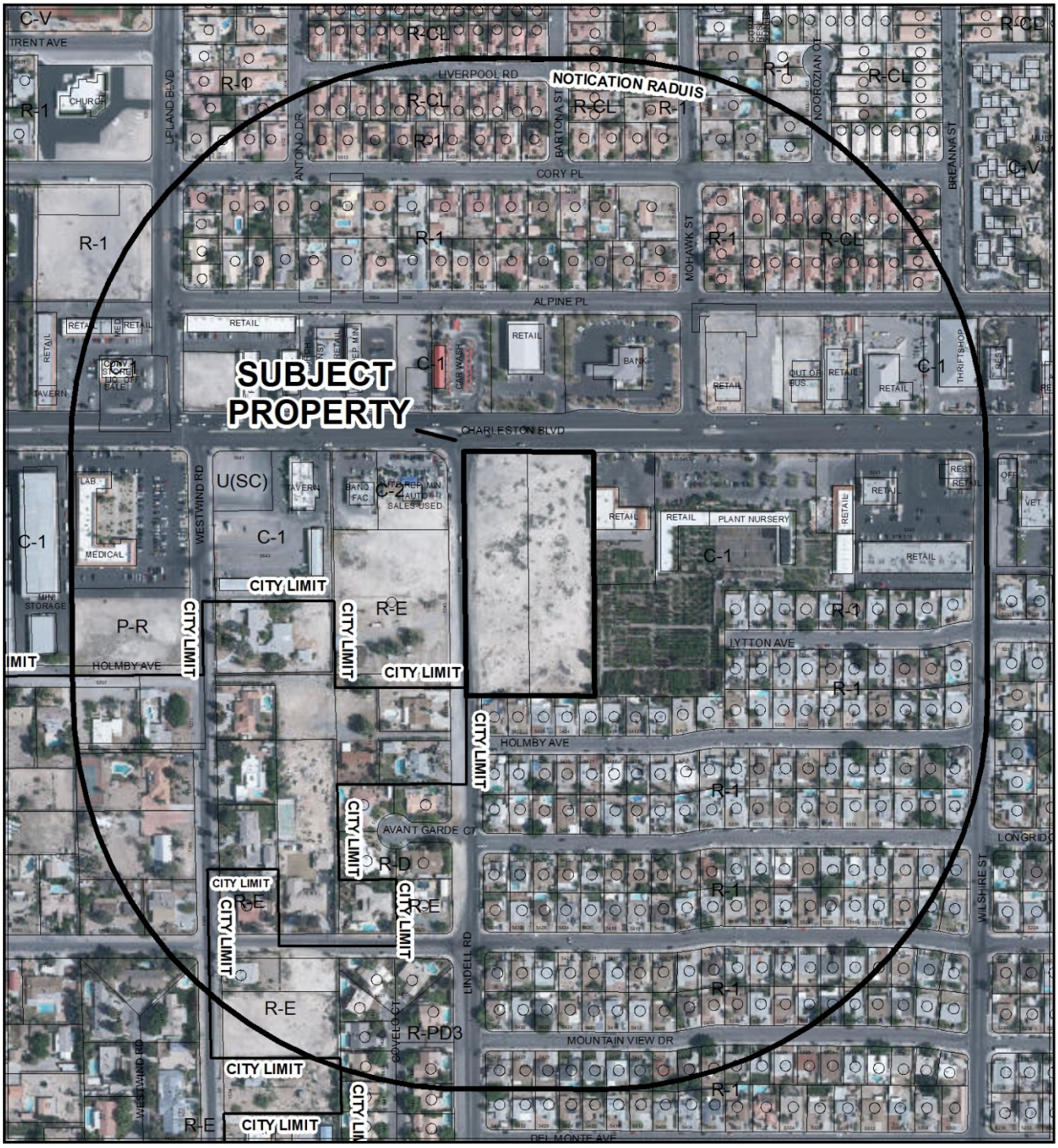
0 290 580 Feet

CASE: **SDR-75858 (PRJ-75792)**

RADIUS: 1000 FEET

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

N



CASE: **SDR-75858 (PRJ-75792)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZON & SDR

Project Address (Location) SE corner of Charleston and Lindell

Project Name Charleston Park **Proposed Use** Senior Apartments

Assessor's Parcel #(s) 163-01-501-001 & 002 **Ward #**

General Plan: Existing SC Proposed H **Zoning:** Existing C-1 Proposed R-4

Additional Information

Property Owner Charlie Rah Rah Irrevocable et al Contact Rodman Jordan

Address PO Box 400188 City Las Vegas State NV Zip 89140

E-mail rjordan@centuradev.com Phone (702) 901-3183

Applicant Centura Development Contact Rodman Jordan

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City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name James ZURBRIGGEN - AAmcom MANAGEMENT LLC Trustee

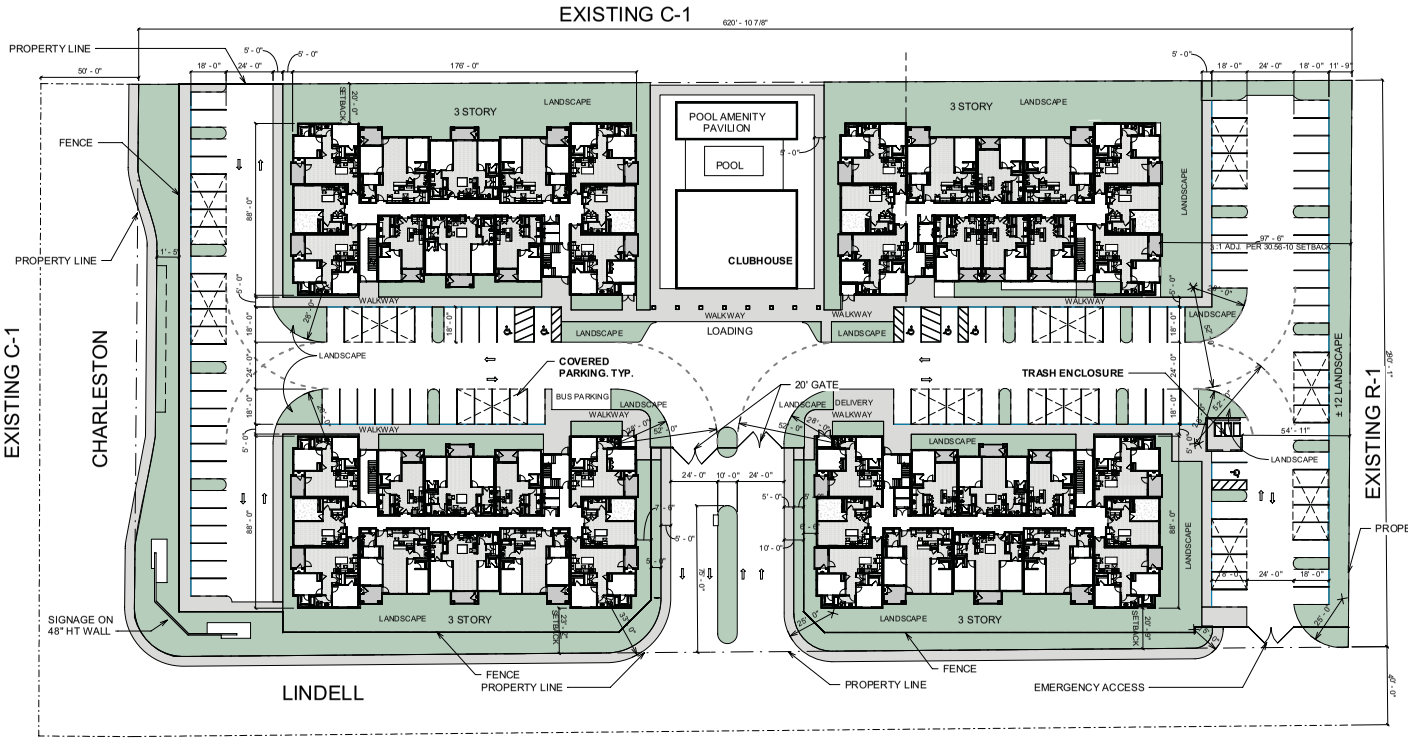
Subscribed and sworn before me

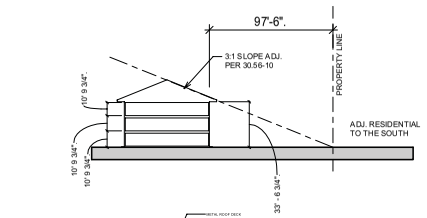
This 19th day of February, 20 19

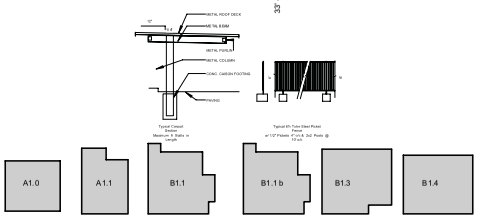
Notary Public in and for said County and State

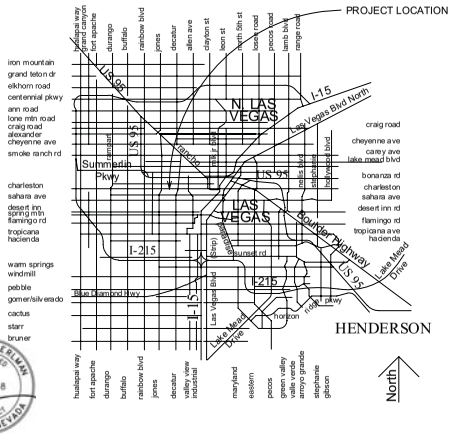
EVELYN ALEXAKIS
Notary Public, State of Nevada
No. 05-97945-1
My Appt. Exp. June 14, 2021

PR3-7592
02/19/19









SITE INFORMATION

LOCATION	W CHARLESTON BLVD. AND S LINDELL RD.	
PARCEL	APN: No. 163-01-501-001 & 002	
ZONING	R-4 - MULTI-FAMILY RESIDENTIAL (CURRENTLY C-1)	
PARCEL AREA		
Gross Area	(TO BE VERIFIED) ± 206,474 SF	± 4.74Acres
Net Area	(TO BE VERIFIED) ± 180,774 SF	± 4.15 Acres
DENSITY		
One Bedroom Units		54 units
Two Bedroom Units		90 units
Total # of Units		144 units
Gross Density		144/4.74 = ± 30.38 U / Acre

UNIT COUNT

Building Units

One Bedroom Units (%38)	54 units
Two Bedroom Units (%62)	90 units
Total # of Units	144 units

PARKING REQUIRED

Building Parking Requirements

One Bedroom	0.75 Per Unit	41
Two Bedroom	0.75 Per Unit	67
Total Required		108

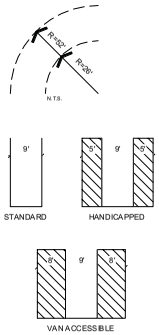
PARKING PROVIDED

Open Parking	77
Cov'd Parking	44
Bus (Shuttle)	1
Delivery	1
TOTAL PARKING PROVIDED	123

H.C. Parking

	Required	Provided		
		Std	Van	Total
	6	4	2	6
Total	6	4	2	6

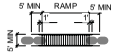
SITE LEGEND



= TYPICAL FIRE TURNING RADIUS

= TYPICAL PARKING SPACES

= ACCESSIBLE ROUTE
5% MAXIMUM RUNNING SLOPE
2% MAXIMUM CROSS SLOPE



= ACCESSIBLE ROUTE - ANSI COMPLIANT RAMP 8.33% MAX. RUNNING SLOPE, 2% MAX. CROSS SLOPE. HANDRAILS REQUIRED FOR RAMPS WITH GREATER THAN 6" RISE. WHERE REQUIRED, HANDRAILS TO BE 34" ABOVE WALKING SURFACE. AND HAVE AN EDGE BARRIER WITHIN 4" OF GRADE SO THAT A 4" SPHERE CANNOT PASS THROUGH. 5' MIN. CLEAR BETWEEN HANDRAILS. HANDRAILS TO EXTEND 12" MIN. BEYOND TOP AND BOTTOM OF THE RAMP. LANDINGS AT TOP AND BOTTOM OF RAMP. 5' MIN LENGTH IN DIRECTION OF RAMP. 5% MAX. RUNNING SLOPE AND 2% MAX. CROSS SLOPE.

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SITE PLAN

CHARLESTON PARK

LAS VEGAS, NEVADA

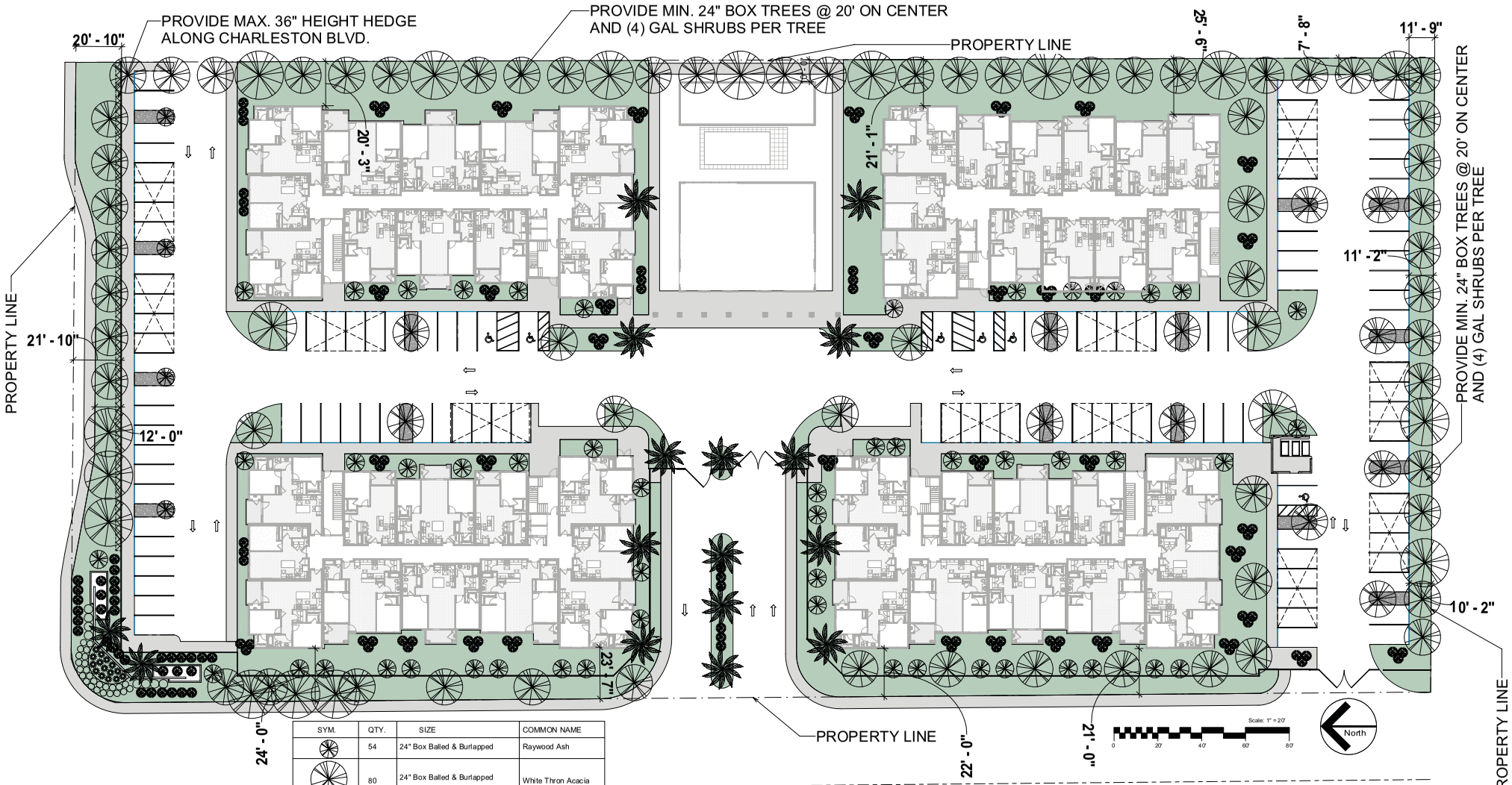
PROJECT NO:918035 02/27/19

CENTURA DEVELOPMENT CO. .LLC

CENTURA

PRJ-75792
03/2019

Perlman ARCHITECTS



SYM.	QTY.	SIZE	COMMON NAME
	54	24" Box Balled & Burlapped	Raywood Ash
	80	24" Box Balled & Burlapped	White Thron Acacia
	15	24" Box Balled & Burlapped	Mondel Pine
	14	Height Varies	Mexican Fan Palm
	123	Various Shrubs . 5 GAL. MIN.	Big Sagebrush Sweet Broom

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LANDSCAPE PLAN

PROJECT NO:918035 02/19/19

CENTURA DEVELOPMENT CO. .LLC

CENTURA

CHARLESTON PARK

LAS VEGAS, NEVADA

PRJ-75792
03/13/19

Perlman ARCHITECTS

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST. PHONE (702) 870-8771
LAS VEGAS, NEVADA 89102-1604 FAX (702) 878-2695

February 19, 2019

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

Re: Charleston Park – Charleston Blvd & Lindell Road

To Whom It May Concern,

Please let this letter serve as justification for a Site Development Plan Review for a proposed age restricted senior living complex located at the southeast corner of Charleston Blvd and Lindell Road. The vacant 4.74-acre site is comprised of two parcels; APN 163-01-501-001 & 002.

The General Plan Amendment (GPS-74312) and Rezoning (ZON-74313) for this project were tabled at the January 8, 2019 Planning Commission meeting. We would like for all the items to be heard together.

The site is bordered by commercial uses (a retail plaza and nursery) to the east, single-family residential (R-1) to the south, Charleston Blvd to the north, and Lindell Road to the west.

The Site Development Plan Review is for a garden style senior living project that will have 144 units consisting of 54 one-bedroom, and 90 two-bedroom units.

Charleston Park is designed to provide its residents with a clean, new, fresh environment. Our residents are empty nesters who will be moving from a larger, older, more difficult to maintain home where they live alone, to a fresh, modern, easy to maintain home, with plenty of neighbors to share their life experiences with.

Our Community will be gated for security. Transportation will be offered so residents will not "need" to drive their own vehicles. Group trips to local shops and restaurants will minimize vehicular trips.

As an active seniors' community, the seniors are more than capable of caring for themselves physically and have far less health care professional visits than you would have in a traditional "family" community or an assisted living facility.

Our residents do not impact schools, or create mischief. They are looking for an environment that will afford them peace, quiet, comfort and camaraderie. We are providing a 4,000 SF community center designed to encourage socialization and "community."

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Historically, residents of active senior communities have lived in the neighborhood for many years. They prefer to stay; to be close to the friends, family and streets that they are familiar and comfortable with. Sometimes they move into the community to be closer to their children. Our mission is to provide these people with a cozy alternative to remaining isolated in their current homes.

Architecturally, our "boutique" community would be considered Santa Barbara Modern. We will use light, warm colors and materials to blend with the neighborhoods around us. Each three story building will offer its own elevator so that every resident has access to every unit. We've buffered all of our buildings from our adjacent neighbors with landscape, parking and open space.

Our site will be beautifully landscaped and will provide space for both active and passive activity zones. We will offer a small pet park, a community garden and of course, a swimming pool.

Units range in size from a one-bedroom at 690 to 735 sq. ft., and two-bedrooms at 955 to 1,165 sq. ft.

There will be sufficient parking as 108 parking spaces are required, and 116 spaces have been provided.

There will be 15' to 18' of landscape along the Charleston Blvd and Lindell Road frontages, and 10' along the southerly and easterly property lines adjacent to the commercial and residential subdivision.

This property has been vacant for some time, and has become a blight in the neighborhood. There is a lack of these types of senior living projects in the area and, therefore, a need for this type of development.

Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.

David S. Turner
President

DST/aw

PRJ-75792
02/19/19

SDR 75858
Charlie Rah Rah Irrevocable Business Trust, et al

SEC Charleston Boulevard and Lindell Road

Proposed 144 unit senior adult multi-family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [DU]	144	3.70	**533**
AM Peak Hour			0.20	**29**
PM Peak Hour			0.26	**37**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Charleston Boulevard

Average Daily Traffic (ADT)	41,017
PM Peak Hour	3281

(heaviest 60 minutes)

Lindell Road

Average Daily Traffic (ADT)	4,610
PM Peak Hour	275

(heaviest 60 minutes)

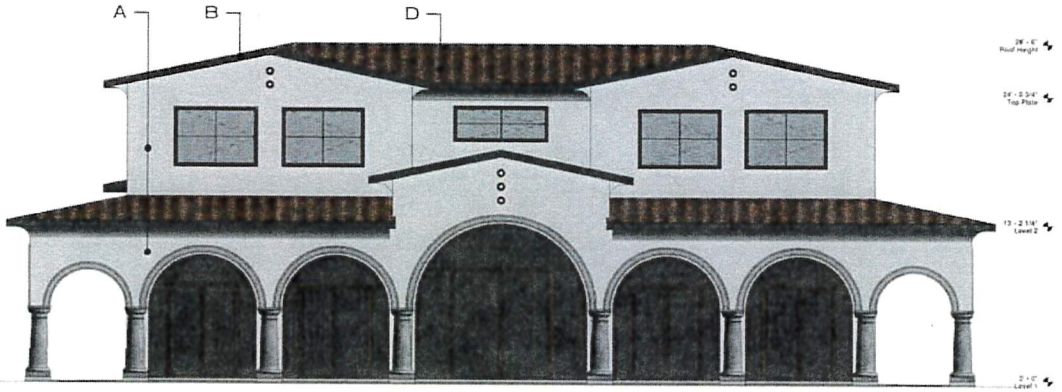
Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Charleston Boulevard	53,445
Lindell Road	16,380

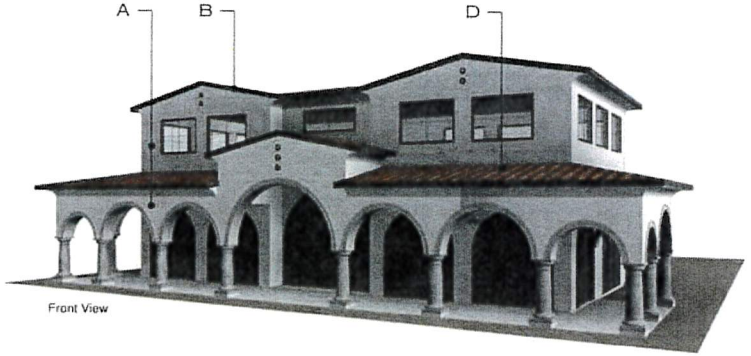
This project will add approximately 533 trips per day on Charleston Blvd. and Lindell Rd. Currently, Charleston is at about 77 percent of capacity and Lindell is at about 28 percent of capacity. With this project, Charleston is expected to be at about 78 percent of capacity and Lindell is expected to be at about 31 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 37 additional cars, or about two every three minutes.

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



Front Elevation



Front View



A. SHERWIN WILLIAMS
SW 7003 TOQUE WHITE
STUCCO



B. SHERWIN WILLIAMS
SW 7670 GRAY SHINGLE



C. STACKED STONE
PROFILE: NANTUCKET
MANUF: ELDORADO STONE



D. 3688 KONA RED RANGE
PROFILE: CAPISTRANO
MANUF: EAGLE ROOFING



E. SHERWIN WILLIAMS
SW 7018 DOVETAIL
SHUTTERS

PRJ-75792
02/19/19

Submitted after final agenda
4/9/19
Item 25

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

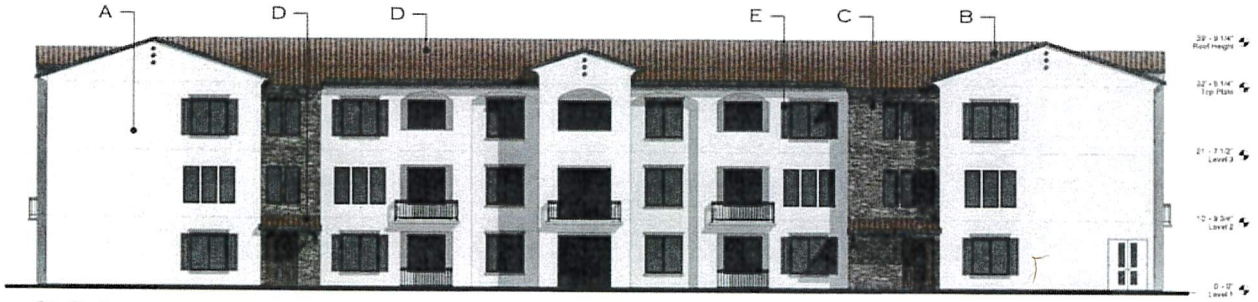
CLUB HOUSE

CHARLESTON PARK

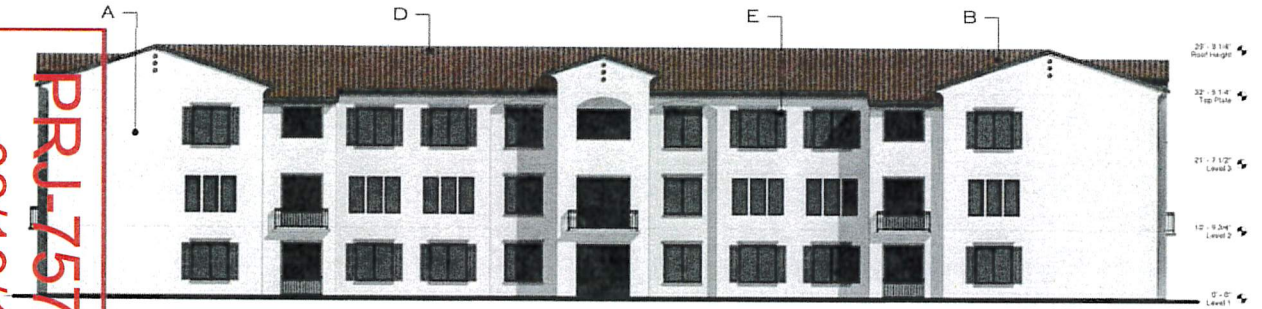
Las Vegas, NV

PROJECT NO:918035 02/19/19

Perlman ARCHITECTS

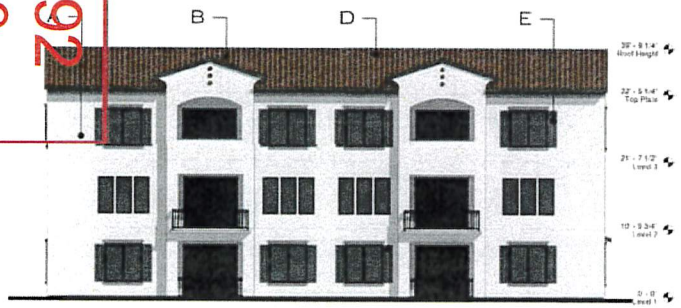


Entry Elevation



Street Elevation

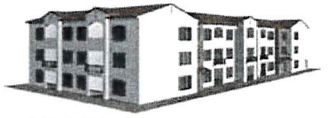
PRJ-75792
02/19/19



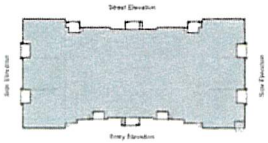
Typical Side Elevation



Street / Side View



Entry / Side View



Elevation Key

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

ELEVATIONS

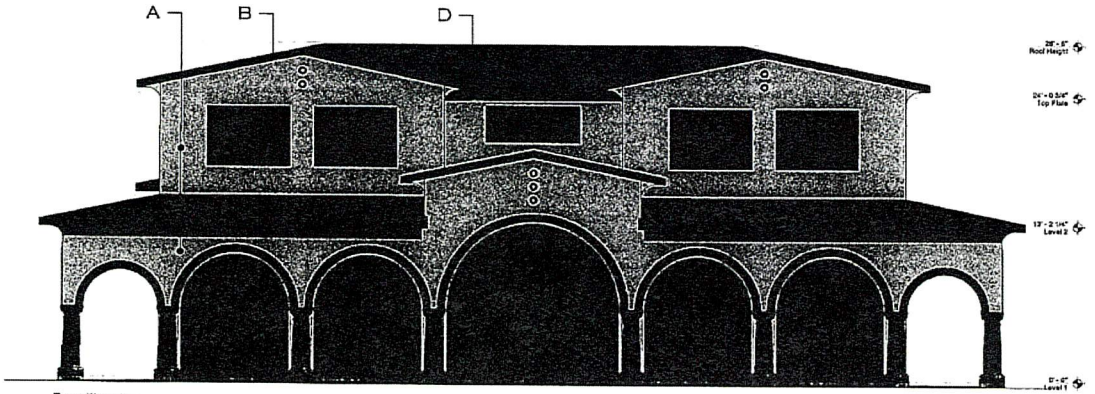
CHARLESTON PARK

Las Vegas, NV

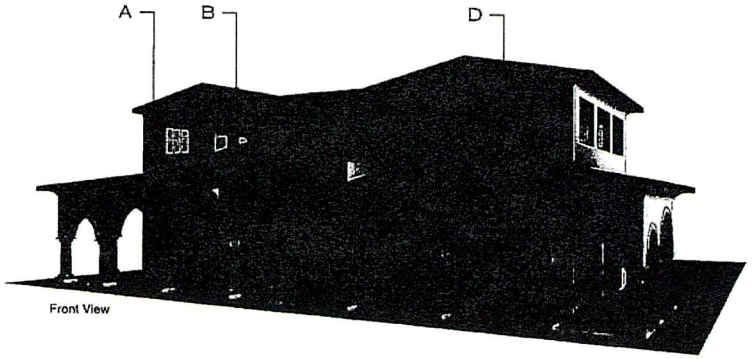
PROJECT NO 918035 02/19/19

Perlman ARCHITECTS

Item 25



Front Elevation



Front View

PRJ-75792
02/19/19



A. SHERWIN WILLIAMS SW 7003 TOQUE WHITE STUCCO



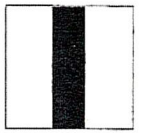
B. SHERWIN WILLIAMS SW 7670 GRAY SHINGLE



C. STACKED STONE
PROFILE : NANTUCKET
MANUF: ELDORADO STONE



D. 3698 KONA RED RANGE
PROFILE : CAPISTRANO
MANUF :EAGLE ROOFING



E. SHERWIN WILLIAMS SW 7018 DOVETAIL SHUTTERS

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CENTURA DEVELOPMENT CO. ,LLC

CENTURA

CLUB HOUSE

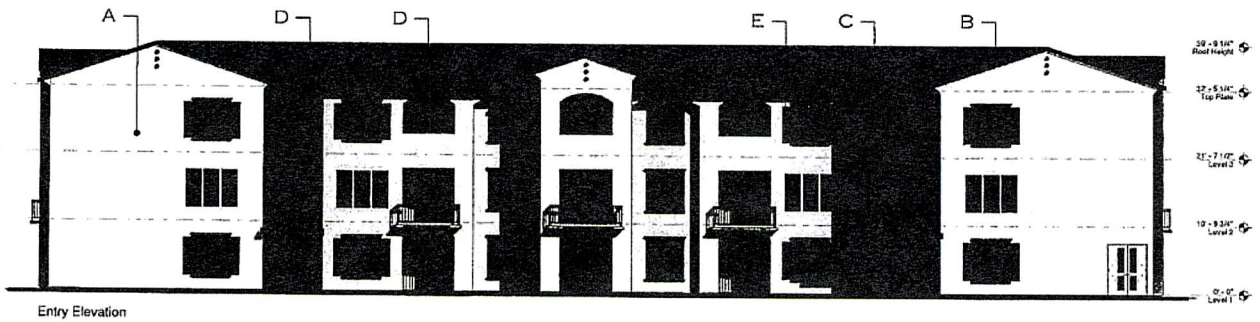
CHARLESTON PARK

Las Vegas, NV

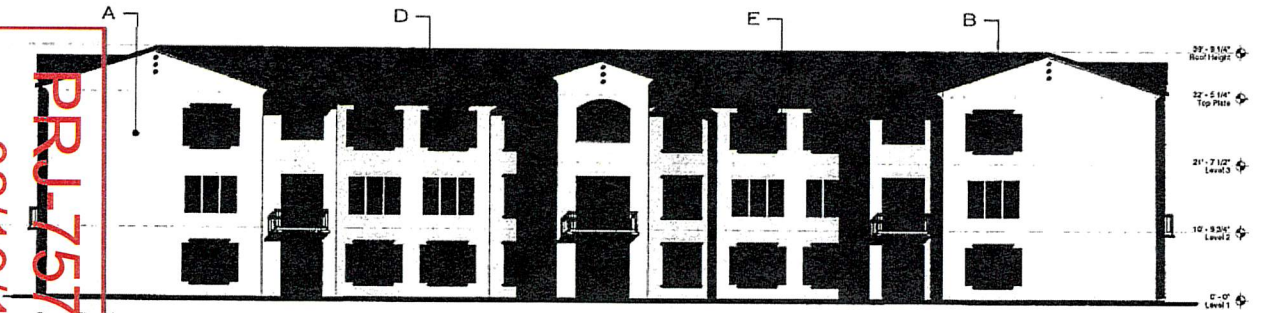
PROJECT NO:818035 02/19/19

Perlman ARCHITECTS

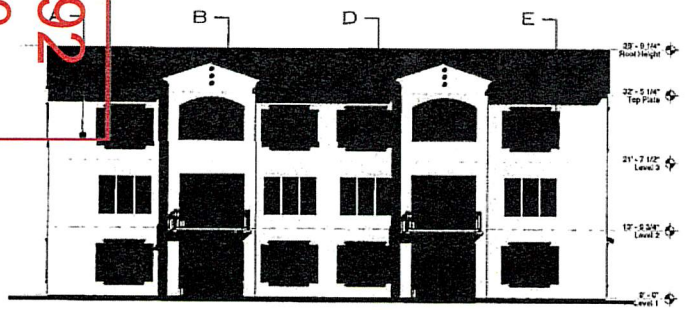
Item 25



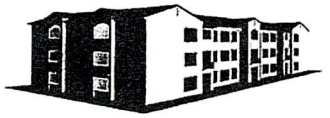
Entry Elevation



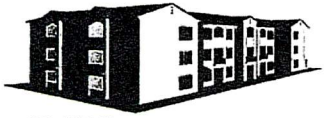
Street Elevation



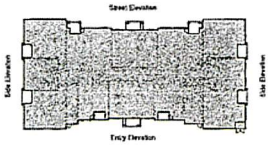
Typical Side Elevation



Street / Side View



Entry / Side View



Elevation Key

PRJ-75792
02/19/19

Item 25

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ELEVATIONS

CENTURA DEVELOPMENT CO. ,LLC

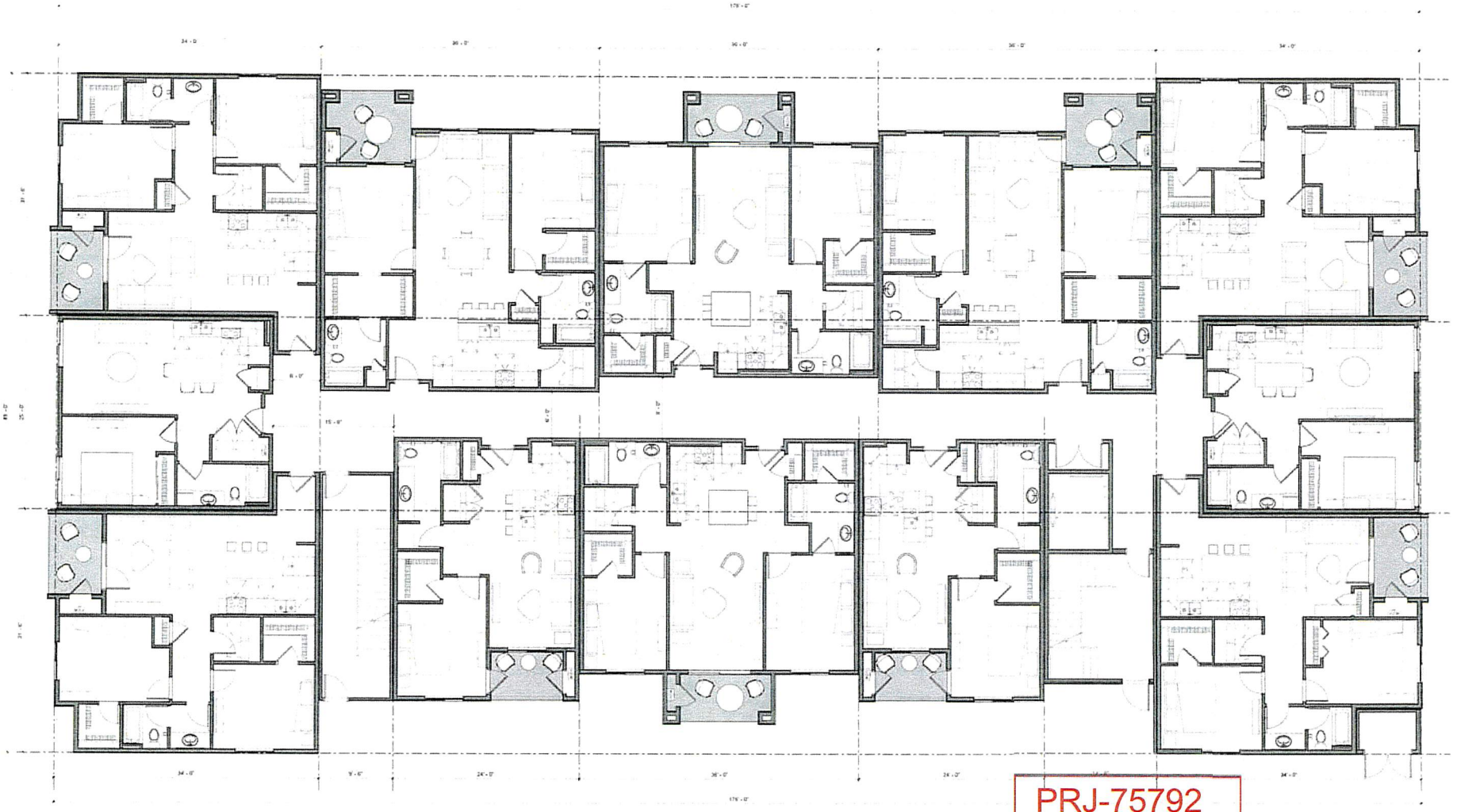
CENTURA

CHARLESTON PARK

Las Vegas, NV

PROJECT NO:918035 02/19/19

Perlman ARCHITECTS



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02/19/19

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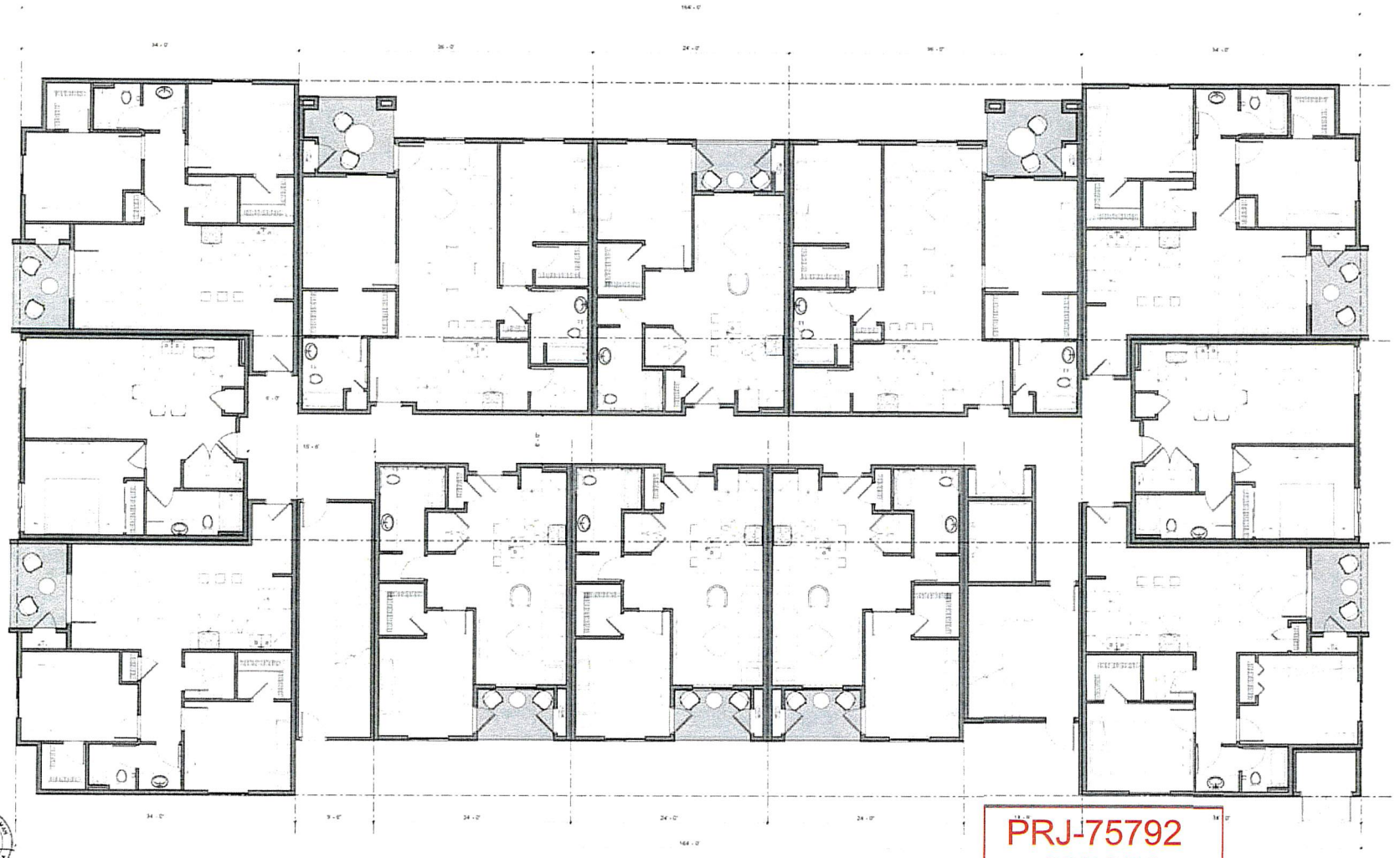
UNITS FLOOR PLAN - BUILDING TYPE A

CHARLESTON PARK

LAS VEGAS, NV

PROJECT NO:STANDARD 2/11/19

Perlman ARCHITECTS



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PRJ-75792
02/19/19

UNITS FLOOR PLAN - BUILDING TYPE B

CHARLESTON PARK

LAS VEGAS, NV

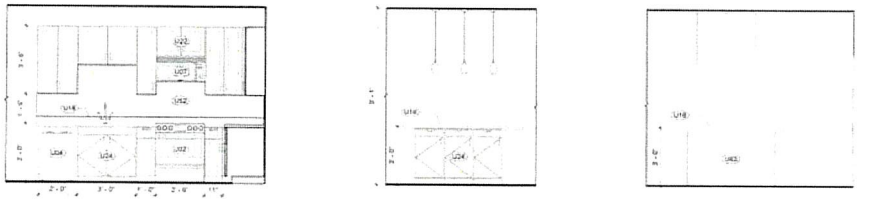
CENTURA DEVELOPMENT CO. .LLC

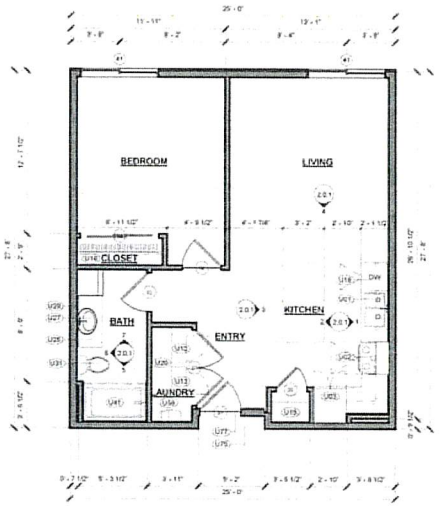
CENTURA

PROJECT NO STANDARD 2/11/19

Perlman ARCHITECTS

Item 25



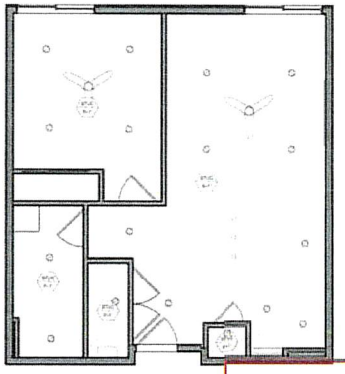


Keynote Legend

Key Value	Keynote Text
U01	DOUBLE BOWL KITCHEN SINK W/ GARBAGE DISPOSAL SEE 1004.12.2.1 A11.1F
U02	FREE STANDING RANGE WITH OVEN - SELF CLEANING-SEE 1004.12.2.3 & ASSHT. A11.1E
U03	LARGE CAPACITY 3 DOOR FRENCH DOOR REFRIGERATOR W/ ICE MAKER - (LG - LFC22770ST) -SEE 12/A12.4 & 1004.12.2.5/A11.1F
U04	DISHWASHER - (LG - LDF5545ST) SEE 1004.12.2.2/A11.1F
U07	OVER THE RANGE MICROWAVE OVEN (LG - LMV1762ST)
U12	WASHER (LG - WM3270CW) - SEE 1004.10/SHT. A11.1E
U13	DRYER (ATH VENT TO EXTERIOR (LG - DLEY1704V) - SEE 1004.10/SHT. A11.1E
U15	5 SHELVES EQUALLY SPACED AND PER OWNER SPECS
U16	ROD AND SHELF
U18	COUNTERTOP @ 36" A.F.F.
U20	18 DEEP SHELF (SEE CABINET PROFILES A3.1.1)
U22	WALL MOUNTED UPPER CABINETS (PER SHOP DRAWINGS)
U23	BASE CABINETS W/ COUNTERTOP @ 36" A.F.F.(PER SHOP DRAWINGS)
U24	KITCHEN ISLAND W/ COUNTERTOP @ 36" A.F.F.(PER SHOP DRAWINGS)
U25	VANITY CABINET @ 32" A.F.F.(PER SHOP DRAWINGS)
U26	VANITY CABINET @ 34" A.F.F.(PER SHOP DRAWINGS)
U27	LAVATORY/SINK, VERIFY WITH OWNER SPECIFICATION - SEE 1004.11.3.1.1/A11.1F
U29	MIRROR (FOR SIZE SEE ELEVATION)
U31	WATER CLOSET - (1.6GAL/FLUSH MAX)
U41	60" x 32" BATHTUB (OR SIZE AS NOTED ON PLAN) W/ TILE SURROUND
U47	SHOWER ROD - SEE OWNER SPECIFICATION
U52	TILE SURROUND - SEE MANUFACTURE FOR INSTALLATION REQUIREMENTS
U58	WATER HEATER (TANKLESS) - REFER TO PLUMBING PLANS
U62	CURTAIN PARTITION WALL AND RECESSED TRACK
U63	2X PONY WALL W/ GYP. BD. FINISH
U74	LIGHT FIXTURE - SEE ELECTRICAL AND OWNERS SPECS
U75	CROPPED CEILING PER PLAN
U77	PEEPHOLE - MIN 180 DEGREE RANGE OF VIEW PER ANSI 1004.5.3/A11.1F

Area Schedule (Gross Building)

GROSS UNIT	636 SF
	636 SF



PRJ-75792
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

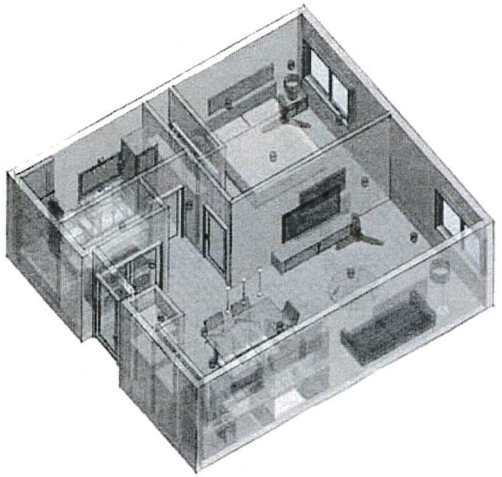
UNIT A1.0

CHARLESTON PARK

PROJECT NO 919035 02/19/19

Perlman ARCHITECTS

Item 25





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CENTURA DEVELOPMENT CO. .LLC

CENTURA

UNIT A1.0

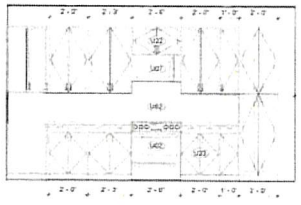
CHARLESTON PARK

PRJ-75792
02/19/19

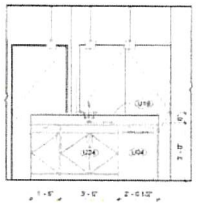
PROJECT NO 918035 02/19/19

Perlman ARCHITECTS

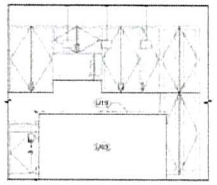
Item 25



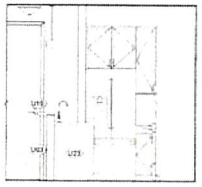
3 KITCHEN
3/8" = 1'-0"



4 KITCHEN
3/8" = 1'-0"



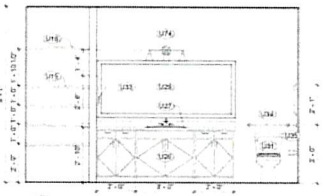
5 KITCHEN
3/8" = 1'-0"



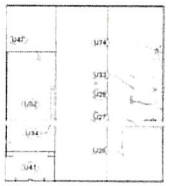
6 KITCHEN
3/8" = 1'-0"



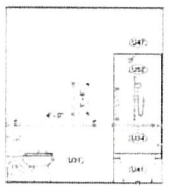
7 BATH
3/8" = 1'-0"



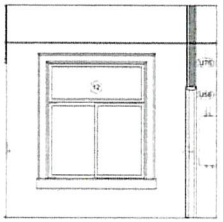
8 BATH
3/8" = 1'-0"



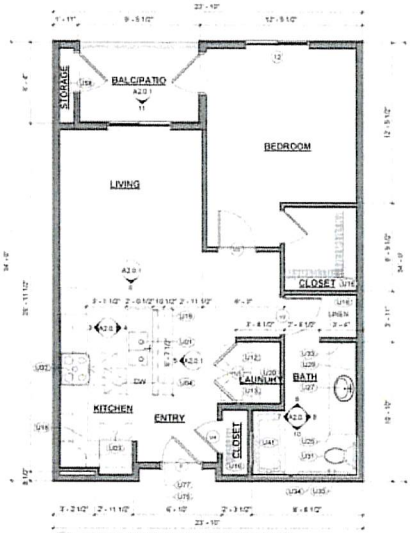
9 BATH
3/8" = 1'-0"



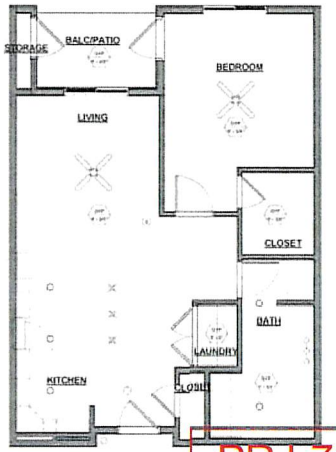
10 BATH
3/8" = 1'-0"



11 BATH
3/8" = 1'-0"



1 1ST-FLOOR PLAN-ANNOTATION
1/4" = 1'-0"



2 1ST-FLOOR PLAN-RCP
1/4" = 1'-0"

UNIT KEYNOTES

Key Value	Keynote Text
U01	DOUBLE BOWL KITCHEN SINK W/ GARBAGE DISPOSAL SEE 1004.12.2.1 A11.1F
U02	FREE STANDING RANGE WITH OVEN - SELF CLEANING-SEE 1004.12.2.3 & 4/SHT. A11.1E
U03	LARGE CAPACITY 3 DOOR FRENCH DOOR REFRIGERATOR W/ ICE MAKER - (LG - LFC22770ST) - SEE 1204.12.6 & 1004.12.2.3/A11.1F
U04	DISHWASHER - (LG - LDF5545ST) SEE 1004.12.2.2/A11.1F
U07	OVER THE RANGE MICROWAVE OVEN (LG- LMV1762ST)
U12	WASHER (LG - WM3270DW) - SEE 1004.10/SHT. A11.1E
U13	DRYER WITH VENT TO EXTERIOR (LG - DLE3170W) - SEE 1004.10/SHT A11.1E
U15	5 SHELVES EQUALLY SPACED AND PER OWNER SPECS
U16	ROD AND SHELF
U18	COUNTERTOP @ 36" A.F.F.
U19	BAR COUNTERTOP @ 42" A.F.F.
U20	18 DEEP SHELF (SEE CABINET PROFILES A3.1.1)
U22	WALL MOUNTED UPPER CABINETS (PER SHOP DRAWINGS)
U23	BASE CABINETS W/ COUNTERTOP @ 36" A.F.F. (PER SHOP DRAWINGS)
U24	KITCHEN ISLAND W/ COUNTERTOP @ 36" A.F.F. (PER SHOP DRAWINGS)
U25	VANITY CABINET @ 32" A.F.F. (PER SHOP DRAWINGS)
U26	VANITY CABINET @ 34" A.F.F. (PER SHOP DRAWINGS)
U27	LAVATORY/SINK, VERIFY WITH OWNER SPECIFICATON - SEE 1004.11.3.1.1/A11F
U29	MIRROR (FOR SIZE SEE ELEVATION)
U31	WATER CLOSET - (1.6GALIP/LUSH MAX)
U33	RECESSED MEDICINE CABINET 16" X 24"
U34	TOWEL BAR VERIFY WITH OWNER SPECIFICATON
U35	TOILET PAPER DISPENSER VERIFY WITH OWNER SPECIFICATON
U41	60" X 32" BATHTUB (OR SIZE AS NOTED ON PLAN) W/ TILE SURROUND
U47	SHOWER ROD - SEE OWNER SPECIFICATON
U52	TILE SURROUND - SEE MANUFACTURE FOR INSTALLATION REQUIREMENTS
U58	WATER HEATER (TANKLESS) - REFER TO PLUMBING PLANS
U63	2X PONY WALL W/ GYP. BD. FINISH
U74	LIGHT FIXTURE - SEE ELECTRICAL AND OWNERS SPECS
U75	DROPPED CEILING PER PLAN
U77	PEEPHOLE - MIN 180 DEGREE RANGE OF VIEW PER ANSI 1006.5.2/A11F

UNIT A1.1 S.F. PLAN TOTALS

PATIO/BALCONY	60 SF
LIVABLE	732 SF
STORAGE	12 SF
	804 SF

PRJ-75792
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

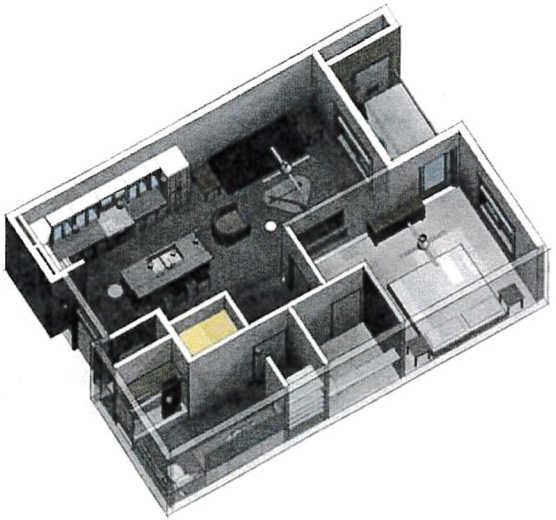
CENTURA

UNIT A1.1
CHARLESTON PARK

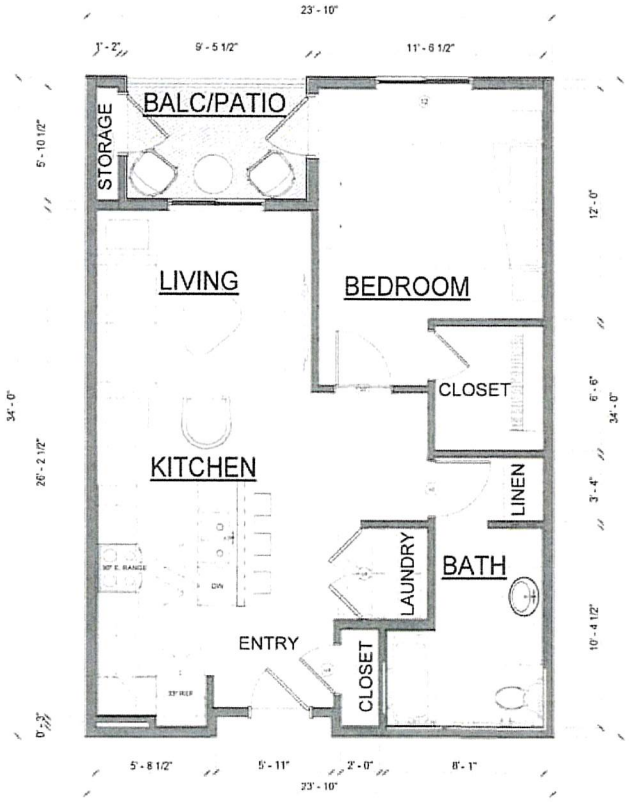
PROJECT NO 918035 02/19/19

Perlman ARCHITECTS

Item 25



2 3D-SKETCH



UNIT A1.1 S.F. PLAN TOTALS

PATIO/BALCONY	92 SF
LIVING	732 SF
STORAGE	12 SF
	904 SF

1 1ST-FLOOR PLAN-FURNITURE

PRJ-75792
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

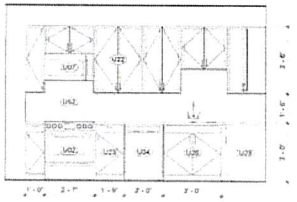
CENTURA

UNIT A1.1
CHARLESTON PARK

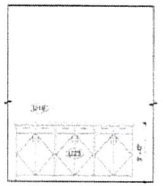
PROJECT NO:918035 2/19/19

Perlman ARCHITECTS

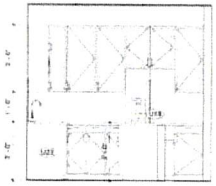
Item 25



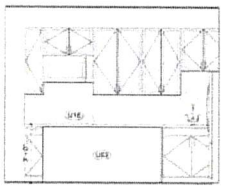
3 KITCHEN
3/8" = 1'-0"



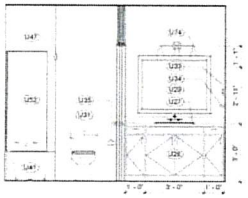
4 KITCHEN
3/8" = 1'-0"



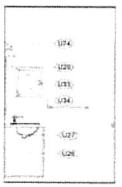
5 KITCHEN
3/8" = 1'-0"



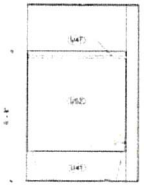
6 KITCHEN
3/8" = 1'-0"



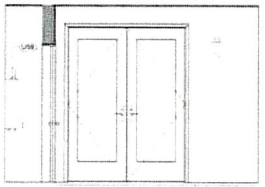
7 BATH
3/8" = 1'-0"



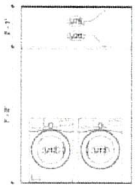
8 BATH
3/8" = 1'-0"



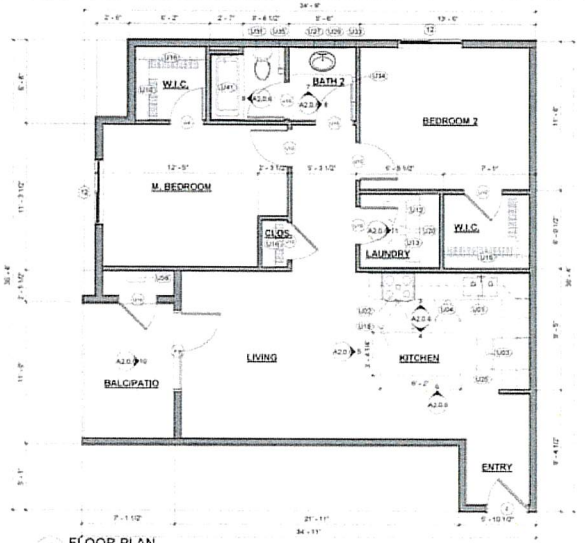
9 BATH
3/8" = 1'-0"



10 BALCONY
3/8" = 1'-0"



11 LAUNDRY
3/8" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"



2 1ST-FLOOR PLAN-RCP
1/4" = 1'-0"

UNIT KEYNOTES

Key Value	Keynote Text
U01	DOUBLE BOWL KITCHEN SINK W/ GARBAGE DISPOSAL SEE 1004.12.2.1 A11.1F
U02	FREE STANDING RANGE WITH OVEN - SELF CLEANING-SEE 1004.12.2.3 & ASHT. A11.1E
U03	LARGE CAPACITY 3 DOOR FRENCH DOOR REFRIGERATOR W/ ICE MAKER- (LG - LFC22770ST) - SEE 12A12.3 & 1004.12.2.5/A11.1F
U04	DISHWASHER - (LG - LDF5545ST) SEE 1004.12.2.2/A11.1F
U07	OVER THE RANGE MICROWAVE OVEN (LG- LMVT1762ST)
U12	WASHER (LG - WM3270CW) - SEE 1004.10/SHT. A11.1E
U13	DRYER WITH VENT TO EXTERIOR (LG - DLE3170W) - SEE 1004.10/SHT. A11.1E
U16	ROD AND SHELF
U19	COUNTERTOP @ 36" A.F.F.
U20	18 DEEP SHELF (SEE CABINET PROFILES A3.1.1)
U22	WALL MOUNTED UPPER CABINETS (PER SHOP DRAWINGS)
U23	BASE CABINETS W/ COUNTERTOP @ 36" A.F.F.(PER SHOP DRAWINGS)
U25	VANITY CABINET @ 32" A.F.F.(PER SHOP DRAWINGS)
U26	VANITY CABINET @ 34" A.F.F.(PER SHOP DRAWINGS)
U27	LAVATORY/SINK, VERIFY WITH OWNER SPECIFICATION - SEE 1004.11.3.7, 1/A11.1
U29	MIRROR (FOR SIZE SEE ELEVATION)
U31	WATER CLOSET - (1.6GAL/FLUSH MAX)
U33	RECESSED MEDICINE CABINET 16" X 24"
U34	TOWEL BAR, VERIFY WITH OWNER SPECIFICATON
U35	TOILET PAPER DISPENSER VERIFY WITH OWNER SPECIFICATON
U41	60" X 32" BATHTUB (OR SIZE AS NOTED ON PLAN) W/ TILE SURROUND
U47	SHOWER ROD - SEE OWNER SPECIFICATON
U52	TILE SURROUND - SEE MANUFACTURE FOR INSTALLATION REQUIREMENTS
U58	WATER HEATER (TANKLESS) - REFER TO PLUMBING PLANS
U63	2X PONY WALL W/ DRYF. BD. FINISH
U74	LIGHT FIXTURE - SEE LECTRICAL AND OWNERS SPECS
U75	DROPPED CEILING PER PLAN

UNIT B1.1 S.F. PLAN TOTALS

LIVABLE	849 SF
PATIO/BALCONY	62 SF
STORAGE	14 SF
	1384 SF

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

UNIT B1.1

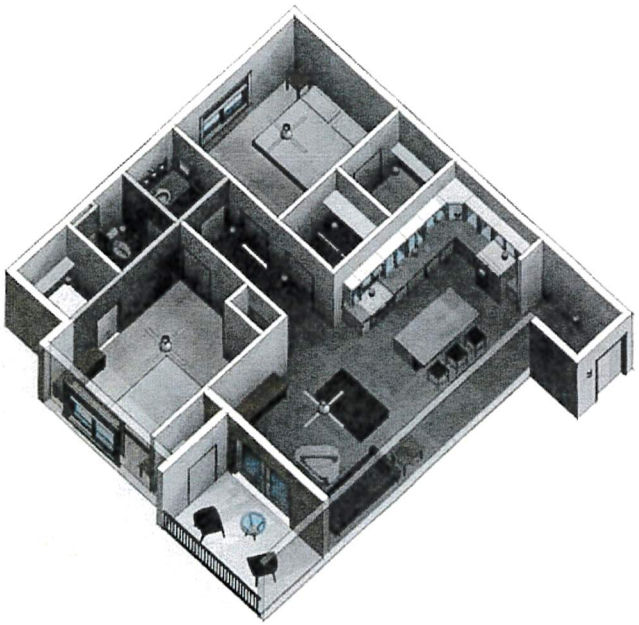
CHARLESTON PARK

PRJ-75792
02/19/19

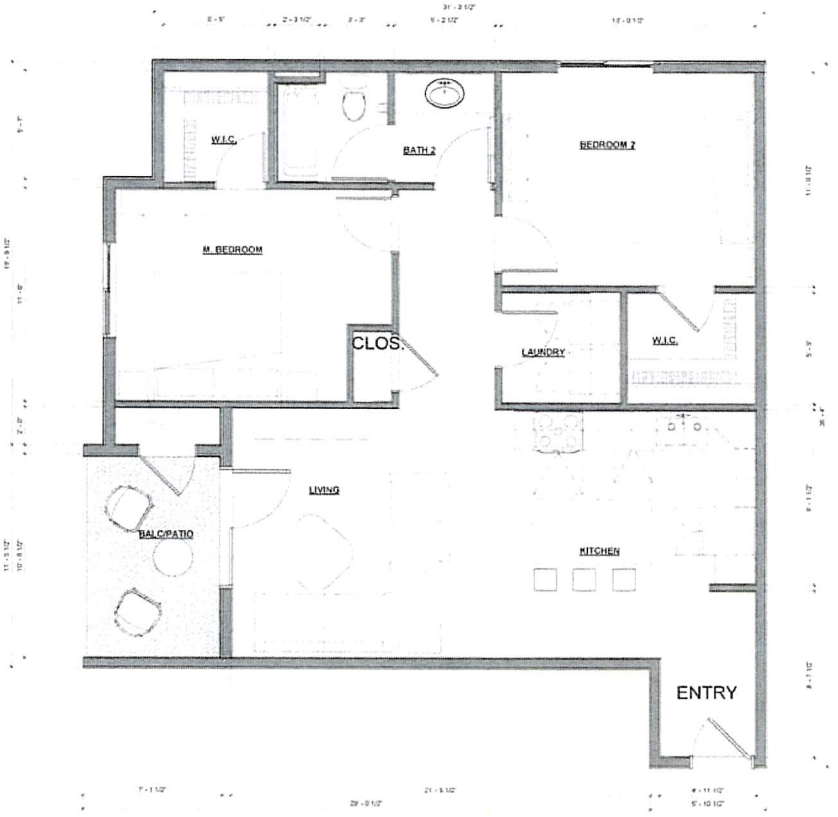
PROJECT NO 918035 02/19/19

Perlman ARCHITECTS

Item 25



2 3D-SKETCH



1 1ST-FLOOR PLAN-FURNITURE

UNIT B1.1 S.F. PLAN TOTALS

LIVABLE	988 SF
PATIO/BALCONY	82 SF
STORAGE	14 SF
	1084 SF

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

UNIT B1.1

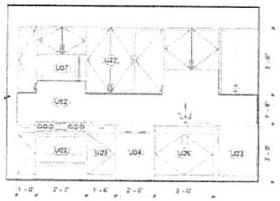
CHARLESTON PARK

PRJ-75792
02/19/19

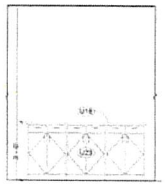
PROJECT NO:918035 02/19/19

Perlman ARCHITECTS

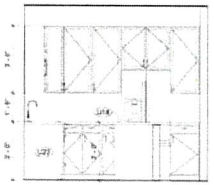
Item 25



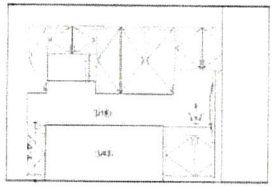
1 KITCHEN



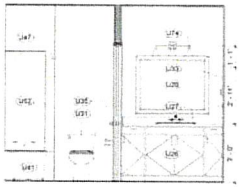
2 KITCHEN



3 KITCHEN



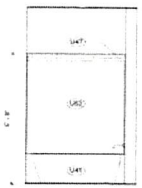
4 KITCHEN



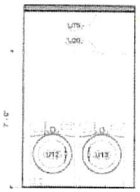
5 BATH



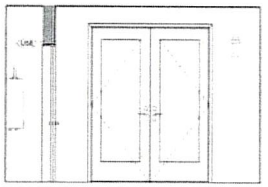
6 BATH



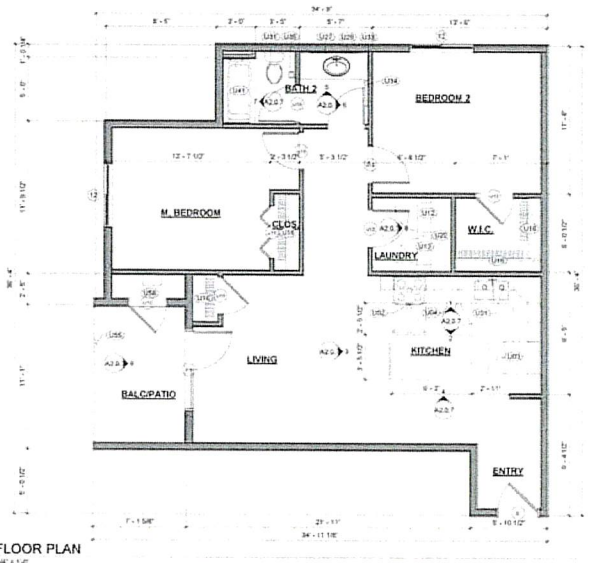
7 BATH



8 LAUNDRY



9 BALCONY



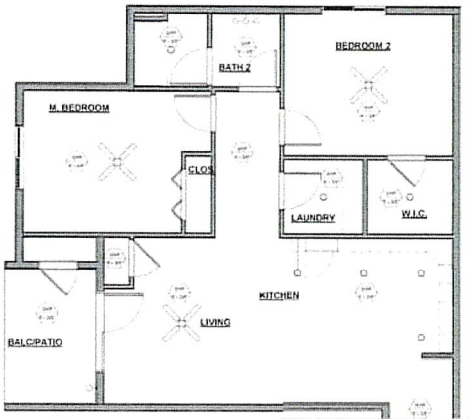
10 FLOOR PLAN

UNIT KEYNOTES

Key Value	Keynote Text
L01	DOUBLE BOWL KITCHEN SINK W/ GARBAGE DISPOSAL -SEE 1004.12.2.1 A11.1F
L02	FREE STANDING RANGE WITH OVEN - SELF CLEANING-SEE 1004.12.2.3 & 4/SHT. A11.1E
L03	LARGE CAPACITY 3 DOOR FRENCH DOOR REFRIGERATOR W/ ICE MAKER- (LG - LFC22770ST) -SEE 1/2A12.5 & 1004.12.2.5/A11.1F
L04	DISHWASHER - (LG - LDF5545ST) SEE 1004.12.2.2/A11.1F
L07	OVER THE RANGE MICROWAVE OVEN (LG- LMV1762ST)
L12	WASHER (LG - WM3270CW) - SEE 1004.10/SHT. A11.1E
L13	DRYER WITH VENT TO EXTERIOR (LG - DLE3170W) - SEE 1004.10/SHT. A11.1E
L16	ROD AND SHELF
L18	COUNTERTOP @ 36" A.F.F.
L20	18 DEEP SHELF (SEE CABINET PROFILES A3.1.1)
L22	WALL MOUNTED UPPER CABINETS (PER SHOP DRAWINGS)
L23	BASE CABINETS W/ COUNTERTOP @ 36" A.F.F (PER SHOP DRAWINGS)
L26	VANITY CABINET @ 34" A.F.F (PER SHOP DRAWINGS)
L27	LAVATORY/SINK- VERIFY WITH OWNER SPECIFICATION - SEE 1004.11.3.1 /A11.1F
L29	MIRROR (FOR SIZE SEE ELEVATION)
L31	WATER CLOSET - (1.6GAL/FLUSH MAX)
L33	RECESSED MEDICINE CABINET 16" X 24"
L34	TOWEL BAR. VERIFY WITH OWNER SPECIFICATION
L35	TOILET PAPER DISPENSER. VERIFY WITH OWNER SPECIFICATION
L41	60" X 32" BATHTUB (OR SIZE AS NOTED ON PLAN) W/ TILE SURROUND
L47	SHOWER ROD - SEE OWNER SPECIFICATION
L62	TILE SURROUND - SEE MANUFACTURE FOR INSTALLATION REQUIREMENTS
L65	GUARD RAIL - 42" A.F.F. - SEE ELEVATIONS
L66	WATER HEATER (TANKLESS) - REFER TO PLUMBING PLANS
L67	2X PONY WALL W/ GYP. BD. FINISH
L74	LIGHT FIXTURE - SEE LECTRICAL AND OWNERS SPECS
L75	DROPPED CEILING PER PLAN

UNIT B1.1B S.F. PLAN TOTALS

LIVABLE	967 SF
PATIO/BALCONY	82 SF
STORAGE	14 SF
	1063 SF



11 1ST-FLOOR PLAN-RCP

UNIT B1.1 B

CHARLESTON PARK

PRJ-75792
02/19/19

PROJECT NO 918035 02/19/19

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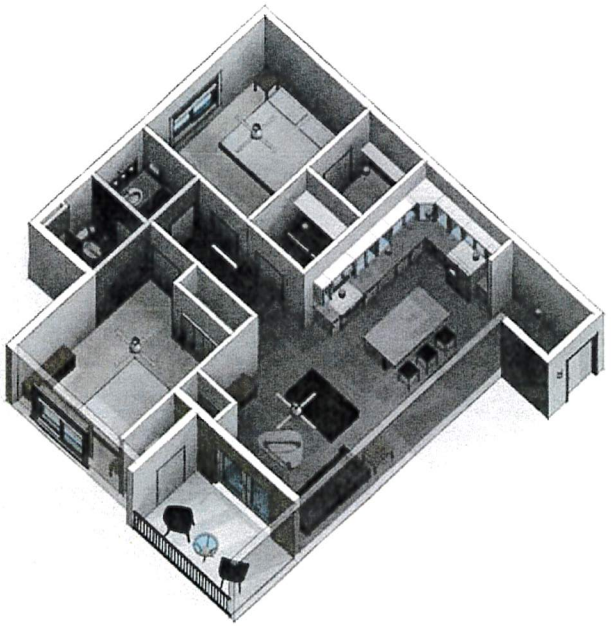
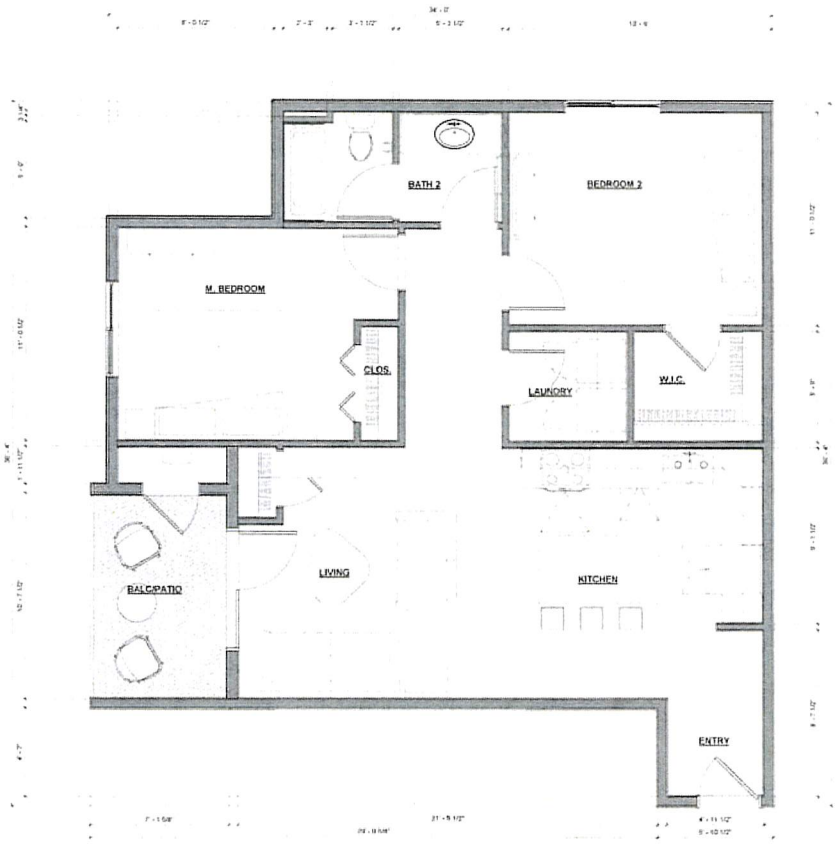
CENTURA DEVELOPMENT CO. ,LLC

CENTURA

Perlman ARCHITECTS

Item 25





UNIT B1.1B S.F. PLAN TOTALS

LIVABLE	957 SF
PATIO/BALCONY	82 SF
STORAGE	14 SF
	1053 SF

2 3D-SKETCH

1 1ST-FLOOR PLAN-FURNITURE

PRJ-75792
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

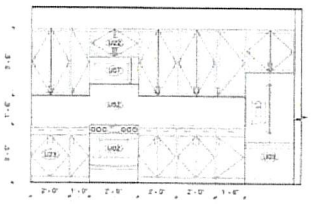
UNIT B1.1B

CHARLESTON PARK

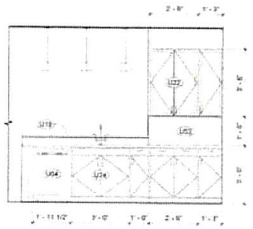
PROJECT NO.918035 02/19/19

Perlman ARCHITECTS

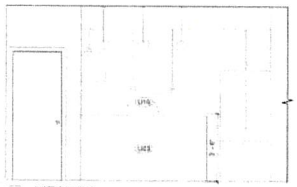
Item 25



3 KITCHEN



4 KITCHEN



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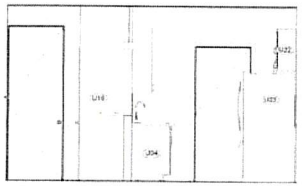

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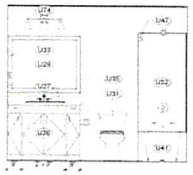

7 BATH



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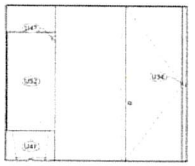

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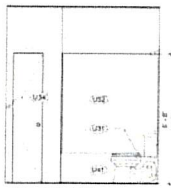

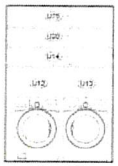

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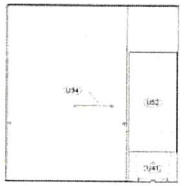

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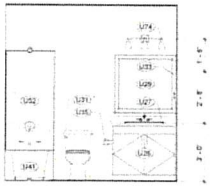

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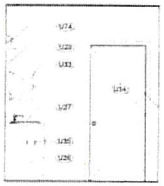

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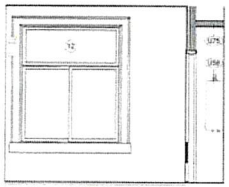
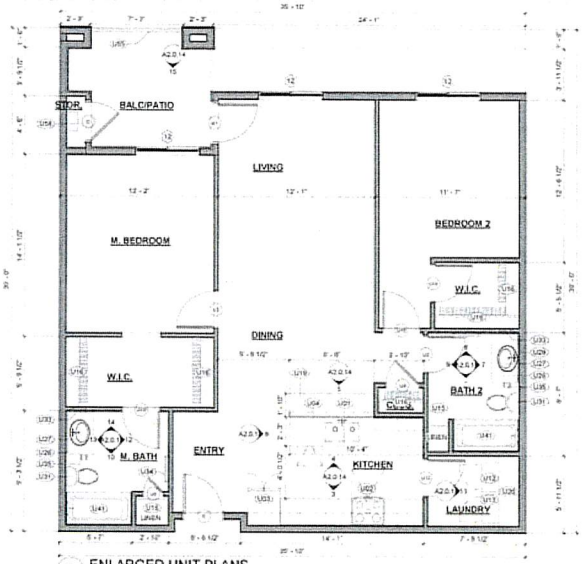


15 BALC/PATIO



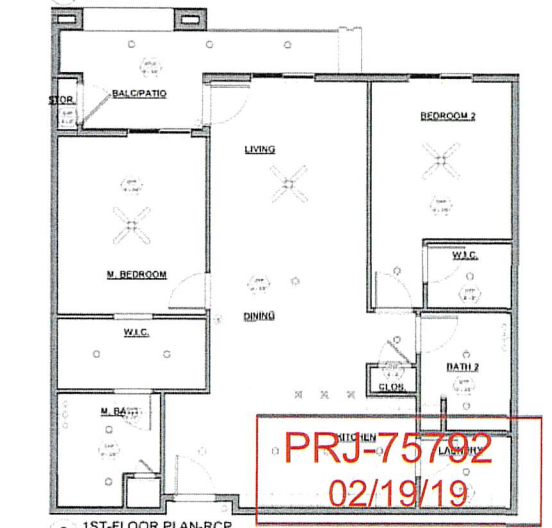
1 ENLARGED UNIT PLANS

UNIT KEYNOTES

Key Value	Keynote Text
U01	DOUBLE BOWL KITCHEN SINK W/ GARBAGE DISPOSAL SEE 1004.12.2.1 A11.1F
U02	FREE STANDING RANGE WITH OVEN - SELF CLEANING SEE 1004.12.2.3 & 4/SHT. A11.1E
U03	LARGE CAPACITY 3 DOOR FRENCH DOOR REFRIGERATOR W/ ICE MAKER. (LG - LFC22770ST) -SEE 1/A12.0 & 1004.12.2.3/A11.1F
U04	DISHWASHER - (LG - LDF5545ST) SEE 1004.12.2.2/A11.1F
U07	OVER THE RANGE MICROWAVE OVEN (LG- LMV1762ST)
U12	WASHER (LG - WM3370CW) - SEE 1004.12/SHT. A11.1E
U13	DRYER WITH VENT TO EXTERIOR (LG - DLE3170W) - SEE 1004.12/SHT. A11.1E
U14	SHELF ABOVE WASHER/DRYER
U15	5 SHELVES EQUALLY SPACED AND PER OWNER SPECS
U16	ROD AND SHELF
U19	BAR COUNTERTOP @ 42" A.F.F.
U20	18 DEEP SHELF (SEE CABINET PROFILES A3.1.1)
U22	WALL MOUNTED UPPER CABINETS (PER SHOP DRAWINGS)
U23	BASE CABINETS W/ COUNTERTOP @ 36" A.F.F. (PER SHOP DRAWINGS)
U24	KITCHEN ISLAND W/ COUNTERTOP @ 36" A.F.F (PER SHOP DRAWINGS)
U26	VANITY CABINET @ 34" A.F.F (PER SHOP DRAWINGS)
U27	LAVATORY SINK. VERIFY WITH OWNER SPECIFICATION - SEE 1004.11.3.1/A11F
U29	MIRROR (FOR SIZE SEE ELEVATION)
U31	WATER CLOSET (1.6 GAL/FLUSH MAX)
U33	RECESSED MEDICINE CABINET 16" X 24"
U34	TOWEL BAR. VERIFY WITH OWNER SPECIFICATION
U35	TOILET PAPER DISPENSER. VERIFY WITH OWNER SPECIFICATION
U41	60" X 30" BATHTUB (OR SIZE AS NOTED ON PLAN) W/ TILE SURROUND
U47	SHOWER ROD - SEE OWNER SPECIFICATION
U52	TILE SURROUND - SEE MNAUFACTURE FOR INSTALLATION REQUIREMENTS
U55	GUARD RAIL - 42" A.F.F. - SEE ELEVATIONS
U58	WATER HEATER (TANKLESS) - REFER TO PLUMBING PLANS
U63	2X PONY WALL W/ GYP. BD. FINISH
U74	LIGHT FIXTURE - SEE LECTRICAL AND OWNERS SPECS
U75	DROPPED CEILING PER PLAN

UNIT B1.3 S.F. PLAN TOTALS

PATIO/BALCONY	100 SF
LIVABLE	1163 SF
STORAGE	10 SF
	1272 SF



2 1ST-FLOOR PLAN-RCP

PRJ-75702
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

UNIT B1.3

CHARLESTON PARK

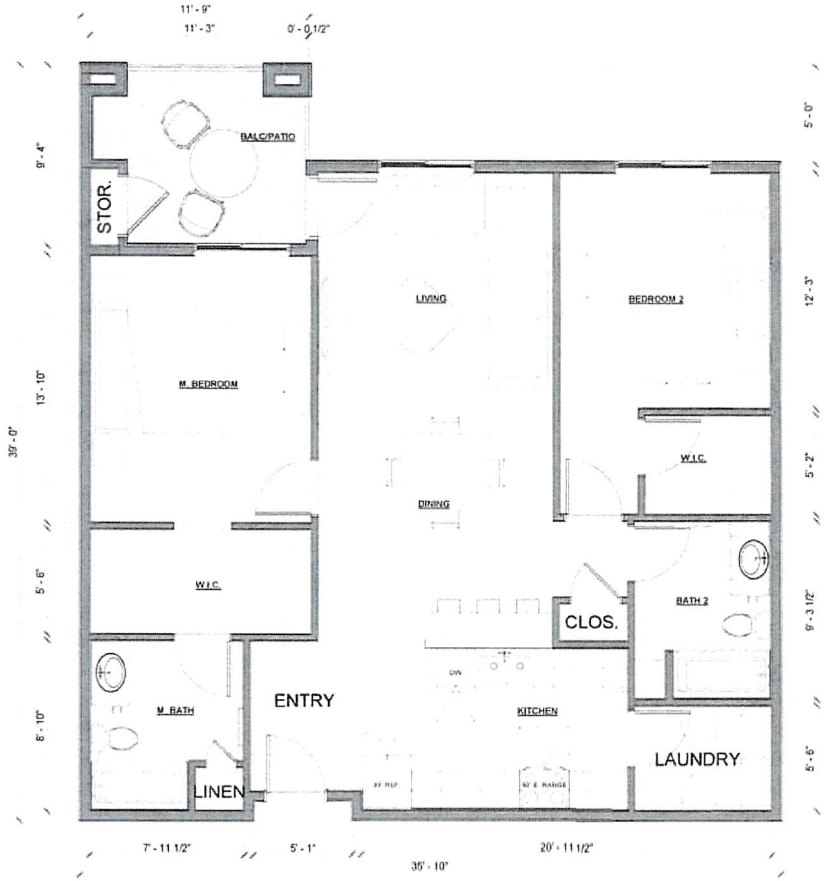
PROJECT NO:916032 02/19/19

Perlman ARCHITECTS

Item 25



2 3D-SKETCH



UNIT B1.3 S.F. PLAN TOTALS

PATIO/BALCONY	100 SF
LIVABLE	1163 SF
STORAGE	10 SF
	1272 SF

1 1ST-FLOOR PLAN-FURNITURE

PRJ-75792
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

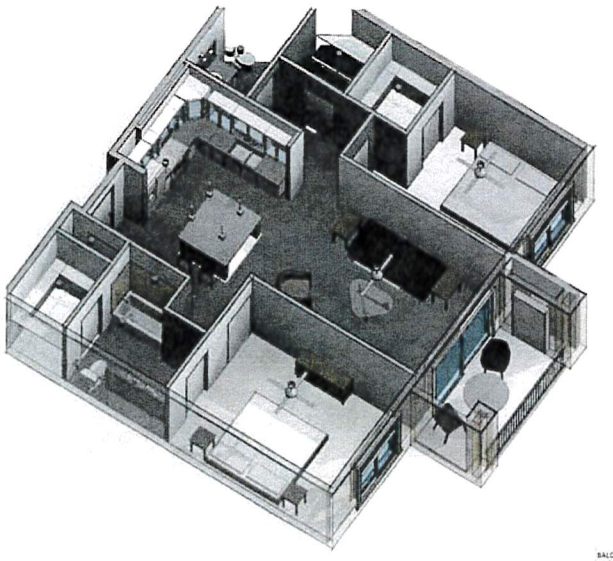
CENTURA

UNIT B1.3
CHARLESTON PARK

PROJECT NO 916032 02/19/19

Perlman ARCHITECTS

Item 25



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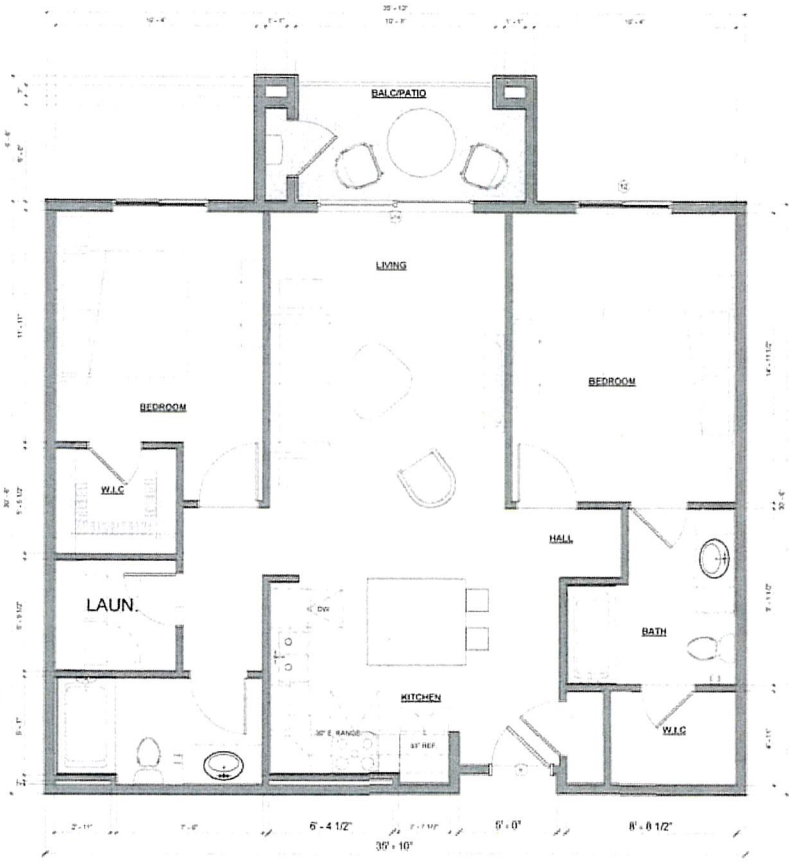

UNIT B1.4 S.F. PLAN TOTALS

BALCONY/PATIO	93 SF
LIVABLE	1098 SF
	1191 SF

1 1ST-FLOOR PLAN-FURNITURE

PRJ-75792
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

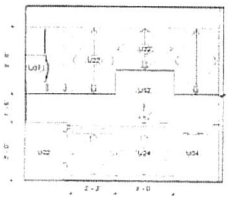
CENTURA

UNIT B1.4
CHARLESTON PARK

PROJECT NO 918035 02/19/19

Perlman ARCHITECTS

Item 25



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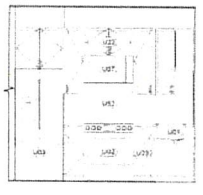

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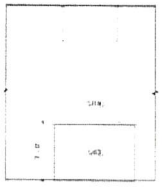

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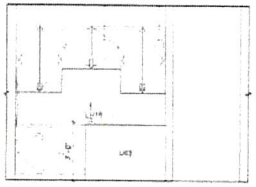

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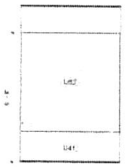

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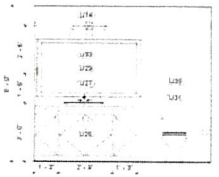

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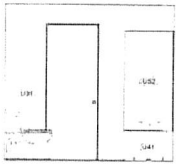

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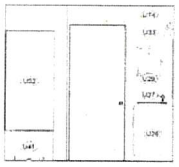

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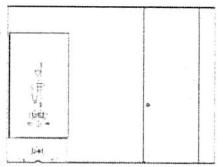

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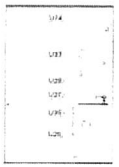

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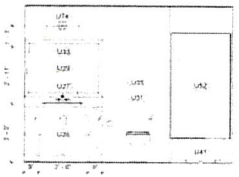

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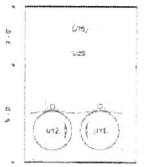

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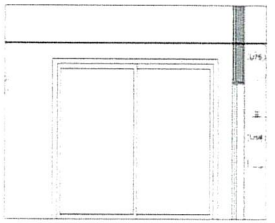
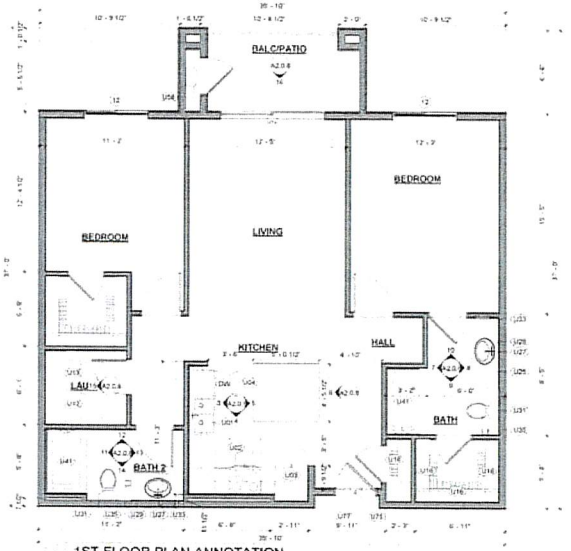


16 BALCONY



1 1ST-FLOOR PLAN-ANNOTATION



2 1ST-FLOOR PLAN-RCP

UNIT KEYNOTES

Key Value	Keynote Text
U01	DOUBLE BOWL KITCHEN SINK W/ GARBAGE DISPOSAL SEE 1004.12.2.1 A11.1F
U02	FREE STANDING RANGE WITH OVEN - SELF CLEANING SEE 1004.12.2.3 & 4/SHT. A11.1E
U03	LARGE CAPACITY 3 DOOR FRENCH DOOR REFRIGERATOR W/ ICE MAKER - (LG - LFC27787ST) - SEE 1204.12.2 & 1004.12.2.5/A11.1F
U04	DISHWASHER - (LG - LDF5545ST) SEE 1004.12.2.2/A11.1F
U07	OVER THE RANGE MICROWAVE OVEN (LG - LMVM2257ST)
U12	WASHER (LG - WM3270CW) - SEE 1004.10/SHT. A11.1E
U13	DRYER WITH VENT TO EXTERIOR (LG - DLE3170W) - SEE 1004.10/SHT A11.1E
U16	ROD AND SHELF
U19	COUNTERTOP @ 36" A.F.F.
U25	19 DEEP SHELF (SEE CABINET PROFILES A3.1.1)
U22	WALL MOUNTED UPPER CABINETS (PER SHOP DRAWINGS)
U23	BASE CABINETS W/ COUNTERTOP @ 36" A.F.F.(PER SHOP DRAWINGS)
U24	KITCHEN ISLAND W/ COUNTERTOP @ 36" A.F.F.(PER SHOP DRAWINGS)
U25	VANITY CABINET @ 32" A.F.F.(PER SHOP DRAWINGS)
U26	VANITY CABINET @ 34" A.F.F.(PER SHOP DRAWINGS)
U27	LAVATORY/SINK: VERIFY WITH OWNER SPECIFICATION - SEE 1004.11.3.1/A11.1F
U29	MIRROR (FOR SIZE SEE ELEVATION)
U31	WATER CLOSET - (1.6GAL/FLUSH MAX)
U33	RECESSED MEDICINE CABINET 16" X 24"
U35	TOILET PAPER DISPENSER: VERIFY WITH OWNER SPECIFICATION
U41	60" X 32" BATHTUB (OR SIZE AS NOTED ON PLAN) W/ TILE SURROUND
U52	TILE SURROUND - SEE MANUFACTURE FOR INSTALLATION REQUIREMENTS
U58	WATER HEATER (TANKLESS) - REFER TO PLUMBING PLANS
U63	2X FURR WALL W/ GYP. BD. FINISH
U74	LIGHT FIXTURE - SEE ELECTRICAL AND OWNERS SPECS
U75	DROPPED CEILING PER PLAN
U77	PEEPHOLE - MIN 180 DEGREE RANGE OF VIEW PER ANSI 1005.5.2/A117.1

UNIT B1.4 S.F. PLAN TOTALS

BALCONY/PATIO	93 SF
LIVABLE	1068 SF
	1161 SF

PRJ-75792
02/19/19

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CENTURA DEVELOPMENT CO. .LLC

CENTURA

UNIT B1.4

CHARLESTON PARK

PROJECT NO 918035 02/19/19

Perlman ARCHITECTS

Item 25

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

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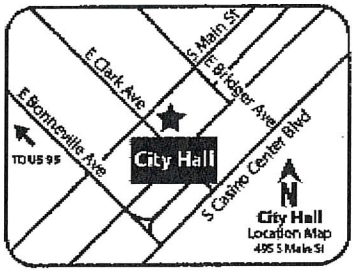
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]

Planning Commission Meeting of **04/09/2019**

PRJ-75792.
16301610010
RENTERIA BERTHA HERNANDEZ
CORONA JOSE RUFO
10022 AMBER FIELD ST
LAS VEGAS NV 89178

113 BRDCNP1 89178

Submitted after final agenda

25P

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

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Las Vegas, NV
Permit No. 1630

Apr 03 19, 10:40p

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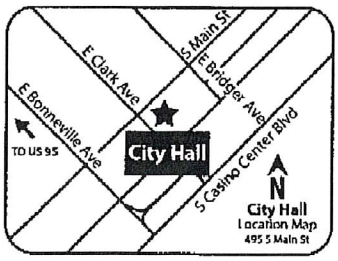
Official Notice of Public Hearing



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APR 0 9 2019
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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]

Planning Commission Meeting of **04/09/2019**

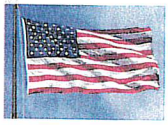
PRJ-75792.
16301211009
DARLAU EUGEN
1441 COVELO CT
LAS VEGAS NV 89146-1361

97 BRDGNP1 89146

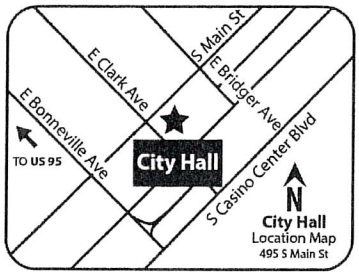
p.1

25P

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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Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

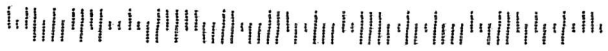
Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]

Planning Commission Meeting of **04/09/2019**

PRJ-75792.
16301211010
HOLLAND DAVID W & MARCI M
1431 COVELO CT
LAS VEGAS NV 89146-1361

97 BRDGNP1 89146



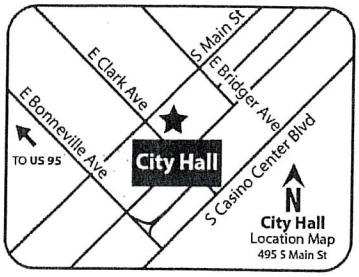
26P

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

The intercetion at Lindell and Charleston is real Bad. He is doing nothing at all to improve it We have two lanes all ready approaching from Lindell. the traffic will totally confusing. forcing all to go in neighbor hood.

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]

Planning Commission Meeting of **04/09/2019**

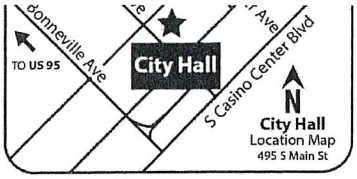
PRJ-75792. NO!
16301510036
HARDINGER CLYDE R & JULIE A
5421 LONGRIDGE AVE
LAS VEGAS NV 89146-1340

clyde

RECEIVED
APR 04 2019
Dept of Planning
City of Las Vegas

97 BRDGNP1 89146

2 SP



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]

Planning Commission Meeting of **04/09/2019**

PRJ-75792.
13836412016
WRIGHT ROBERT W FAMILY TRUST
WRIGHT ROBERT W TRS
5428 LIVERPOOL RD
LAS VEGAS NV 89107-3750

RECEIVED
APR 04 2019
Dept of Planning
City of Las Vegas

97 BRDGNP1 89107

2SP

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

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Las Vegas, NV
Permit No. 1630

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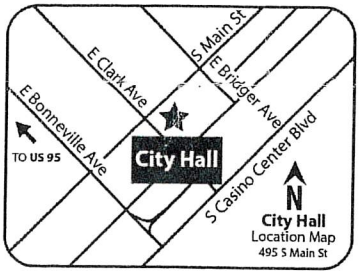
Official Notice of Public Hearing



RECEIVED
APR 04 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]

Planning Commission Meeting of **04/09/2019**

PRJ-75792.
16301103027
CASINO CENTER L L C
P O BOX 1102
TUSTIN CA 92781

109 BRDGNP1 92781

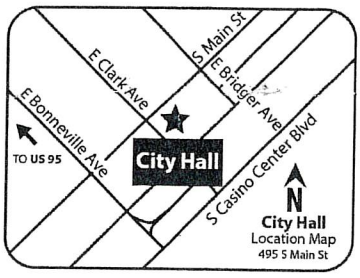
Submitted after final agenda

2SA

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

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

Return Service Requested
Official Notice of Public Hearing



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APR 04 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]
Planning Commission Meeting of **04/09/2019**

PRJ-75792.
16301103028
CASINO CENTER L L C
P O BOX 1102
TUSTIN CA 92781

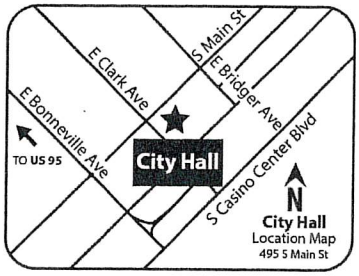
108 BRDGNP1 92781

2SA

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

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

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas

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Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]
Planning Commission Meeting of **04/09/2019**

PRJ-75792.
16301511018
PITTAN DONALD E
5309 LYTTON AVE
LAS VEGAS NV 89146

97 BRDGNP1 89146

2SA

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

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

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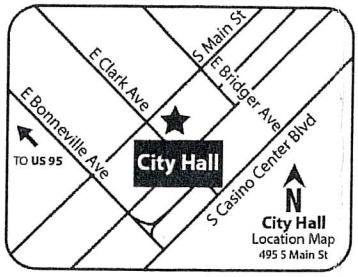
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75858 [PRJ-75792]
Planning Commission Meeting of **04/09/2019**

PRJ-75792.
16301611023
UNDERWOOD JOHN
5329 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1315

97 BRDGNP1 89146

2SA

Nora Lares

Subject: FW: Phone Protest/Approval Log

RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

From: Cecilia F. Lapuz <clapuz@LasVegasNevada.GOV>
Sent: Monday, April 08, 2019 5:33 PM
To: Richelle Liston <rliston@lasvegasnevada.gov>
Subject: Phone Protest/Approval Log

4/8/19
Gary Mongeau
5420 Longridge Ave Las Vegas 89146
Protest/OPPOSE
PRJ75792 and PRJ74089_1

Thank you,

Cecilia Lapuz
Administrative Support Assistant
Business Licensing Division | Department of Planning
702.229.4659 I 702.229-6281 Main I Closed Fridays
333 N. Rancho Dr. 6th Floor | Las Vegas, NV 89106

lasvegasnevada.gov

Your opinion is important! Click here to take a short survey.

This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify us by reply e-mail, by forwarding this to sender, or by telephone at (702) 229-6281, and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

Submitted after final agenda

25P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
26

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

SUBJECT:
GPA-75814 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment to amend portions of the Southeast Sector Land Use Map of the General Plan FROM: C (COMMERCIAL) AND MXU (MIXED USE) TO: FBC (FORM-BASED CODE) on approximately 226 acres in the Fremont East District generally located south of Interstate 515, west of Eastern Avenue, north of Carson Avenue, and east of Las Vegas Boulevard (APNs Multiple), Wards 3 (Coffin) and 5 (Crear). Staff recommends APPROVAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	21
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report
4. Supporting Documentation
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards and Support Documentation Not Vetted - Comment Form



0 1,050 2,100
Feet

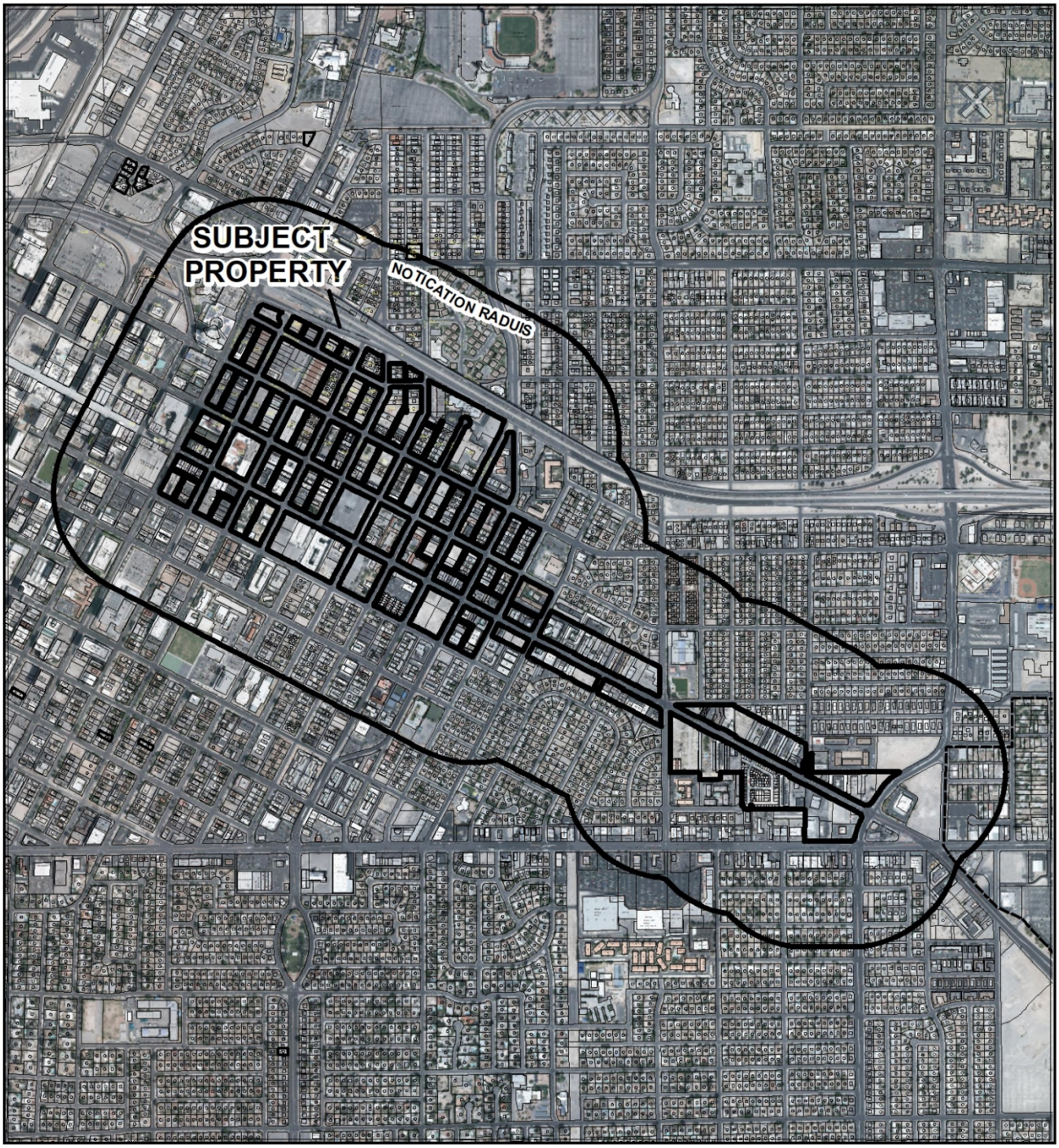
CASE: **GPA-75814 (PRJ-75868)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL) AND MXU (MIXED USE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

N



0 1,050 2,100
Feet

CASE: **GPA-75814 (PRJ-75868)**

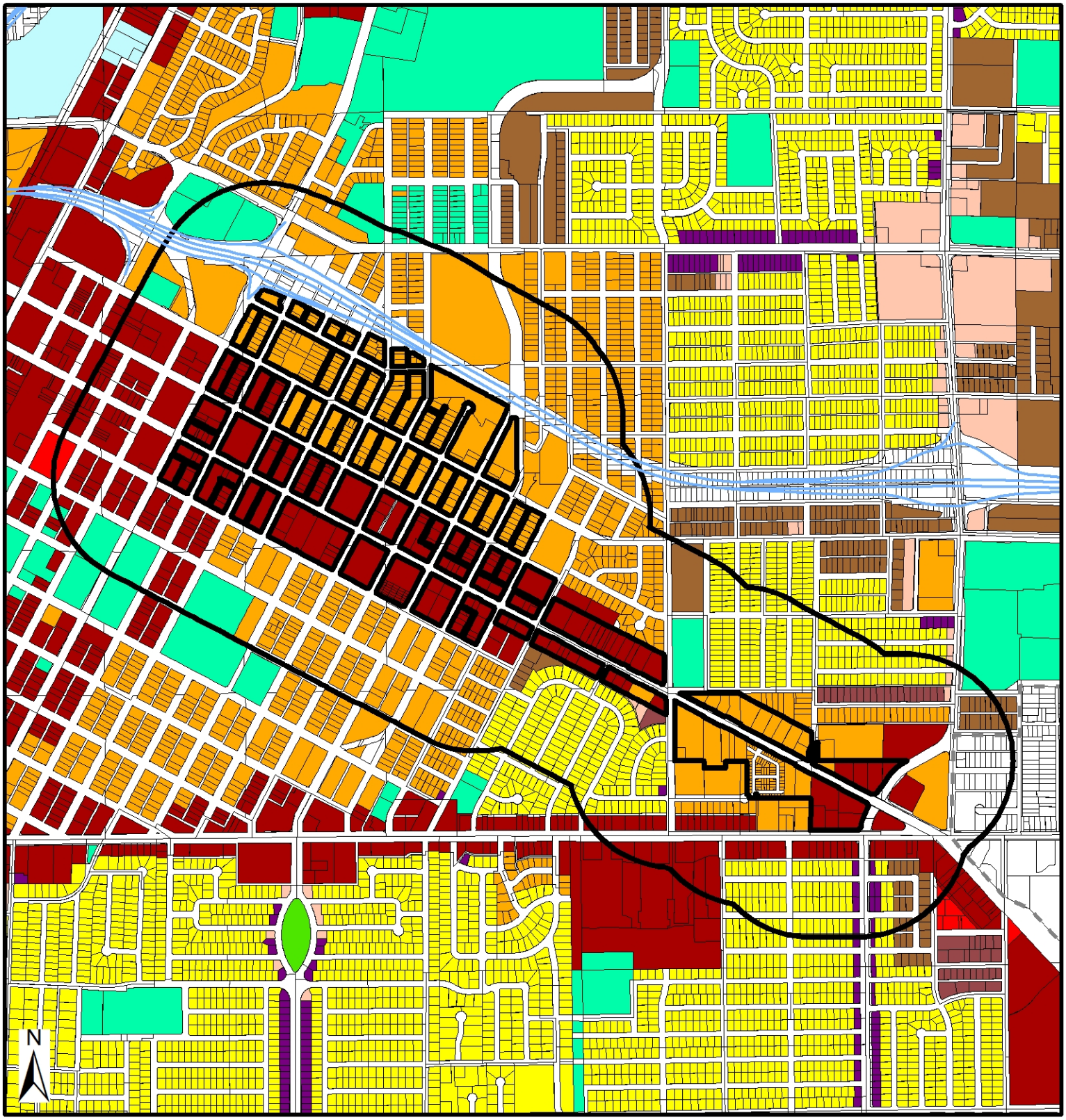
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL) AND MXU (MIXED USE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

N

GPA-75814



General Plan Amendment

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

FROM C and MXU TO FBC

- Subject Property
- 1000ft Buffer
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Thursday, February 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75814	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 2229

PROTESTS 0

APPROVALS 0

LM

** STAFF REPORT **

PROJECT DESCRIPTION

This request for a General Plan Amendment is an implementation action to the vision and goals, as set forth by the Las Vegas community in the *Vision 2045 Downtown Las Vegas Masterplan*. It is an amendment of the general plan Land Use Designation for all properties located within the Fremont East District. This is the second of the twelve downtown districts set to implement updated development standards that will foster the growth a "complete neighborhood" with proximity to amenities, services, and a variety of housing and entertainment options.

ISSUES

- In June 2016, the city of Las Vegas adopted the *Vision 2045 Downtown Las Vegas Masterplan*. This Plan identified the need to revise the outdated planning and zoning regulations and development standards for downtown. The Plan listed, as the first of twelve key implementation actions, the objective of adopting a Form-Based Code for the downtown districts.
- In October 2017, the City of Las Vegas replaced the *Downtown Centennial Plan* with the *Interim Downtown Las Vegas Development Standards*. These *Interim Downtown Las Vegas Development Standards* now serve as a regulatory framework to transition between the former *Downtown Centennial Plan* and the new Title 19 Form-Based Code.
- The current land use designation of the properties within the Fremont East District is not consistent with the goal of implementing planning standards that cater to the neighborhood context. The Form-Based Code (FBC) designation would allow for form-based zoning categories, or transect zones, that are based on the specific needs and desired outcomes for the Fremont East District to implement the vision set in the Downtown Masterplan.

ANALYSIS

This General Plan Amendment is consistent with the City's goals, policies and objectives of the *Las Vegas 2020 Master Plan* and its related Elements; with the *Vision 2045 Downtown Las Vegas Masterplan*; and with the *City of Las Vegas Redevelopment Plan*. It is a key step in moving towards the adoption of a Form-Based Code for all twelve Downtown Las Vegas Masterplan districts, which began with the pilot area of the Las Vegas Medical District in January 2019. The Form-Based Code (FBC) land use designation fosters density and intensity of development that is compatible with existing land use designations, and the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses and zoning districts.

The FBC (Form-Based Code) designation allows for zoning districts, or transect zones, that were created after taking into consideration the specific context of the Fremont East District, by conducting surveys, analysis, and outreach to stakeholders.

The new Transect Zones applicable to Fremont East have been publicly available since February 6, 2019, along with the proposed Regulating Map that shows where such districts are proposed. This Fremont East Form-Based Code Update and the Regulating Plan are currently in the public comment period, and Staff is collecting feedback from residents and stakeholders to refine and enhance these documents. The proposed FBC (Form-Based Code) Land Use Designation will allow for the Fremont East Code update and Rezoning to be implemented in the area.

Staff considers the proposed General Plan Amendment as a compelling amendment to promote the five "Big Ideas" envisioned in the *Vision 2045 Downtown Masterplan*: 1) Diversify the Economy; 2) Create Mixed-use Hubs; 3) Create Streets for People; 4); A Greener Downtown; and 5) Expedite Implementation.

Staff recommends approval of this General Plan Amendment.

FINDINGS (GPA-75814)

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

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

   The proposed amendment to the FBC (Form-Based Code) land use designation is compatible with the density and intensity of existing adjacent land uses.

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

   The proposed amendment to the FBC (Form-Based Code) land use designation will be compatible with the existing adjacent zoning districts and land uses.

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

   The proposed amendment will complement and enhance the current and planned transportation, recreation, utility and other facility resources and infrastructure, which can accommodate uses and densities permitted by this General Plan Amendment.

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

The proposed amendment is compatible with the *Vision 2045 Downtown Las Vegas Masterplan*, *Redevelopment Area Plan*, and with the *Las Vegas 2020 Master Plan* and its Elements.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
06/15/16	The City Council adopted Resolution R-05-2016, adopting the Vision 2045 Downtown Las Vegas Masterplan, and directing staff to propose revisions that implement the goals of the plan where appropriate.
12/06/16	During a Special Joint City Council and Planning Commission both bodies unanimously accepted the presentation regarding the implementation of an Urban Form Code for the area covered by the Vision 2045 Downtown Las Vegas Masterplan.
10/10/17	The Planning Commission (7-0) recommended the approval of TXT-66412 to amend Title 19, replace the Downtown Centennial Plan Overlay District with the updated Downtown Las Vegas Overlay District, and replace the Downtown Centennial Plan with the Interim Downtown Las Vegas Development Standards.
12/06/17	The City Council (7-0) adopted Ordinance #6608, which amended Title 19 to replace references to the Downtown Centennial Plan Overlay District with the updated Downtown Las Vegas Overlay District, and formally adopting the Title 19 Appendix F Interim Downtown Las Vegas Development Standards.
04/10/18	The Planning Commission (6-0) unanimously voted to recommend APPROVAL on a request for a General Plan Amendment (GPA-72837) to introduce the FBC (Form-Based Code) General Plan Land Use Designation as an allowed designation for properties within the City Las Vegas.
05/16/18	The City Council (7-0) voted to amend the Las Vegas 2020 Master Plan Land Use and Rural Neighborhoods Preservation Element to introduce the FBC (Form-Based Code) General Plan Land Use Designation as an allowed designation for properties within the City Las Vegas (GPA-72837).
10/17/18	The City Council (6-0) adopted Ordinance #6649, which introduced a new Chapter 19.09 Form-Based Code into the Unified Development Code.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/11/18	The Planning Commission (5-0-1) voted to recommend APPROVAL on a request to rezone (ZON-73549) the Las Vegas Medical District Pilot Area to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.
01/16/19	The City Council (6-0) approved a rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.

Neighborhood Meeting	
10/12/18	The Planning Department launched the outreach efforts related to the Fremont East Code update by hosting an Open House at 508 Fremont Street. During this meeting, attendees were able to comment on the draft "Vision Statement" for the District, which was later used by City Staff and Lisa Wise Consulting to draft the standards that will update the Form-Based Code based on the Fremont East neighborhood context. Several pictures were presented of existing buildings located in the area, and the residents were able to comment on which building types they liked the most. Start: 5:00 p.m. End: 7:00 p.m. Attendees: 5 City Staff (Applicant), 19 Members of the Public
01/17/19	City Staff organized an early pop-up event at 1126 Fremont Street. During this event, Staff was able to share informational material on the Fremont East FBC project, re-direct attendees to the material available on the dedicated website, and inform the residents of the area about the Code. Start: 7:30 a.m. End: 9:30 a.m. Attendees: 2 City Staff (Applicant), 27 Members of the Public

Neighborhood Meeting	
01/29/19 and 02/06/19	The Planning Department hosted an informal outreach series of events called "Community Conversations", which were hosted by two businesses located in the most crowded area of the District. Staff was able to share the document of the Form-Based Code Fremont East Update, a Draft Regulating Plan, and discuss the timeline and next steps for implementing a Code update in the District. Location: 508 Fremont Street Start: 5:00 p.m. End: 7:00 p.m. Attendees: 2 City Staff (Applicant), 9 Members of the Public Location: Eureka Start: 4:30 p.m. End: 6:30 p.m. Attendees: 3 City Staff (Applicant), 16 Members of the Public Meeting results: • Attendees expressed concern over preserving the unique character of the neighborhood by facilitating the use and rehabilitation of historic properties, such as the Hotels/Motels located along the Fremont East Corridor. • Attendees expressed interest in the relationship between the city's Innovation District and the Code update, and praised the concept of fostering a greater relationship between the streets, multiple transportation options, and the buildings.

Neighborhood Meeting	
03/14/19	A Neighborhood meeting was held at 401 South 4th Street (Historic 5th Street School Auditorium). The meeting was notified via letters to all affected property owners and property owners within a 1000-foot radius buffer around the subject properties. Start: 5:30 p.m. End: 7:00 p.m. Attendees: 5 City Staff (Applicant), 59 Members of the Public. Meeting results: • Staff delivered a presentation on the Form-Based Code initiative and its impact on the subject properties. The presentation is available at the project website www.formbasedcode.vegas • Following Staff's presentation, an open Q&A session was held. • Following the general Q&A session, staff members were available at five different stations equipped with maps and handouts to answer questions specific to the attendees' properties. Overall, the public was supportive of an initiative that fosters a complete, walkable neighborhood and provides services and amenities for the current and future residents of the Fremont East District. A number of residents of the area expressed concern over vacant properties along Fremont East and their related problems; they inquired about the possible benefits that the FBC would bring to the area.

Details of Application Request	
Site Area	
Gross Acres	226
Net Acres	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) General Plan Amendment

Project Address (Location) South of Interstate 515, West of Eastern Ave., North of Carson Ave., and East of Las Vegas Blvd.

Project Name Fremont East Form-Based Code **Proposed Use** n/a

Assessor's Parcel #(s) Multiple **Ward #** 3, 5

General Plan: Existing C, MXU Proposed FBC **Zoning:** Existing Multiple Proposed n/a

Additional Information

Property Owner Multiple Contact

Address City State Zip

E-mail Phone

Applicant City of Las Vegas Contact Michael Howe

Address 333 N Rancho Drive City Las Vegas State NV Zip 89106

E-mail mphowe@lasvegasnevada.gov Phone 7022296621

Representative same as above Contact

Address City State Zip

E-mail Phone

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

☐ **Yes**
☒ **No**

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name MICHAEL HOWE

Subscribed and sworn before me

This 19 day of FEBRUARY, 20 19

Benita Crook

Notary Public in and for said County and State

BENITA CROOK
Notary Public State of Nevada
No. 14-12686-1
My Appt. Exp. January 22, 2022

PRJ-75868
02/25/19

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

February 19, 2019

To Whom it may concern:

This General Plan Amendment to the City of Las Vegas Southeast Sector Map is being proposed to implement the Vision 2045 Downtown Masterplan (The Plan) as adopted in June 2016.

The Plan envisions the twelve downtown districts as activity centers revolving around ten mixed-use hubs that are strategically located in the heart of several established downtown neighborhoods. In order to achieve the desired form of the built environment for these areas, the Plan envisioned an update of the zoning code to replace the Downtown Centennial Plan, with this update to be implemented in the form of a Form-Based Code (FBC).

The Las Vegas Medical District (LVMD) was chosen as the first pilot district in which to implement the Form-Based Code, and Planning Staff is already in the process of considering applications under the new code. The next downtown district scheduled for a Code update and proposed zoning map is the **Fremont East District**.

Background analysis shows that the current regulatory framework for Fremont East is not consistent with the long-term vision for the district, and will hinder the desired development of the area as a mixed-use neighborhood of downtown that is able to expand its entertainment and amenities portfolio.

The Fremont East update to the FBC takes the framework of the LVMD FBC and, based on surveying, analysis, and events for stakeholder and community input, a draft of this update is now available for public review. The update includes new FBC zoning districts that were drafted to reflect the vision for the area associated with this General Plan Amendment.

For the reasons stated above, to advance the balanced growth of the Fremont East District, and to promote the safety, health and welfare of the district, the Department of Planning is requesting to amend the General Plan for the subject properties to the Form-Based Code (FBC) Land Use Designation. Upon further refining of the Fremont East FBC update and the proposed Regulating Plan, this application will be followed by a Rezoning application that will make the new code effective within Fremont East.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager - Long Range Planning and Office of Sustainability

PRJ-75868
02/25/19

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

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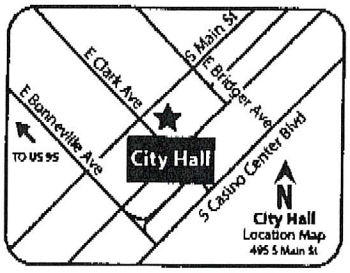

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-75814

Planning Commission Meeting of **04/09/2019**

PRJ-75868
13934612064
DEMASSI DOUGH & HEATHER
2716 BAYO CT
LAS VEGAS NV 89102-2018

89 BRDGNP1 89102

Submitted after final agenda

2 of P

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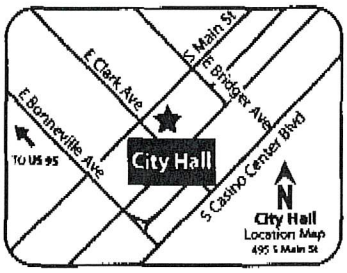

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Planning Commission Meeting of **04/09/2019**

PRJ-75868
13934612063
HAWAIIAN-I L L C
2716 BAYO CT
LAS VEGAS NV 89102-2018

89 BRDGNP1 89102

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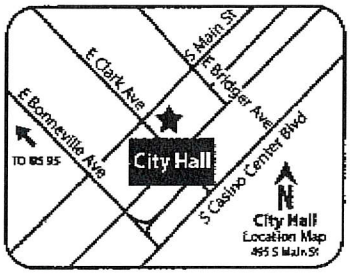

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GPA-75814

Planning Commission Meeting of **04/09/2019**

PRJ-75868
139353.13011
MANZANITA L L C
10313 POMPEI PL
LAS VEGAS NV 89144

131 BRDGNP1 89144

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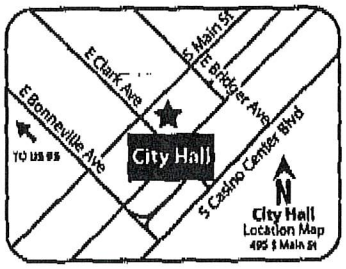

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GPA-75814

Planning Commission Meeting of **04/09/2019**

PRJ-75868
16202517012
MURPHY STEPHEN
2011 HOUSTON DR
LAS VEGAS NV 89104-2009

89 8RDCNP1 8910

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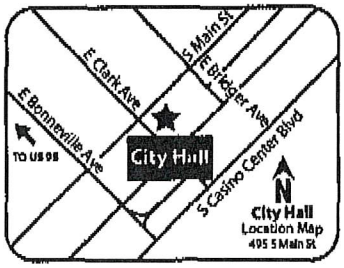

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GPA-75814
Planning Commission Meeting of **04/09/2019**

PRJ-75868
16202517013
MURPHY TERRI L
2015 HOUSTON DR
LAS VEGAS NV 89104-2009

93 89104P1 89104

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PRJ-75868
13935312002
HANIEWICH ADAM
243 N BRUCE ST
LAS VEGAS NV 89101

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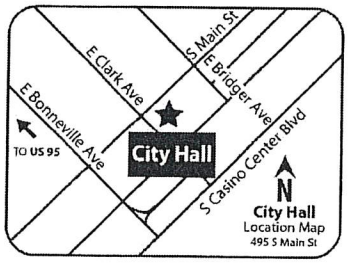

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Planning Commission Meeting of **04/09/2019**

PRJ-75868
13935212015
HAREL TAL
7775 PLACID ST
LAS VEGAS NV 89123

95 BRDGNF1 89123

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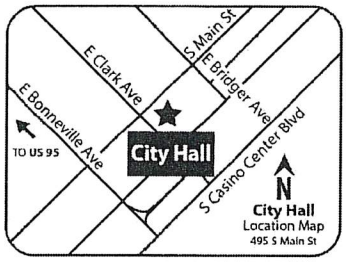

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13935212017
HAREL TAL
7775 PLACID ST
LAS VEGAS NV 89123

95 BRDGNP1 89123

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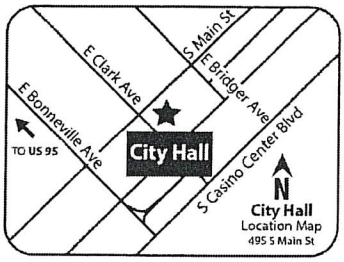

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PRJ-75868
13935212021
HAREL TAL
7775 PLACID ST
LAS VEGAS NV 89123

89 BRDCNP1 89123

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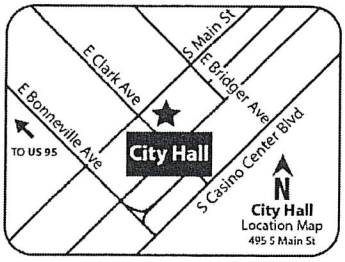

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PRJ-75868
13935111184
HAREL PLUMBING & HEATING INC
7775 PLACID ST
LAS VEGAS NV 89123

95 BRDGNP1 89123

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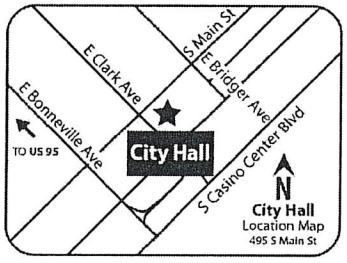

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PRJ-75868
13935111185
HAREL PLUMBING & HEATING INC
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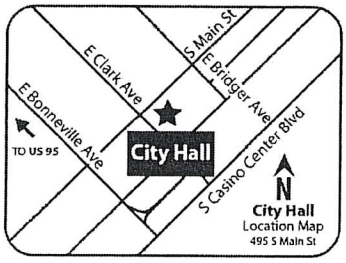

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PRJ-75868
13935111186
HAREL TAL
7775 PLACID ST
LAS VEGAS NV 89123

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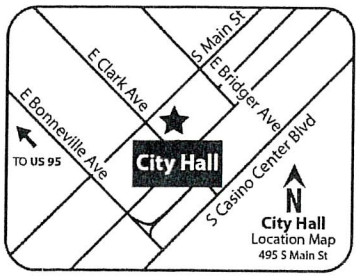

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PRJ-75868
13935211052
U L P LIVING TRUST
PELLICCIA UGO & LINDA TRS
3055 S BRONCO ST
LAS VEGAS NV 89146-6601

97 BRDGNP1 89146

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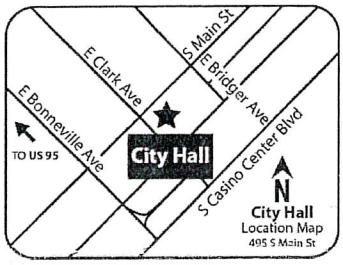

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PRJ-75868
13934613111
JEALT-OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 BRDFNP1 89139

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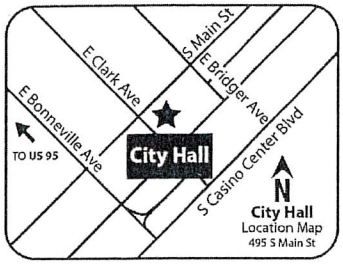

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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PRJ-75868
13934613114
JEALT- OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 BRDFNP1 89139

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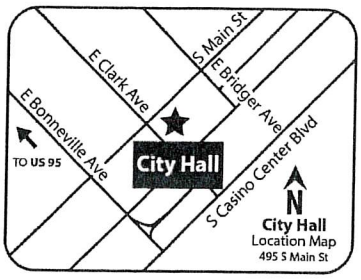

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PRJ-75868
16202512008
R Z M Z FAMILY L L C - SERIES 3
2010 E CHARLESTON BLVD
LAS VEGAS NV 89104-2018

93 BRDGNP1 89104

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PRJ-75868
13935413164
R Z M Z FAMILY L L C - SERIES 4
2010 E CHARLESTON BLVD
LAS VEGAS NV 89104-2018

93 BRDGNP1 89104

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

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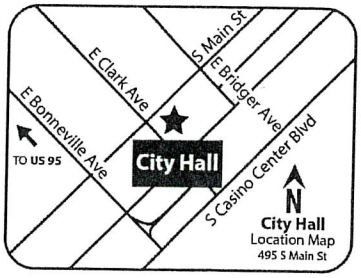
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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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-75814

Planning Commission Meeting of **04/09/2019**

PRJ-75868
13935814018
R Z M Z FAMILY L L C SERIES 1
2010 E CHARLESTON BLVD
LAS VEGAS NV 89104-2018

93 BRDGNP1 89104

26A

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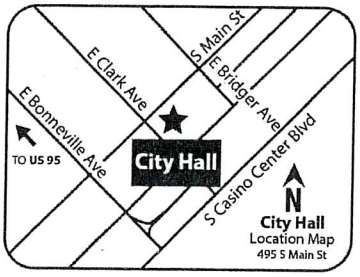

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GPA-75814

Planning Commission Meeting of **04/09/2019**

RECEIVED
APR 0 2 2019
Dept of Planning
City of Las Vegas

PRJ-75868
13935814019
R Z M Z FAMILY L L C SERIES 2
2010 E CHARLESTON BLVD
LAS VEGAS NV 89104-2018

93 BRDGNP1 89104

26A

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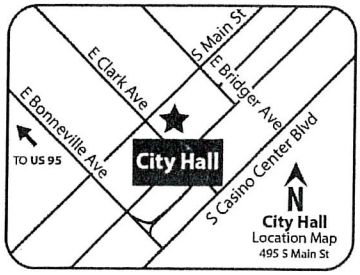

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GPA-75814

Planning Commission Meeting of **04/09/2019**

PRJ-75868
16202512009
R B M B L L C
2010 E CHARLESTON BLVD
LAS VEGAS NV 89104-2018

93 BRDGNP1 89104

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City of Las Vegas
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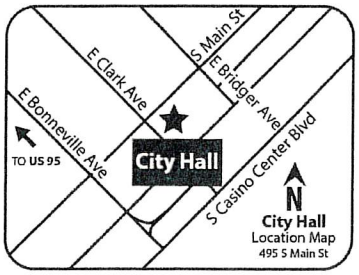

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Dept of Planning
City of Las Vegas

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Please use available blank space on card for your comments.

GPA-75814

Planning Commission Meeting of **04/09/2019**

PRJ-75868
13935413068
MURPHY MELISSA ELLEN & MACHIKO I
239 SPENCER ST
LAS VEGAS NV 89101

87 BRDGNP1 89101

26A

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

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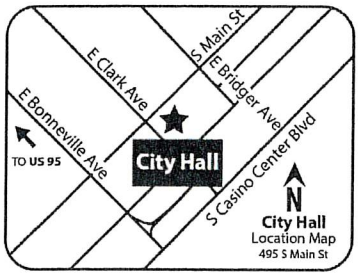

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Please use available blank space on card for your comments.

GPA-75814

Planning Commission Meeting of **04/09/2019**

PRJ-75868
13935413136
MURPHY MELISSA ELLEN & MACHIKO I
218 SPENCER ST
LAS VEGAS NV 89101-5237

87 BRDCNP1 89101

26A

Nora Lares

From: noreply@formstack.com
Sent: Friday, April 5, 2019 2:20 PM
To: Planning Comments
Subject: Planning Application Comments Form

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APR 0 8 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/05/19 2:20 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	GPA-75814
Position:	I SUPPORT the project and all related applications.
Name:	Donavan Delgado
Residential or Business Address:	150 N Las Vegas Blvd #911 Las Vegas, NV 89101
Phone:	(702) 600-8381
Email:	donavandelgado@ilcoud.com
Comments:	I approve

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

Submitted after final agenda
26A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
27

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

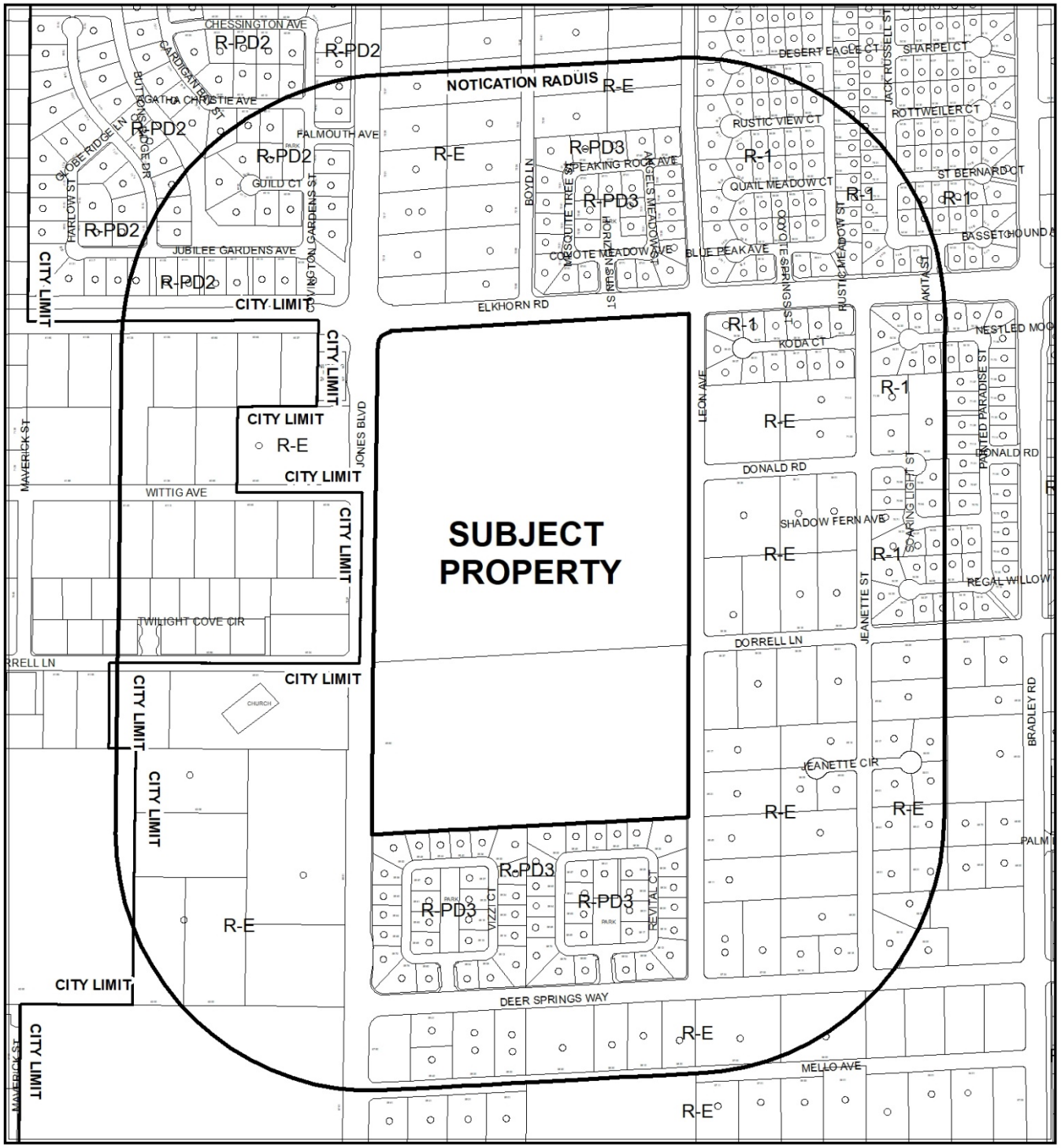
SUBJECT:
ZON-75886 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), Ward 6 (Fiore) [PRJ-75680]. Staff recommends APPROVAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-75886, VAR-75956 and TMP-75888 [PRJ-75680]
2. Land Use Map
3. Conditions and Staff Report - ZON-75886, VAR-75956 and TMP-75888 [PRJ-75680]
4. Supporting Documentation - ZON-75886, WVR-75887, VAR-75956 and TMP-75888 [PRJ-75680]
5. Photo(s) - ZON-75886, VAR-75956 and TMP-75888 [PRJ-75680]
6. Justification Letter - ZON-75886, WVR-75887, VAR-75956 and TMP-75888 [PRJ-75680]
7. Clark County School District School Tracking Form for ZON-75886 and TMP-75888 [PRJ-75680]
8. Submitted after Final Agenda - Protest/Support Postcards for ZON-75886 and VAR-75956 [PRJ-75680] and Protest Documentation Not Vetted - Letter/Comment Forms for ZON-75886, VAR-75956 and TMP-75888 [PRJ-75680]
9. Submitted at Meeting - Protest Documentation Not Vetted - Altered Postcards for ZON-75886 and VAR-75956 [PRJ-75680]



CASE: **ZON-75886, VAR-75956, TMP-75888 (PRJ-75680)**

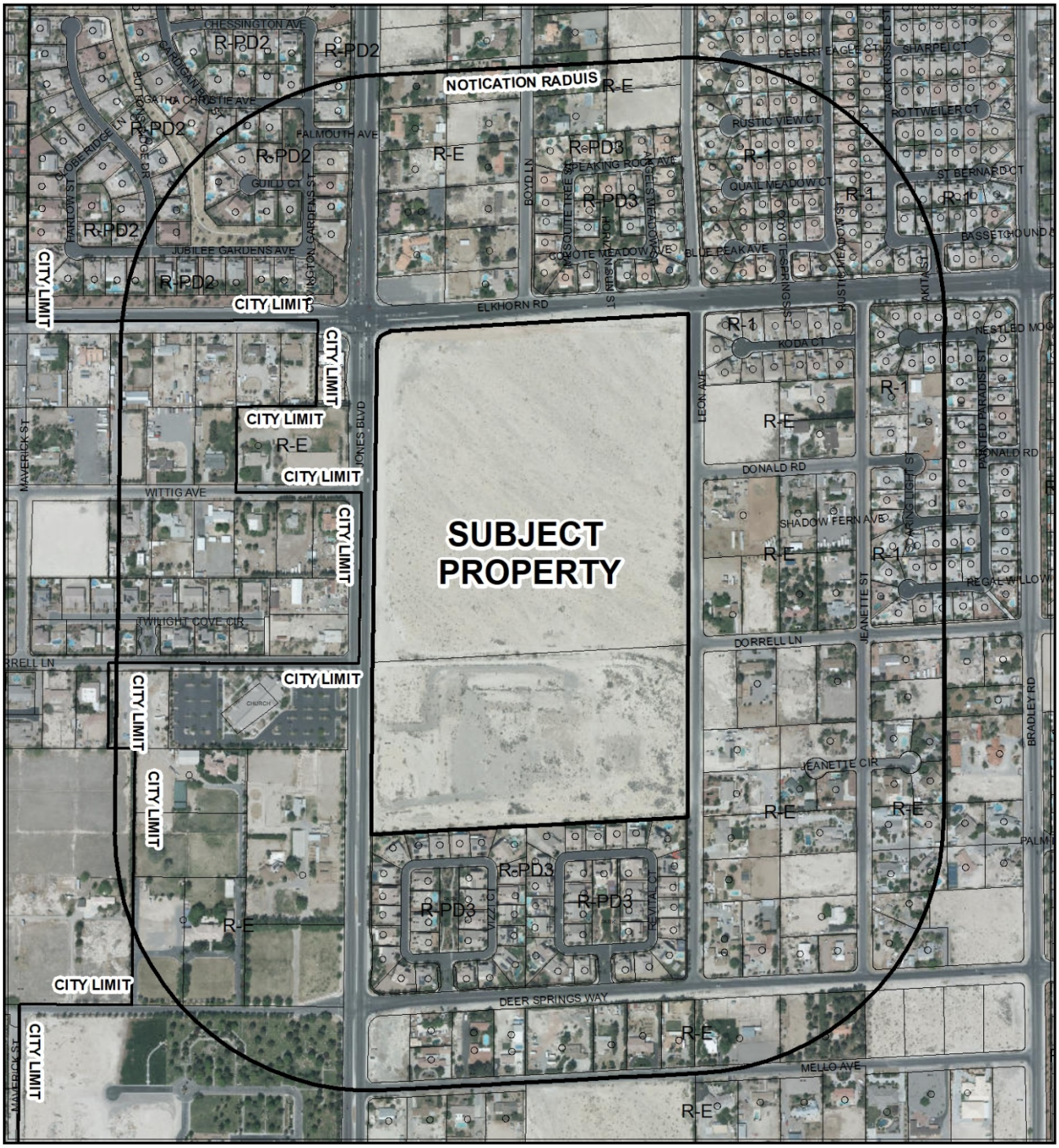
0 445 890 Feet

RADIUS: 1000 FEET

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

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

N



CASE: **ZON-75886, VAR-75956, TMP-75888 (PRJ-75680)**

0 445 890 Feet

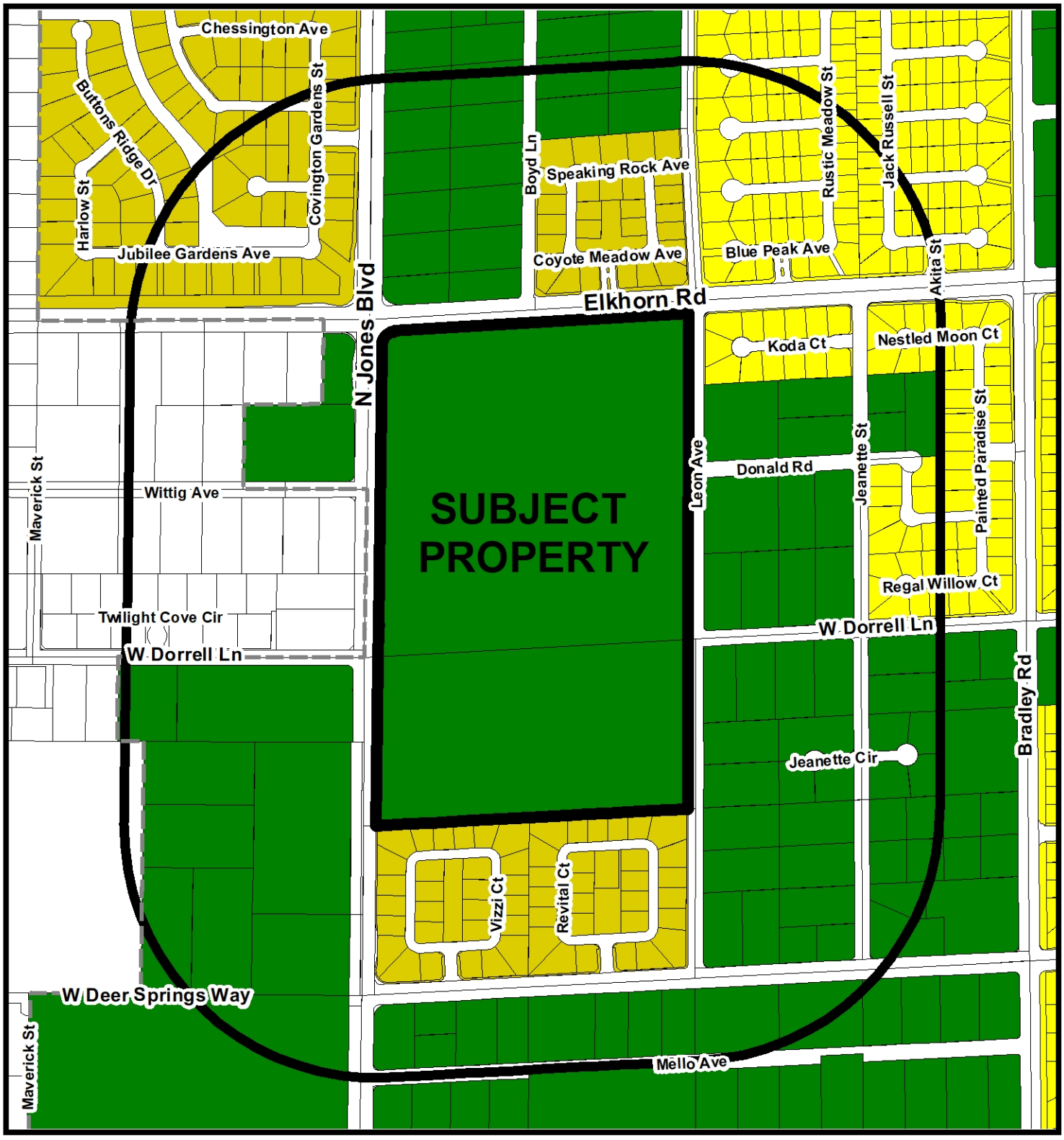
RADIUS: 1000 FEET

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

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

N

ZON-75886



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM RE TO R-1

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, March 26, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-75886	Staff recommends APPROVAL.	
VAR-75956	Staff recommends DENIAL, if approved subject to conditions:	ZON-75956
TMP-75888	Staff recommends DENIAL, if approved subject to conditions:	ZON-75886 VAR-75956

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED
339 - ZON-75886 and VAR-75956
339 - TMP-75888

PROTESTS
0 - ZON-75886 and VAR-75956
0 - TMP-75888

APPROVALS
0 - ZON-75886 and VAR-75956
0 - TMP-75888

NE

** CONDITIONS **

VAR-75956 CONDITIONS

Planning

1. Approval of Rezoning (ZON-75886), approval of and conformance to the Conditions of Approval for Tentative Map (TMP-75888) 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.

TMP-75888 CONDITIONS

Planning

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

2. Approval of Rezoning (ZON-75886), approval of and conformance to the Conditions of Approval for Variance (VAR-75956) shall be required, if approved.

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

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   - One, 36-inch box shade tree (single trunk) every 20 linear feet with four, five-gallon shrubs for every required tree within the required six-foot wide landscape buffers adjacent to Jones Boulevard, Elkhorn Road and Leon Avenue.

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

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

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

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

Public Works

9. Dedicate a 25-foot radius on the southeast corner of Jones Boulevard and Elkhorn Road and dedicate a right turn lane at the Jones Boulevard entrance unless the approved Traffic Impact Analysis specifically states that the right turn lane is not required. Additionally, grant a minimum 20-foot wide Public Sewer Easement in Common Element "C" at the east end of Street "D". No trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

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

11. Construct complete half street improvements on Jones Boulevard and Elkhorn Road meeting current City Standards adjacent to this site concurrent with development of this site. A right turn lane on Jones Boulevard into the subdivision entrance shall also be constructed unless the approved Traffic Impact Analysis specifically states that the right turn lane is not required. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Concurrent with the development of this site, construct full depth pavement, curb, gutter, sidewalk, and streetlight underground infrastructure on Leon Avenue and construct a public sewer in Leon Avenue north to Donald Road at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

13. Streetlights on Leon Avenue are hereby deferred. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 50% of the City's bond estimate costs for all deferred improvements with the street light contribution at 25% if a service pedestal is constructed.

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

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

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

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. 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.

19. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 199-lot single-family residential subdivision on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard.

ISSUES

- The applicant is proposing to rezone the subject site from R-E (Residence Estates) to R-1 (Single Family Residential). Staff supports this request and is recommending approval.
- A Variance is requested to allow a Connectivity Ratio of 1.09 where 1.30 is the minimum required by the Title 19.04 Complete Street Standards. Staff does not support this request.
- The Department of Public Works denied an administrative request to defer the installation of right-of-way improvements for the west side of Leon Avenue, including the curb, gutter, and sidewalk. The applicant is requesting a Waiver to allow the deferral in order to not install the half-street improvements on the west side of Leon Avenue adjacent to the subject site. Staff does not support this request as there are existing improvements directly adjacent to the southeast corner of the subject site that the applicant is able to match while leaving the east side of Leon Avenue not improved and “rural” for the residents residing on the east side of Leon Avenue. The west side of Leon Avenue is improved with sidewalk, curb and gutter from Deer Springs Way, north to the edge of the subject site. In addition, half street improvements will be installed for Elkhorn Road in conjunction with the proposed project if approved, which will also create a point of connection for these improvements at the northeast corner of the subject site. Due to the existence of these existing improvements, staff does not support the Waiver request associated with the Tentative Map and is recommending denial of the Tentative Map.

ANALYSIS

Rezoning

The subject site is currently zoned R-E (Residence Estates). This zoning designation requires a minimum lot size of 20,000 square feet in order to provide for low density residential units located on large lots that convey a rural environment.

The applicant is proposing to rezone the subject to R-1 (Single Family Residential) which has a minimum lot size of 6,500 square feet in order to provide for the development of single family detached dwellings in a suburban setting.

Although the proposed R-1 zoning district would allow a lot size of 6,500 square feet, the subject site's General Plan Designation of R (Rural Density Residential) limits the density to 3.59 dwelling units per acre. With the subject sites overall net acreage being 55.37, this would limit the applicant to constructing 199 dwelling units.

Staff finds the proposed lot sizes ranging from 6,500 square feet up to 18,877 square feet are comparable to lot sizes in the area and is recommending approval of the rezoning application.

Variance

The proposed single-family residential subdivision demonstrates two vehicular access points, one from Jones Boulevard, the second from Elkhorn Road. This has resulted in a connectivity ratio of 1.09. Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The Connectivity Ratio is calculated as the ratio of the number of street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). For comparison purposes, a perfect street grid has a Connectivity Ratio of 2.0, while a subdivision with only cul-de-sacs has a Connectivity Ratio of 1.0. Staff supports Title 19.04 for Complete Streets Standards, including section 19.04.040 for Connectivity which requires a minimum Connectivity Ratio of 1.30; therefore, staff is recommending denial of the Variance request.

Tentative Map

The applicant is proposing to develop a single-family residential subdivision with 199-lots ranging in size from 6,500 square feet up to 18,877 square feet. The neighborhood consists of a series of cul-de-sacs, approximately 15 with one stub street.

The submitted north/south and east/west cross sections depict a maximum 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. Although not labeled, it appears there are two retaining walls less than two feet high along the east and west boundaries.

On January 31, 2019, the Department of Public Works denied a request to defer the off-site improvements for Leon Avenue. Due to existing right-of-way improvements immediately south of the subject site, and improvements to be constructed adjacent to Elkhorn Road in conjunction with the proposed site if approved, staff finds it is necessary to complete the right-of-way improvements for this section of Leon Avenue at the time of construction and denied the request to defer.

Right-of-Way Improvements:

Street	***Required***	***Provided***	***Compliance***
Jones Boulevard	Right-of-way improvements are existing with the exception of the required six-foot wide landscape buffer back-of-sidewalk.	The applicant is proposing to install the required six-foot wide landscape buffer back-of-sidewalk.	Y
Elkhorn Road	Continue existing right-of-way improvements from the corner of Elkhorn Road and Jones Boulevard east on Elkhorn Road. These improvements consist of a five-foot wide sidewalk with six feet of landscaping.	The applicant is proposing a five-foot sidewalk with a six-foot wide landscape buffer.	Y
Leon Avenue	To match existing right-of-way improvement immediately north and south of the subject site which includes a five-foot wide sidewalk with a six-foot wide landscape buffer.	The applicant is requesting a Waiver of the curb, sidewalk, gutter requirement and is proposing to construct a five-foot wide D.G. (Decomposed Granite) pathway with a six-foot wide landscape buffer.	N

According to the Las Vegas Valley Water District (LVVWD), this development requires two sources of water to serve it due to the number of homes and fire department connections. The tentative map has identified two points of connection. To comply with District Service Rules the development will be required to extend main the full frontage of their development along Leon Avenue or Elkhorn Road per the approved hydraulic analysis.

FINDINGS (ZON-75886)

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 existing General Plan Designation of R (Rural Density Residential).

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

   The R-1 zoning district permits single and two-story detached single family homes which are compatible with the surrounding detached single family homes that exist today.

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

   Growth and development factors in the area are similar to those proposed, and staff finds the rezoning request to be appropriate.

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

   Jones Boulevard and Elkhorn Road are adequate in size to provide access to the proposed 199-lot single family residential subdivision.

FINDINGS (VAR-75956)

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 gated, residential neighborhood that is not connected to the surrounding area through gated pedestrian pathways and roadways. The use of through streets instead of cul-de-sacs would allow additional access points to the neighborhood and conformance to the Title 19 requirements for connectivity. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/20/16	Code Enforcement processed a complaint for high weeds on the west side of property located at the southeast corner of Elkhorn Road and Jones Boulevard. The case was resolved on 01/05/17.

Most Recent Change of Ownership	
10/04/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/30/19	Staff conducted a pre-application meeting where the submittal requirements and deadlines were discussed for the proposed single family residential subdivision.

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

Field Check	
02/28/19	Staff performed a routine field check and observed the subject that is currently secured by chain link fencing. Nothing of concern was noted by staff, but staff did note the existing half street improvements including sidewalk that are in existence directly adjacent to the subject site on the west side of Leon Avenue.

Details of Application Request	
Site Area	
Gross Acres	55.52

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
			R-E (Residence Estates)
South	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Undeveloped		R-E (Residence Estates)
West	Individual Care Center	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached		
	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County

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

DEVELOPMENT STANDARDS

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

Standard	***Required/Allowed***	***Provided***
Min. Lot Size	6,500 SF	6,500 SF
Min. Lot Width	60 Feet	65 Feet
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet
Standard	***Required/Allowed***	
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	
Max. Lot Coverage	50%	

55.52 acres / 2,418, 451.20 square feet:

Existing Zoning	***Minimum Lot Size***	***Units Allowed***
R-E (Residence Estates)	20,000 SF	121
Proposed Zoning	***Minimum Lot Size***	***Units Allowed***
R-1 (Single Family Residential)	6,500 SF	372
General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59	199

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways	60	N*
Leon Avenue	Local	Title 13	30	N*

**Half street improvements are required adjacent to the subject site. These improvements include curb, gutter and sidewalk. The applicant is requesting a Waiver to not install these required improvements adjacent to the subject site along Leon Avenue.*

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	38	
Intersection – Internal		19
Cul-de-sac / Stub Street Terminus		16
Total	38	35
	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.09**

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	199	2 Per Unit	398				
TOTAL SPACES REQUIRED			398		398		Y*

**The applicant is proposing a single-family residence with an attached two-car garage for each lot.*

Clark County School District:

Proposed Detached Single Family Residential Neighborhood:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units	199 x 0.196	199 x 0.101	199 x 0.137
Total Additional Students	39	20	27

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Kay Carl Elementary School	5625 Corbett Street	Kindergarten – 5th Grade	670 Students	821 Students	03/01/19
Anthony Saville Middle School	8101 North Torrey Pines Drive	6th – 8th Grade	1,581 Students	1,633 Students	03/01/19
Shadow Ridge High School	5050 Brent Lane	9th - 12th Grade	2,559 Students	3,113 Students	03/01/19

Kay Carl Elementary School, Saville Middle School and Centennial High School are over capacity for the 2018-19 school year. Carl Elementary School is 122.54 percent, Saville Middle School is 103.29 percent and Shadow Ridge High School is 121.65 percent of program capacity.

Department of Public Works Traffic Study:

Tentative Map for a Proposed 44-Unit Single Family Residential Development - Bradley and 215				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	199	9.44	1,879
AM Peak Hour			0.74	147
PM Peak Hour			0.99	197
Existing Traffic on Nearby Streets				
Elkhorn Road				
Average Daily Traffic (ADT)			7,510	
PM Peak Hour (Heaviest 60 Minutes)			601	
Jones Boulevard				
Average Daily Traffic (ADT)			14,721	
PM Peak Hour (heaviest 60 minutes)			275	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Elkhorn Road			16,380	
Jones Boulevard			35,490	
Summary				
This project will add approximately 1,879 trips per day on Elkhorn Road, Jones Boulevard and Leon Avenue. Currently, Elkhorn Road is at approximately 46 percent of capacity and Jones Boulevard is at approximately 41 percent of capacity. With this project, Elkhorn Road is expected to be at approximately 57 percent of capacity and Jones Boulevard is expected to be at approximately 47 percent of capacity. Traffic counts are not available for Leon Avenue, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 197 additional cars, or about three every minute.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) 6980 N. Jones Boulevard

Project Name Jones / Elkhorn **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 125-24-101-001,125-24-201-001 **Ward #** 6 - Fiore

General Plan: Existing R Proposed n/a **Zoning:** Existing R-E Proposed R-1

Additional Information

PROPERTY OWNER Roman Catholic Bishop Las Vegas

Address 336 Cathedral Way, Las Vegas State NV Zip 89109

E-mail Kohl@dolv.org Phone (702) 735-3500

APPLICANT Roman Catholic Bishop Las Vegas

Address 336 Cathedral Way, Las Vegas State NV Zip 89109

E-mail Kohl@dolv.org Phone (702) 735-3500

REPRESENTATIVE Chris Kaempfer - Kaempfer Crowell

Address 1980 Festival Plaza Drive, Suite 650 State NV Zip 89135

E-mail clk@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 Deacon Aruna Silva

Subscribed and sworn before me

This 21st day of February, 20 19

_____

Notary Public in and for said County and State

S. A. WITKOWSKI
Notary Public, State of Nevada
No. 91-0052-1
My Appt. Exp. Jun. 21, 2021

PRJ-75680
02/21/19

Inst #: 20180719-0002087
Fees: $40.00
07/19/2018 02:09:30 PM
Receipt #: 3458615
Requestor:
SPENCER FANE LLP
Recorded By: GYOUNG Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

when recorded, mail to:

John H. Mowbray
Spencer Fane LLP
Attorney at Law
300 South Fourth Street, Suite 950
Las Vegas, Nevada 89101

POWER OF ATTORNEY

BE IT KNOWN that the ROMAN CATHOLIC BISHOP OF LAS VEGAS, AND HIS SUCCESSORS, A CORPORATION SOLE, by and through George Leo Thomas, Incumbent, does hereby constitute and appoint Deacon Aruna Silva and the Very Reverend Robert E. Stoeckig as his attorneys-in-fact, with full authority to make all contracts and do all other acts of a business nature, as effectively as I could do if personally present, with power of substitution and revocation: it being expressly understood that either Deacon Aruna I. Silva or the Very Reverend Robert E. Stoeckig may act with full authority to make all contracts and do all other acts of a business nature, as effectively as I could do if personally present, with power of substitution and revocation and I do hereby ratify and confirm all acts that may lawfully be done in pursuance of this power.

This power of attorney revokes and supersedes any previous Power of Attorney executed by the Roman Catholic Bishop of Las Vegas, and His Successors, a Corporation Sole, and specifically that certain Power of Attorney executed on August 21, 2014.

WITNESS MY HAND at Las Vegas, Nevada this 22nd day of June, 2018.

Most Reverend George Leo Thomas
Bishop of the Diocese of Las Vegas

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 22nd day of June, 2018, before me, a Notary Public, personally appeared George Leo Thomas, known to me to be the Bishop of the ROMAN CATHOLIC BISHOP OF LAS VEGAS, AND HIS SUCCESSORS, A CORPORATION SOLE, who acknowledged that he executed the foregoing instrument.

NOTARY PUBLIC

S. A. WITKOWSKI
Notary Public, State of Nevada
No. 91-0052-1
My Appt. Exp. Jun. 21, 2021

PRJ-75680
02/21/19

City of Las Vegas
Public Works

Administrative Deferred Off-site Improvement Request for Single Family Residences

Application Information

Applicant/Contact: THE WLB GROUP, INC. Date: 1/30/19

Address: 3663 E. SUNSET RD.
Street Address

LAS VEGAS NV 89120
City *State* *ZIP Code*

Phone: (702) 458-2551 Email: pvalentine@wlbgroup.com

Project Parcel Number(s): 125-24-101-001 & 125-24-201-001

Number of residential units: 199 Ward: 6

Deferral request for (check):

Pavement ☐ Gutter ☑ Sidewalk ☑ Streetlights ☐

Per 19.02.025.F, are the following conditions met (Y/N)? Check the applicable box.

	YES	NO
1) Matching adjacent Improvement?	☐	☑
2) Frontage less than 660 feet?	☐	☑
3) Not at the corner of two streets on the Planned Streets and Highways Map?	☑	☐
4) Matching improvements within 330' (developed or entitled property)?	☐	☑

If no for any item above, explain request for deferral (street names and lengths): NEIGHBORHOOD ADJACENT TO PROPERTY TO THE EAST REQUESTED RURAL STANDARDS FOR LEON AVE. ONLY

Public Works Administrative Review

	YES	NO
Approved	☐	☒

Approved by: Joey Paskey (Signature) Joey Paskey (Print) 1/31/19 (Date)

Copies:
Allen Pavelka, City Engineer – Public Works
Joey Paskey, Transportation Manager – Public Works
Michael Cunningham, Deputy Director - Building and Safety
Peter Lowenstein, Deputy Director – Planning
Bart Anderson, Engineering Project Manager – Public Works
Lucien Paet, Engineering Project Manager – Public Works

PRJ-75680
02/21/19

TENTATIVE MAP
FOR
JONES / ELKHORN

APN 125-24-101-001 & 125-24-201-001
60.49 AC.± (GROSS)
55.37 AC.± (NET)

OWNER
ROMAN CATHOLIC BISHOP LAS VEGAS
336 CATHEDRAL WAY
LAS VEGAS, NV, 89106

DEVELOPER
ROMAN CATHOLIC BISHOP LAS VEGAS
336 CATHEDRAL WAY
LAS VEGAS, NV, 89106

LEGAL DESCRIPTION
A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.B.&M.

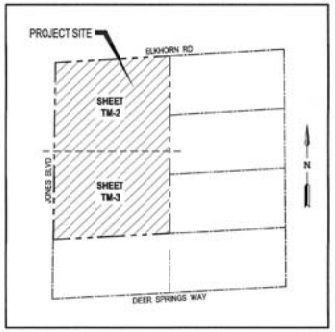
BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL DATUM OF 1988 (LVVD88)
BEING A RIVET AND ROUND BRASS PLATE AT TOP OF CURB AT ELKHORN ROAD AND JONES BOULEVARD
ELEVATION: 2309.96 (FEET)
704.061 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL DATUM OBSERVED 2005-2007
BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BASIS OF BEARINGS
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), 1983 HPGN AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD 83). SAID BEARINGS BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

PRJ-75680
03/25/19



VICINITY MAP



VICINITY MAP

SITE DATA

ASSESSOR'S PARCEL NUMBER:	125-24-101-001 & 125-24-201-001
EXISTING ZONING:	H-E RURAL ESTATES RES (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	R1 (RESIDENTIAL DISTRICT)
TOTAL PROPOSED LOTS:	159
GROSS ACREAGE:	60.49 AC.
NET ACREAGE:	55.37 AC.
DENSITY (BASED ON NET ACREAGE):	3.59 DUA
MINIMUM LOT SIZE:	6,500 SF
MAXIMUM LOT SIZE:	18,877 SF
COMMON ELEMENTS (8 TOTAL)	
CE-A	10,715 SF
CE-B	23,543 SF
CE-C	20,008 SF
CE-D	4,642 SF
CE-E	1,065 SF
CE-F	1,629 SF
CE-G	1,629 SF
CE-H	2,326 SF
TOTAL COMMON ELEMENT AREA:	64,957 SF

TENTATIVE MAP NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORMED STANDARD DRAWINGS AND SPECIFICATIONS.
2. UTILITIES:
   - WATER: LAS VEGAS VALLEY WATER DISTRICT
   - SEWER: CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL: REPUBLIC SERVICES
   - ELECTRIC: NV ENERGY
   - TELEPHONE: CENTURYLINK
   - CABLE: COX COMMUNICATIONS
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. SEWER CONTRIBUTION:
   - 0.1498 MGD AVERAGE
   - 0.1741 MGD PEAK
6. ACCORDING TO FIRM PANEL 32003C1765F, DATED NOVEMBER 16, 2011, THIS IS IN ZONE "X" AND NOT IN A 100 YEAR FLOOD ZONE.
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED, IF REQUIRED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. THERE IS NO KNOWN GROUND WATER AT A DEPTH LESS THAN 20 FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUND.
10. PERIMETER TO BE MAINTAINED BY H.O.A

UTILITY LOCATIONS
WATER: THE NEAREST WATER CONNECTION IS AN EXISTING 8" WATER MAIN IN LEON AVENUE. LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR.

SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER MAIN IN LEON AVENUE. CITY OF LAS VEGAS SEWER IS THE PURVEYOR.

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

LEGEND

DESCRIPTION	PROPOSED	EXISTING
CONTOUR (5' INTERVAL)		
CONTOUR (1' INTERVAL)		
RIGHT OF WAY		
CENTER LINE		
BACK OF CURB		
LIP OF GUTTER		
BOUNDARY LINE		
PROPERTY LINE		
WATER		
SANITARY SEWER		
FIRE HYDRANT		
SANITARY SEWER MANHOLE		

ABBREVIATIONS

ACP	ASPHALTIC CONCRETE
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
BWV	BACK WATER VALVE
CC	CLARK COUNTY
C.L.V.	CITY OF LAS VEGAS
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
CNLV	CITY OF NORTH LAS VEGAS
CL	CENTERLINE
CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
D.I.	DUCTILE IRON
EC	EDGE OF CONCRETE
EGL	ENERGY GRADE LINE
EOP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FM	FINAL MAP
GB	GRADE BREAK
HPEP	HIGH POINT EOP POINT
INV	INVERT ELEVATION
LVWD	LAS VEGAS VALLEY WATER DISTRICT
MUE	MUNICIPAL UTILITY EASEMENT
NTS	NOT TO SCALE
OH	OVER-HEAD POWER
PE	PAD ELEVATION
PL	PROPERTY LINE
PP	POWER POLE
PRV	PRESSURE REDUCING VALVE
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
SD	STORM DRAIN LINE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SNBORS	SOUTHERN NEVADA BULDING OFFICIAL REGIONAL STANDARDS
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER LINE
STA	STATION
SVZ	SIGHT VISIBILITY ZONE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP RETAINING WALL
TYP	TYPICAL
USDCCA	UNIFORM STANDARD DRAWING CLARK COUNTY
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
WL	WATER LINE
WM	WATER METER

NO.	DATE	REVISION	BY	APPROVAL
	DATE	REVISED	BY	

PROFESSIONAL ENGINEER - STATE OF NEVADA
PAUL E. VALENTINE
No. 5916
EXP: 06-30-20

The WLB Group Inc.
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Las Vegas, Reno, and Kingman, Arizona
5620 Kietzke Lane, Suite 200, Reno, NV 89511 (775) 786-1234
LAS VEGAS, NV 89120 (702) 458-2551

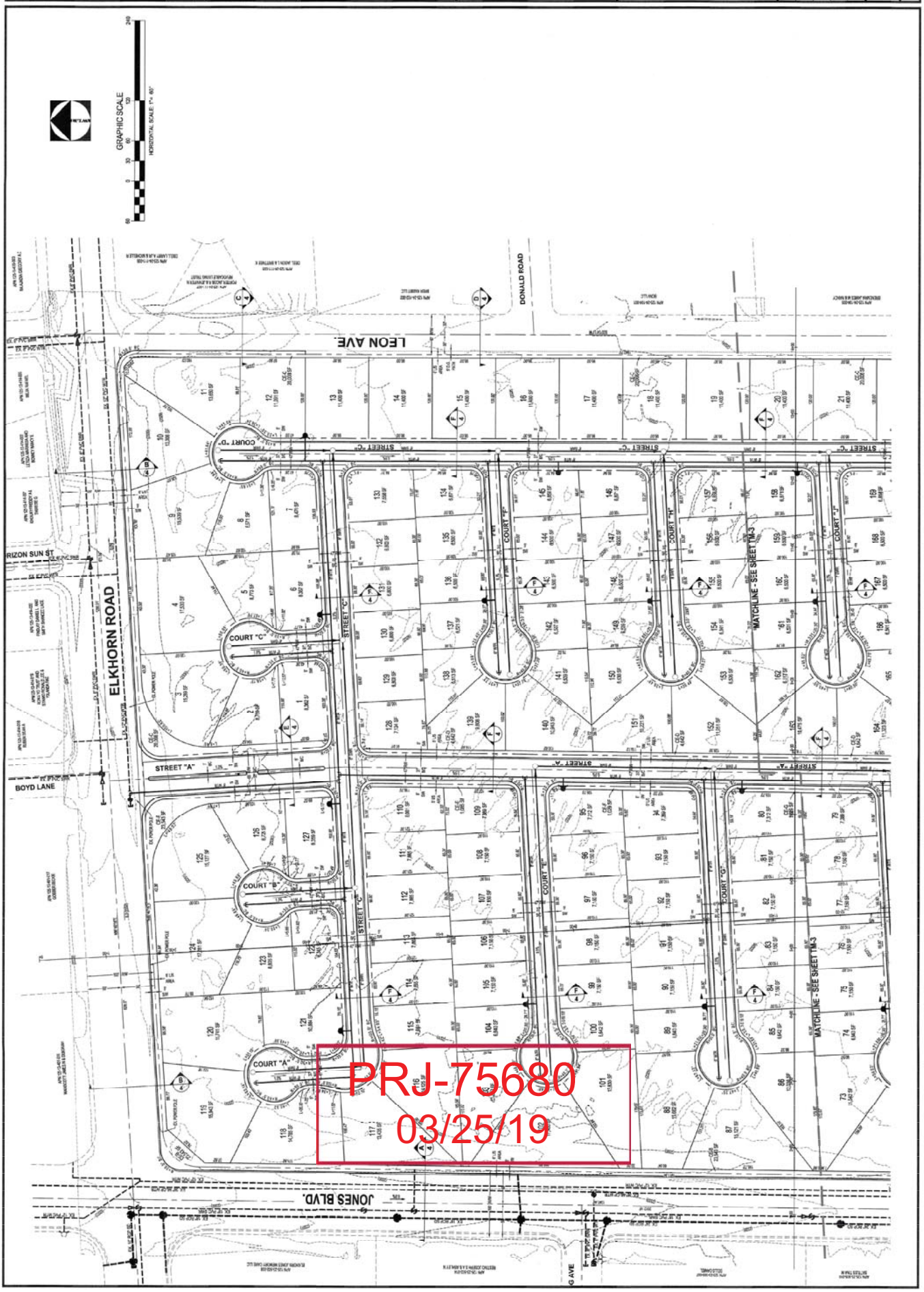
SHEET TITLE: TENTATIVE MAP

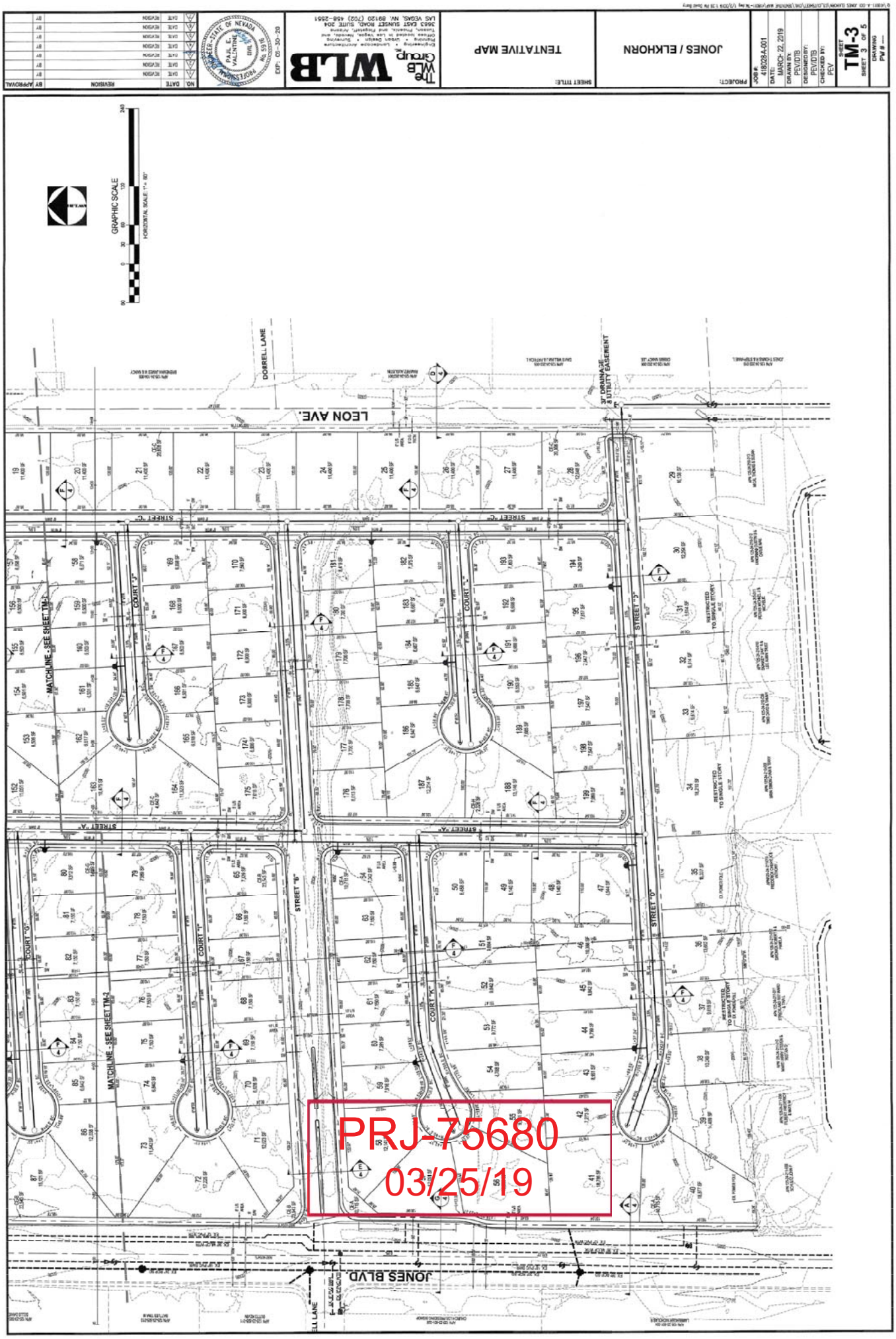
PROJECT: JONES / ELKHORN

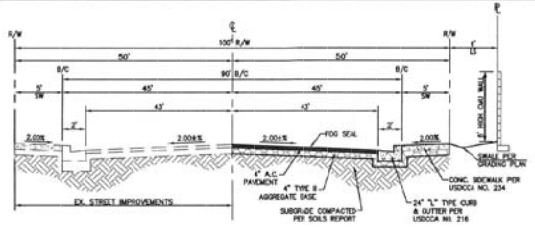
JOB #: 418028-A-001
DATE: MARCH 22, 2019
DRAWN BY: PEV/DTB
DESIGNED BY: PEV/DTB
CHECKED BY: PEV

SHEET TM-1
SHEET 1 OF 5

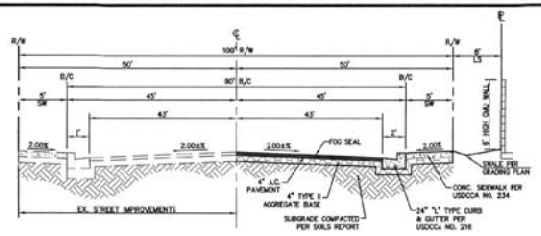
DRAWING PW # ---


GRAPHIC SCALE
HORIZONTAL SCALE: 1" = 60'
LEON AVE
DONALD ROAD
ELKHORN ROAD
RIZON SUN ST
BOYD LANE
JONES BLVD.
STREET "A"
STREET "C"
STREET "G"
COURT "A"
COURT "B"
COURT "C"
COURT "D"
COURT "E"
COURT "F"
COURT "G"
COURT "H"
COURT "I"
MATCHLINE - SEE SHEET TM-3
MATCHLINE - SEE SHEET TM-3
PRJ-75680
03/25/19

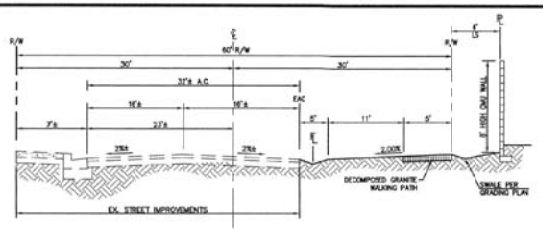

PROJECT: JONES / ELKHORN
SHEET TITLE: TENTATIVE MAP
The WLB Group
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2851
PAUL E. VALENTINE
STATE OF NEVADA
No. 5516
EXP: 06-30-20
JOB #: 4180284-001
DATE: MARCH 22, 2019
DRAWN BY: DESIGNED BY: PEV/DTB
CHECKED BY: PEV
SHEET TM-3
SHEET 3 OF 5
DRAWING PW # —
GRAPHIC SCALE
HORIZONTAL SCALE: 1" = 80'
LEON AVE.
DORRELL LANE
3' DRAINAGE & UTILITY EASEMENT
JONES BLVD
STREET "C"
STREET "A"
STREET "B"
STREET "D"
COURT "A"
COURT "B"
COURT "C"
COURT "D"
COURT "E"
COURT "F"
MATCHLINE - SEE SHEET TM-2
MATCHLINE - SEE SHEET TM-3
RESTRICTED TO SINGLE STORY
PRJ-75680
03/25/19



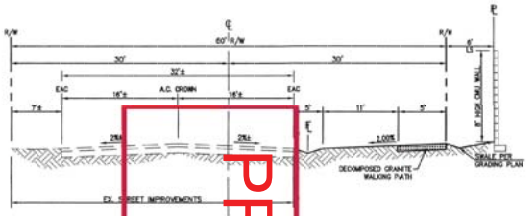
A 100' R/W STREET SECTION - JONES BOULEVARD (PUBLIC)
SCALE: N.T.S.



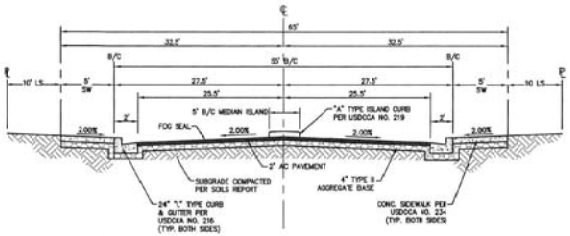
B 100' R/W STREET SECTION - ELKHORN ROAD (PUBLIC)
SCALE: N.T.S.



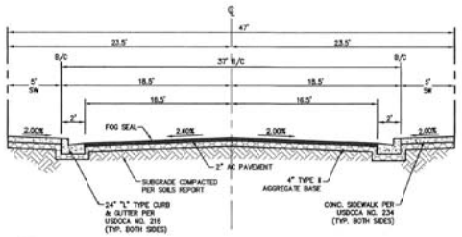
C 60' R/W STREET SECTION - LEON AVENUE (PUBLIC)
SCALE: N.T.S.



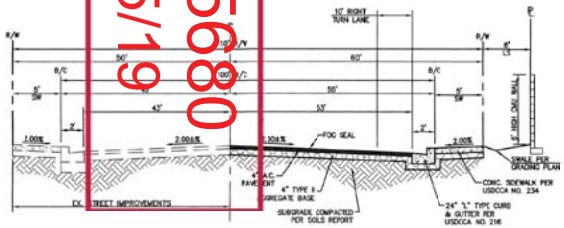
D 60' R/W STREET SECTION - LEON AVENUE (PUBLIC)
SCALE: N.T.S.



E TYPICAL 65' ENTRY STREET SECTION (PRIVATE)
SCALE: N.T.S.



F TYPICAL 47' INTERIOR STREET SECTION (PRIVATE)
SCALE: N.T.S.



G 110' R/W STREET SECTION - JONES BOULEVARD (PUBLIC)
SCALE: N.T.S.

PR-75680
03/25/19

NO.	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY

APPROVAL

NEVADA REGISTERED ENGINEER – STATE OF NEVADA
RAUL E. VALENTINE
No. 19116
EXP: 06-30-20

The WLB Group
WLB
Engineering + Landscape Architecture
Civil Engineering + Water Resources
Surveying + Land Development
Offices located in: Las Vegas, Nevada
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2851

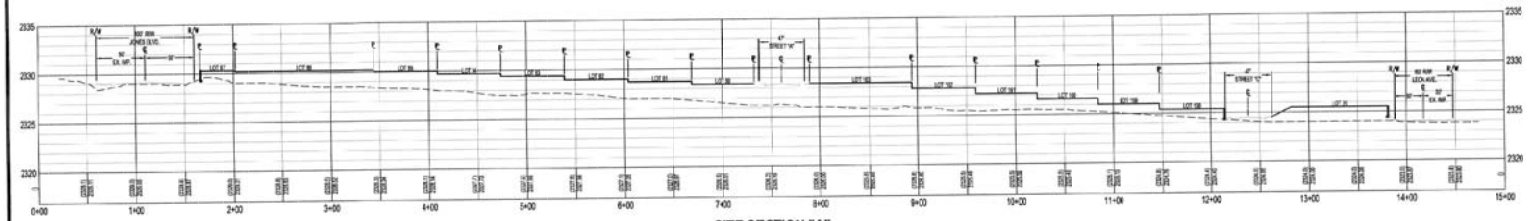
SHEET TITLE: TENTATIVE MAP

PROJECT: JONES / ELKHORN

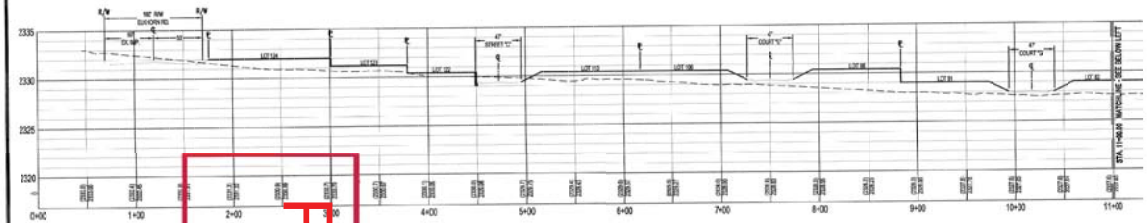
JOB #: 418928-A-001
DATE: MARCH 22, 2019
DRAWN BY: PEv/DTB
DESIGNED BY: PEv/DTB
CHECKED BY: PEv

SHEET TM-4
SHEET 4 OF 5

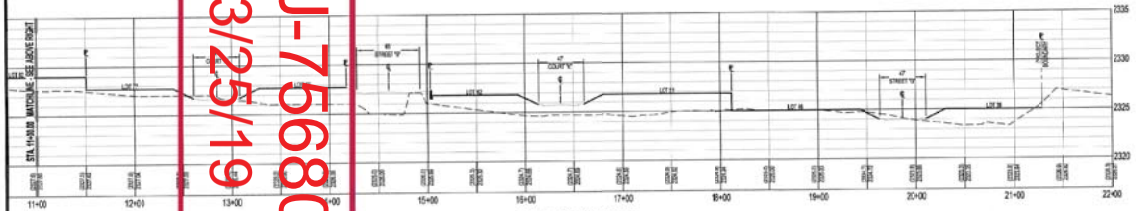
DRAWING PW # ----



SITE SECTION "A"



SITE SECTION "B"



SITE SECTION "B"

GRAPHIC SCALE

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

PRJ-75680
03/25/19

NO.	DATE	REVISION	BY	APPROVAL
1	DATE	REVISION	BY	
2	DATE	REVISION	BY	
3	DATE	REVISION	BY	
4	DATE	REVISION	BY	
5	DATE	REVISION	BY	
6	DATE	REVISION	BY	
7	DATE	REVISION	BY	

PROFESSIONAL ENGINEER - STATE OF NEVADA
PAUL E. VALENTINE
CIVIL
No. 5916
EXP: 06-30-20

The WLB Group
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Offices located in Las Vegas, Nevada, and Tucson, Pinpoint, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV 89120 (702) 458-2551

SHEET TITLE:
TENTATIVE MAP

PROJECT:
JONES / ELKHORN

JOB #: 418028-A-001
DATE: MARCH 22, 2019
DRAWN BY: PEV/DTB
DESIGNED BY: PEV/DTB
CHECKED BY: PEV

SHEET
TM-5
SHEET 5 OF 5

DRAWING
PW # ---



ZON-75886 [PRJ-75680] - REZONING RELATED TO VAR-75956 AND TMP-75888 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS
SOUTHEAST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

02/28/19



ZON-75886 [PRJ-75680] - REZONING RELATED TO VAR-75956 AND TMP-75888 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS
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SOUTHEAST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

02/28/19

Kaempfer Crowell
Attorneys at Law
Las Vegas Office
1980 Festival Plaza Drive
Las Vegas, Nevada, 89135
702-792-7000

Christopher L. Kaempfer, Esq.

February 21, 2019

City of Las Vegas Planning
333 N. Rancho Road
Las Vegas, Nevada 89106

Re: APN's: 125-24-101-001 and
125-24-201-001

Zone Change from R-E to R-1; Tentative Map for 199 residential lots and Waiver of standard street improvements on Leon Avenue; all related to the southeast corner of Elkhorn Road and N. Jones Boulevard

To Whom It May Concern:

This office, together with Mr. Chip Maxfield, represents the owner and applicant of the above referenced parcels. Both parcels are hereinafter collectively referred to as the "Property". The Property consists of a total of 55.52 net acres. The application seeks to change the existing zoning on the Property from R-E to R-1. The General Plan designation of "Rural" shall remain in place. In evaluating the appropriateness of the current land use applications, the following should be considered.

Existing Zoning and General Plan Designations:

The Property is zoned R-E. The Property is General Planned as "Rural" which allows up to 3.59 dwelling units per acre. Based on a net acreage of 55.52 acres, up to 199 lots are permitted.

Surrounding Zonings and Developments:

To the north of the Property is Elkhorn Road, a minimum 100 foot right of way. Immediately across Elkhorn Road to the north are properties zoned R-E and R-PD3 and located in the City of Las Vegas. Lot sizes range from essentially 7,850 square feet on the east side of Boyd Lane to an acre and more on the west side of Boyd Lane.

To the south of the Property is a development consisting of 20 acres of property zoned R-PD3; with lot sizes ranging in size from approximately 8,700 square feet to nearly 18,000 square feet; with most lots being around 8,750 square feet in size.

PRJ-75680
02/25/19

To the east of the Property is Leon Avenue, a 60 foot right of way. Immediately across Leon Avenue are properties zoned R-E and R-1 in the City of Las Vegas. Lot sizes in the areas zoned R-E consist of one and two acre sized lots. Lot sizes in the area zoned R-1 (along and just south of Elkhorn Road) consist of lots just at, or in excess of, 10,000 square feet in size.

To the west of Property is N. Jones Boulevard, a 100 foot right of way. Immediately across N. Jones Boulevard to the west are properties all zoned R-E. The properties are in both Clark County and the City of Las Vegas. Lot sizes range from just under an acre to almost 6 acres in size. The majority of the lots are just at, or under, 1 acre in size.

Proposed zone change to R-1/Tentative Map

The R-1 zoning designation is an allowed and appropriate zoning designation in the "Rural" General Plan land use designation. Consequently, the issue is not the proposed R-1 zoning designation; but the number of the lots proposed in conjunction with that R-1 zoning. In order to meet the requirements of the approved General Plan, these R-1 lots cannot exceed 3.59 dwelling units per acre. Since the net acreage of the Property is 55.52 acres, this means that the total number of lots on the Property cannot exceed 199 lots (3.59 times 55.52 = 199.31). The number of lots being proposed for the Property is 199 lots.

In determining the appropriateness of the 199 lots being proposed by the Tentative Map, the following must be noted:

With regard to the lots on the north side of the Property, those lot sizes range from 13,308 square feet to over 17,000 square feet. Those lots sizes are entirely consistent with both the lots north of Elkhorn Road, east of Boyd Lane (zoned R-PD3); and with the lots south of Elkhorn Road and east of Leon Avenue (zoned R-1). While there are two larger lots on, and just north of, Elkhorn Road, west of Boyd Lane, it should not be required that the lots on the northern portion of the Property match those half acre + lots sizes since those two lots are zoned R-E, (2 du/acre), while, in our case, the Property has a "Rural" land use designation allowing up to 3.59 du/acre.

With regard to the existing development to the immediate south of the Property, that property is zoned R-PD3 which allows up to 3.5 dwelling units per acre—entirely consistent with the 3.59 dwelling units per acre allowed in the Rural land use designation for the Property. The lots sizes of the vast majority of the lots south of the Property are from 8,712 square feet to just over 10,000 square feet. (There are 4 corner lots in this development to the south that range in size from 15,681 square feet to 19,166 square feet.) Contrast that with our Tentative Map. The lots on the southern portion of the Property range in size from 9,614 square feet to over 18,000 square feet. Just as importantly, there are 12 lots in the existing development to the south of the Property. Our Tentative Map shows essentially 11 + lots on the southern portion of the Property. Consequently, the lots on the southern portion of the Property are compatible both in terms of lot size and number of lots with the R-PD3 development to the south.

With regard to the lots on the east side of the Property, adjacent to Leon Avenue, the Tentative Map shows lot sizes all in excess of 11,000 square feet, with virtually all of the lots being 11,400

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square feet in size.. Importantly for the neighbors who live east of Leon Avenue, there are no homes facing Leon Avenue and there is no access to Leon Avenue. No homes facing Leon Avenue and no access on Leon Avenue are major considerations for those who live east of Leon Avenue, and we have addressed those concerns in our Tentative Map. Similarly, the neighbors east of Leon Avenue very much live in a somewhat rural setting and wish to maintain that rural look and feel. Consequently, these neighbors are desirous of having Leon Avenue developed to rural standards. The owner/applicant is pleased to accommodate that neighborhood request. **That is why as part of this application a waiver of standard street improvements is being applied for so as to allow Leon Avenue to be built to rural standards.**

With regard to the lots on the west side of the Property, next to N. Jones Boulevard, these lot sizes range in size from 13,330 square feet to 18,877 square feet. In determining the appropriateness of the size of those lots shown in our Tentative Map, it is compelling to note that the lots in the development to the south of us that also borders N. Jones Boulevard range in size from 9,148 square feet to 13,068 square feet (with the one lot on the upper northwest corner of the development to the south being 15,682 square feet.) Half of the lots on this west side of this development to the south, bordering N. Jones Boulevard, are only 9,148 square feet in size. Consequently, at 13,330 to 18,877 square feet, the lots being provided in our Tentative Map on the west side of the Property are entirely consistent with, and in fact are larger than, the lots that were approved next to N. Jones Boulevard with regard to the R-PD3 development to the south of the Property.

Accordingly, as can be seen from the Tentative Map, larger lots have been placed around the entirety of the Property to serve as a buffer, if you will, to many of the larger lots across N. Jones Boulevard, Elkhorn Road and Leon Avenue. Consequently, the entire plan has been developed around two principles: (i) stay completely within the "Rural" designation of the General Plan; and (ii) place large lots on the perimeter of the entire Property, thereby keeping the density interior to the development. With that said, while smaller lot sizes have been placed interior to the proposed development, these lot sizes all meet the minimum R-1 lot size requirement; with the vast majority of these interior lots being appreciably larger than the R-1 minimum lot size.

To date, there have been three neighborhood meetings held on this proposed development. Numerous neighborhood concerns/conditions were discussed and noted at these three meetings. Some of those neighborhood concern/conditions include the following:

1) Both the entrance on Elkhorn and the entrance on Jones will be enhanced both with regard to materials used and landscaping provided.
2) There will be a decorative block wall provided along all perimeters; with that decorative wall being 8 feet high on N. Jones Boulevard, Leon Avenue and Elkhorn Road.
3) There will be an HOA.
4) The community will be gated.
5) There will be larger perimeter lots on Leon Avenue and Elkhorn Road.
6) There will be an equal number of lots on the south side of our development (12 lots) adjoining the 12 lots in the existing development to the south of our site. Our 12 lots will be offset from the existing 12 lots to help preserve views of the existing homes to whatever extent is reasonably possible.

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7) There will be no homes facing Leon Avenue.
8) There will be no access to or from the Property on Leon Avenue.
9) There will be single story homes both along Leon Avenue AND next to the development to the south of our site.
10) The applicant will request of the City that Leon Avenue be built to "rural standards", that is no streetlights and the sidewalk on Leon Avenue will consist of decomposed granite or other similar material. Curb and gutter on Leon Avenue may be required by the City.
11) On N. Jones Boulevard, Elkhorn Road and Leon Avenue, the sidewalk will be "detached" with enhanced landscaping on both side of the detached sidewalk. Again, the sidewalk on Leon Avenue will consist of decomposed granite or other similar material.
12) There should be a small park or open space area created on the interior of the development for use by our residents.
13) The 12 lots along the south of our development will be built up no higher than is absolutely necessary to accommodate required drainage.

After the third neighborhood meeting, held on Wednesday, February 20, 2019, the developer stated that the following conditions of zoning approval would be imposed on the Property.

As to the zone change: there would be a zone change from R-E to R-1 subject to a maximum of 199 residential lots on the entirety of the Property.

As to the waiver to allow Leon Avenue to be built out to rural standards: there would be a waiver filed for standard off-sites on Leon Avenue, so that Leon Avenue would be constructed to rural standards as shown on the Tentative Map cross section.

As to the Tentative Map: The following conditions would be applicable to, would become conditions of zoning approval to attach to, and would be asked to be approved by the City Council as part of, the approval of the Tentative Map.

1) *Both the entrance on Elkhorn Road and the entrance on N. Jones Boulevard will be enhanced both with regard to materials used and landscaping provided. Enhanced landscaping will include, but not be limited to, 36" box trees on the interior and exterior landscaped areas.*
2) *There will be a decorative block wall provided along all perimeters of the Property; with that decorative wall being 8 feet high on Elkhorn Road and Leon Avenue and seven to eight feet (7 to 8') high on North Jones Boulevard; so that the N. Jones Boulevard wall adjacent to the Property will match the height of the wall presently existing along N. Jones Boulevard to the south of the Property.*
3) *Subject to the requirements of the City Code, the height of the wall on the Property adjacent to the development immediately to the south of the Property will be at, or lower than, the height of the existing wall on the development to the south. The area between the wall on the south of the Property and the wall on the existing development to the south will be filled in and capped so as to prevent animals from getting trapped in, or debris accumulating between, the two walls.*
4) *There will be a Homeowners Association established for the Property.*
5) *The community will be a gated community.*

PRJ-75680
02/25/19

6) *There will be larger perimeter lots on Leon Avenue, Elkhorn Road and N. Jones Boulevard—as shown on the Tentative Map.*
7) *There will be an equal number of lots on the south side of the Property (12) adjoining the 12 lots presently existing with regard to the development to the south of the Property.*
8) *The 12 lots on the south of the Property will be built up no higher than is necessary for drainage purposes.*
9) *There will be no homes facing Leon Avenue.*
10) *There will be no access to or from the Property on Leon Avenue.*
11) *There will be single story homes along the south of the Property on lots 29, 30, 31, 34, 37 and 38 as shown on the Tentative Map. There will be single story homes along Leon Avenue on lots 17 and 22 as shown on the Tentative Map.**
12) *Subject to the approval of the City Council, the requested waiver will allow Leon Avenue will be built out to rural standards as shown on the Tentative Map cross section.*
13) *On N. Jones Boulevard and Elkhorn Road the sidewalk will be attached with a 6' wide enhanced landscape buffer as shown on the Tentative Map cross sections. The sidewalk on Leon Avenue will be built to rural standards as shown on the Tentative Map cross section.*
14) **

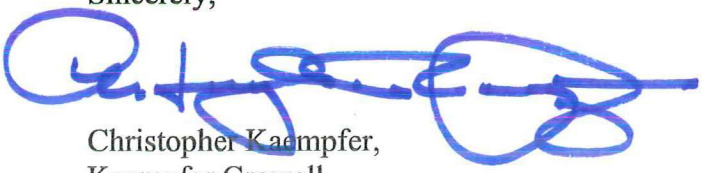
**It is possible that an additional lot(s) may be added as single story home lots either before or after the Planning Commission hearing as discussions with neighbors continue.*
***A request was again made at the latest neighborhood meeting that some community open space be provided on the interior of the Property. That request was not accepted by the developer.*

It is respectfully submitted that the R-1 zoning and the lot size layout as proposed in our Tentative Map are appropriate and the waiver to allow Leon Avenue to be constructed to rural standards meets the desires of the neighbors and of the Councilwoman in whose Ward the Property is located.

Should you have any questions or comments or should any additional information or documentation be required, please let Lindsay Brown or me know and we will get whatever you need to you right away. Both Lindsay and I can be reached at 702-792-7000.

Thank you very much for your thoughtful consideration of this very important matter.

Sincerely,



Christopher Kaempfer,
Kaempfer Crowell

PRJ-75680
02/25/19

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

School Development Tracking Form

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

Date Filed _____ **Application Number** _____ **Entity** _____

Company Name _____

Contact Name _____

Contact Mailing Address _____

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

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

Project Name _____

Project Description

APN's _____

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

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date

*** CCSD Comments**

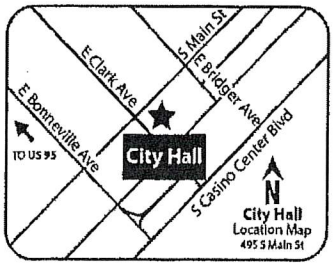
☐ Approved ☐ Disapproved

2019/04/01 08:02:20 1 /1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12513410017
BLANCHETTE KENNETH J
5616 QUAIL MEADOW CT
LAS VEGAS NV 89131

129 BRDCMP1 89131

Submitted after final agenda

27-28P

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

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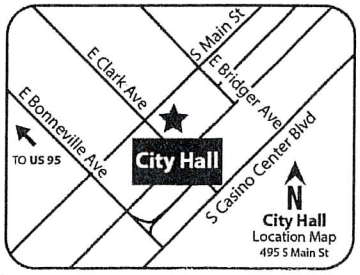
Official Notice of Public Hearing



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[illegible]
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12513410008
RICE DAVID E & JUDITH A C
5604 BLUE PEAK AVE
LAS VEGAS NV 89131-2512

129 BRDGNP1 89131

27 P
28P

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

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Las Vegas, NV
Permit No. 1630

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

over

PRJ-75680
12514810003
SLOAN D E & M A FAM REV LIV TR
SLOAN DANIEL E & MILDRED A TRS
7216 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2329

129 BRDGNP1 89131

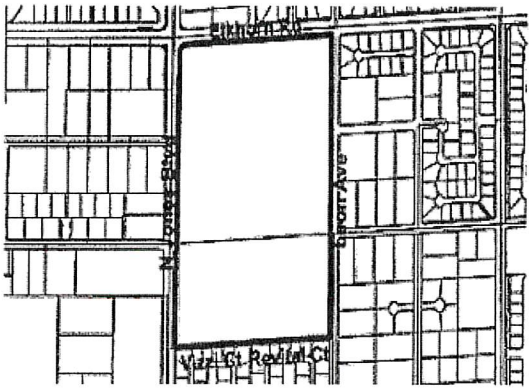
Application Information

ZON-75886 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001); Ward 6 (Fiore) [PRJ-75680].

VAR-75956 - VARIANCE RELATED TO ZON-75886 - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 1.09 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680].

I live across the way in a Estate Community, This land is surround with Estate Residential; Would like to kept it that way

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*04/09/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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27P
28P

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

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524211009
FILBERT FREDERIC P & MAYA M
5948 VIZZI CT
LAS VEGAS NV 89131-2858

129 BRDCNP1 89131

Application Information

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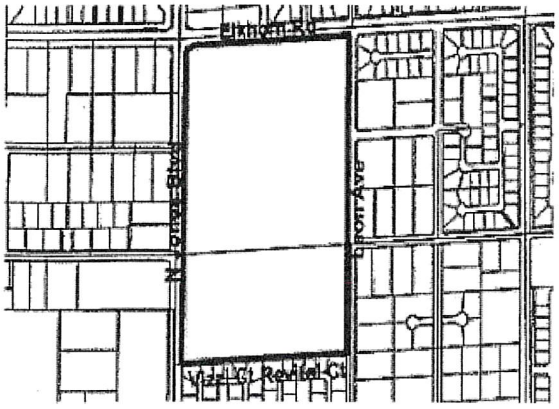
- requires a lot of improvement to Jones Avenue that is missing or unfunded

Application Location



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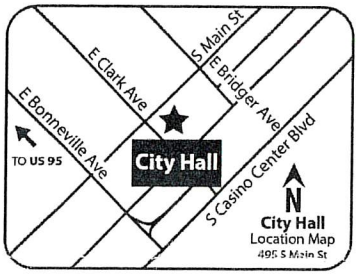

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-75886 and VAR-75956 [PRJ-75680]

Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524301006
PERRY JAMES EARL REVOCABLE TR
PERRY JAMES EARL TRS
5850 MELLO AVE
LAS VEGAS NV 89131-2940

129 BRDCNP1 89131

27 P
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City of Las Vegas
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Las Vegas, Nevada 89106

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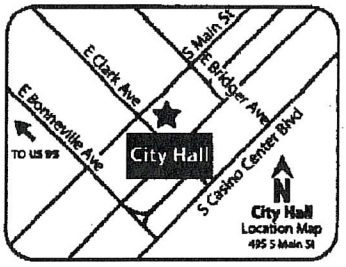

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524202006
CRIBBS NANCY LEE
6931 LEON AVE
LAS VEGAS NV 89131-2825

123 BRDGNP1 89131

27-28P

City of Las Vegas
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Las Vegas, Nevada 89106

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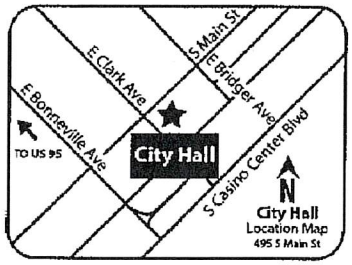

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524210015
RICHARDS FAMILY TRUST
RICHARDS ERNIE R & JEANNE C TRS
5824 REVITAL CT
LAS VEGAS NV 89131-2855

123 BRDGNP1 89131

Apr 08 19 03:29p E R Richards 7024591343 p.1

21-280

p.2
702-655-3616
Glenn & Lorine Jackson
Apr 01 19 07:44a

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

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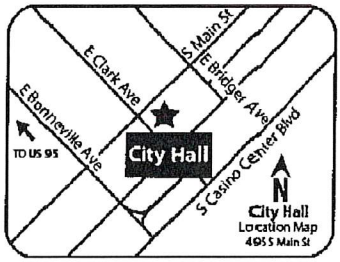

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Planning Commission Meeting of **04/09/2019**

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PRJ-75680
12513410006
JACKSON GLENN H & LORINE
5612 BLUE PEAK AVE
LAS VEGAS NV 89131-2512

2728P

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Las Vegas, Nevada 89106

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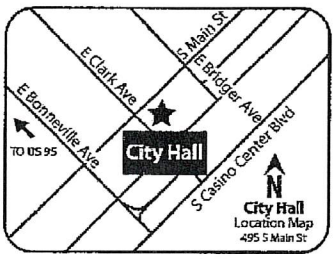

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I am opposed to the rezoning. Keep it at Estate sized lots as originally zoned.

Jim Haining

PRJ-75680
12524211018
HAINING JAMES & DEBORAH
5912 VIZZI CT
LAS VEGAS NV 89131

129 BRDGNP1 89131

LVWD Faxserver2 4/1/2019 11:01:40 AM PAGE 3/003 Fax Server

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Planning Commission Meeting of **04/09/2019**

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PRJ-75680
12523502006
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

129 BRDCMP1 89131

27-28P

Apr 05 19, 10:27a Shettle Home 7027262676 p.1

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Department of Planning
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Las Vegas, Nevada 89106

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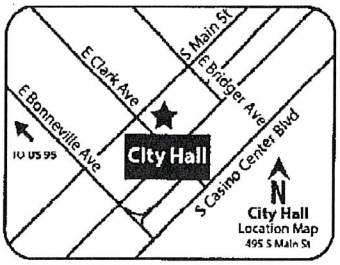

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments. 1 or 2 Houses Per Acre MAX!

ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524301002
SHETTLE JOHN R & KELLY M
5941 DEER SPRINGS WAY
LAS VEGAS NV 89131-2946

129 BRDGNP1 89131

27-28P

City of Las Vegas
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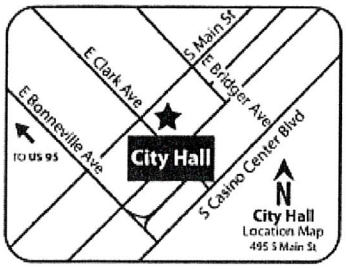

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12513410027
VELASQUEZ JOSE JR & TERESITA
5621 RUSTIC VIEW CT
LAS VEGAS NV 89131-2511

129 BRDGNP1 89131

Application Information

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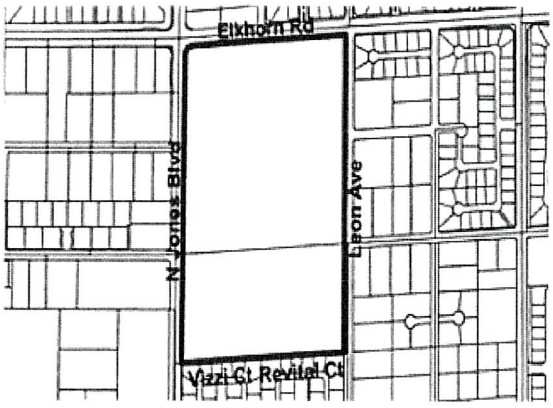
Please built a church on site !!!

Application Location



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Submitted after final agenda 27A 28A

April 4, 2019

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City of Las Vegas

Dear Planning Commission, Bishop Pepe and Bishop Thomas:

Subject: TMP 75888, ZON 75886 and VAR-75956 Jones/Elkhorn

<u>No, No, NO.</u> Please. I say no to R-1, I say no to waiving streetlight and sidewalks, curbs, gutters. I say no to 199 SFHs.

Simply put its a crazy request, a development this size, 199 houses must be responsible for everything it impacts in our neighborhood community. Your going to get people walking, jogging and children killed by allowing these waivers on Leon. Leon needs speed bumps too.

The Roman Catholic Bishop/Church has seven catholic schools in the Las Vegas area. Crazy to know they are trying to push these waivers through without respect for 199 families with school going children in this development. Wouldn't safety, sidewalks and streetlights for children riding bikes and walking to school be a priority for a church with seven schools in the city?

Is it really greedy developer, a selfish Church and new Bishop George Leo Thomas from Montana (as of May 2018) not caring at all. As long as its not in their neighborhood… where they raise their own children, right.

Bishop Thomas – Are your really using this sale to pay for your new school Cristo Rey St. Viator College Preparatory High School by trashing our northwest community? Why not build us a new school and church here on APN 125-24-101-001 and 125-24-201-001? Instead of an ill planned, much too large development, that impacts our messed up and overcrowded Clark County School district.

I estimate every other new home in this tentative development will have 3 kids, that's 300 new children walking and biking about and standing at bus stops.

In every 4th house someone will be late for work or school, and speeding on the quiet unmarked streets. (50+ people daily) speeding in the day and the dark without sidewalks and streetlights on Leon.

Each house will typically have two cars, that's 398 vehicles moving in.

The average speed on Jones Blvd. is 60-70 mph (with well marked speed limit signs (well below this average speed) with dotted lines, streetlights, stoplights and sidewalks). I have looked at this road everyday for 6 years and I notice enough speeders.

Streets without curbs, sidewalks or street lights? NO! Please don't allow driver to skirt around back streets and speed at their leisure. Horse riders wander these areas with unsupervised mounted teenagers. There are 4 or 5 Percheron draft horses living on Leon in something other than behind a block wall. Who is going to protect these beautiful majestic, hardworking equines from the development impact or some jerk skidding, speeding and slamming into their turnout. This is horse property up here, most people have no clue or respect for 1500 lb animals. Animal lovers and families stop and take pictures of them sometimes.

Submitted after final a

Pg 1 of 2
27-29 P

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Dept of Planning
City of Las Vegas

Give us an idyllic horse trail with speed bumps on Leon and Dorrell too. Please. Why wait till someone or something dies? There is a women posting on a neighborhood website the pictures and bad speeding problem she sees each day on Dorrell Lane (next to the Mormon Church). They are killing all the peacocks, beautiful flying birds, stunning tail feather, like killing the neighborhood dogs.

I prefer to have this kept as R-E restricting the amount of houses and demanding it is build to ongoing community standard.

I prefer this to be designated as the private school and church, I believe it was intended for this purpose by the Roman Catholic Bishop Las Vegas. Something our community can be proud of (our Clark County school district is still absolutely too big and still the worst in the nation).

The new development just started on Dorrell Ln, and Deer Spring by the Palms Mortuary (within a mile) is zoned for 36 homes on 20 acres, sold for 4.5 to 5 million. The new Estates at Elkhorn Ridge by DR Horton has 95 new home built within the last year. All these families are being enrolled into our schools. (Elkhorn at Torrey Pines)

95+36+199= 330 new homes? and no street improvements on Dorrell or Leon?

And you build Shadow Ridge High School next to a 2000 acre gun range?

These new developments weigh heavily on our established neighborhoods and bus access to and from schools. I want a school across from my house, I want stoplights, I want sidewalks, I want streetlights, I want speed bumps, I want community respect from the builders and quality homes in my neighborhood.

Not this half-assed request. Its time to stop housing developments here when they dont build their own new schools, or need numerous waivers to squeeze in.

The Catholic Church is going to profit by 8 to 10 million dollars. The developers may gross 100,000,000. on 199 homes. Who knows the true revenue the City of Las Vegas will see.

Our community will suffer from this greed, many accidents will happen as the traffic levels increase if you allow this. Raise the bar, give us a community master plan that works, stop building what we dont need. Please. Henderson wouldnt allow this crap. Give us another open space park, add on to the cemetery. No another housing development, not another shopping center, not another gas station.

Sincerely,
K. Lamberger
6901 N Jones Blvd.
Las Vegas, NV

Kris Nio Lamberger

Pg 2 of 2
27-29

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 4, 2019 12:03 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 11:53 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75680
Position:	I OPPOSE the project and all related applications.
Name:	Joy Schroder
Residential or Business Address:	6116 Cottontail Cove St Las Vegas, NV 89130
Phone:	(702) 463-8407
Email:	joyaschroder@att.net

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

Submitted after final agenda

27-29P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, March 30, 2019 8:19 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/30/19 8:18 PM

Meeting Date:	Tuesday, March 26, 2019
Project Number:	PRJ-75680
Position:	I OPPOSE the project and all related applications.
Name:	Michael Szostek
Residential or Business Address:	6112 Marlowe Las vegas, NV 89131
Phone:	(702) 324-5637
Email:	szostme@aol.com
Comments:	I oppose keep 1/2 acre lots...PLEASE

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

27-29P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, March 30, 2019 8:16 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/30/19 8:15 PM

Meeting Date:	Tuesday, March 26, 2019
Project Number:	PRJ-75680
Position:	I OPPOSE the project and all related applications.
Name:	Micheal Szostek
Residential or Business Address:	6112 Marlowe Las vegas, NV 89131
Phone:	(702) 324-5637
Email:	szostme@aol.com
Comments:	I oppose this development/ Rezoning. This is a rural community of large homes. The lots should be 1/2 acre lots as zoned. The builders are filling the area with smaller homes bringing in higher traffic and crime. PLEASE KEEP THE LOT 1/2 ACRE LOTS....Keep surrounding values up buy keeping us rural and not high density...Thank you.

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Nora Lares

From: noreply@formstack.com
Sent: Friday, April 5, 2019 3:19 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/05/19 3:18 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75680
Position:	I OPPOSE the project and all related applications.
Name:	betty dumesic
Residential or Business Address:	5439 basset hound ave las vegas, NV 89131
Phone:	(702) 300-1051
Email:	baybar67@yahoo.com
Comments:	I am strongly OPPOSED to the proposed project. I live in Bradley Ranch HOA, on Bradley and Elkhorn, and we have 81 homes. my concern would be the amount of traffic this project would bring to our already congested area. furthermore, 199 homes in that small location would bring down the value of all the homes in our area. looking at the postcard, in which our community did not receive one, having a project of this size without the proper improvements is not a smart move. I live in a community that is quiet and safe. we have NV DMV right up the road, as well

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BJ 1 of 2

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as a cemetery and an assisted living home, as well as the Walmart and Costco shopping malls which attract people from all parts of the valley. Crime is always an issue when you have a large population in a small location. Our area is relatively quiet and safe. Our area is also equestrian, with homeowners riding their horses around. We do not want to put those homeowners and their horses in jeopardy due to the amount of traffic these homes would bring, which could be at least 400 cars (2 cars per home).

again, I am strongly OPPOSED to this project due to the large amount of homes that is proposed to being built. it will be crowded, and will bring our home values down. we have spent lots of money upkeeping our homes. home values are on the rise, and we cannot have lower value homes in the vicinity due to resale values quite possibly taking a dive.

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21-29
PB 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 3, 2019 1:55 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/03/19 1:54 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75680
Position:	I OPPOSE the project and all related applications.
Name:	Thomas Cole
Residential or Business Address:	5616 Blue Peak Ave Las Vegas, NV 89131
Phone:	(703) 365-7389
Email:	colejmj@reagan.com
Comments:	My objections to this request and the associated waivers are in three main areas, all in general categories of quality of life, property value, and property desirability, and all driven either directly or indirectly by density: 1. Misalignment with developments immediately north (across Elkhorn) and south. The development bordering on the south (Eagle Canyon) is a PD-3 planned development with a park in the center that provides greenspace, a nice common area, and reduces density. The same is true of the development immediately to the

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Pg 1 of 2

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north (across Elkhorn) (Heritage Estates II) – PD-3 density and a nice park. These developments have homes of higher value and increase the value of the nearby neighborhoods. This is one request brought up at the neighborhood meetings that did not get incorporated into the final rezoning request. (In fact, the Tiberti Corp was adamant that they would only accept the property as partial satisfaction of their lawsuit against the Diocese if it was rezoned to R-1).

2. Impact to existing infrastructure.

a. Traffic flow. 199 homes brings realistically 400+ cars, which is a lot to drop onto Jones and Elkhorn, especially since they don't intend to put an entrance on Leon and the exit from the Jones gate will be right turn only, necessitating a U-Turn at Elkhorn for those desiring to get to CC 215. This will be added to the increased traffic on Elkhorn and Jones we're already experiencing from the development on the other side of Decatur, which with the building boom happening there will only increase over time.

b. We are also concerned about water usage. Las Vegas has a finite water supply that has degraded both in volume and quality over the past decade. While the water authority is not yet screaming, unless water rights are renegotiated or we have several years of record rainfall in the Colorado basin, it is apparent to us that capacity can't continue to expand at its current rate. The prudent course then is for smart growth, to include a tapering of construction and reduction of density where possible.

3. Impact to crime. When we sought a home to purchase in Las Vegas, we researched crime statistics and found the northwest lass crime. In the process of searching we also noticed something else – the higher the density, the higher the crime rate. While we do understand that there is some necessary correlation between density (people) and crime, it is undeniable that an increase in population density correlates with an increase in crime.

4. Impact to resale value of our home. When researching home locations (and driving our realtor crazy), we sought lower density, access to shopping and transportation, access to parks and recreation space, and a safe space for our daily walks.

5. Impact to property values. If the parcel is not rezoned, there could still be over 100 homes built there, and they will be more expensive homes. That will result in an increase in both property value and desirability in the surrounding neighborhood. If the rezoning is approved, the concomitant increase in density and reduction in quality of life for neighbors will have the opposite effect.

I recently moved here from northern Virginia, in an area where the infrastructure (especially roads) was overloaded. Planners and county supervisors told me that infrastructure is most efficient when it is fully loaded. While this is an accurate statement and comports with cueing theory, I never saw any advance prediction of when overload would occur and a smart growth approach to development was never implemented. Officials did recognize when infrastructure was beyond capacity but didn't see it approaching the way residents did. I'm watching the development to the North, East, and West of our home, and I see it coming.

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Nora Lares

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To: Planning Comments
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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/03/19 2:29 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75680
Position:	I OPPOSE the project and all related applications.
Name:	Rebecca Cole
Residential or Business Address:	5616 Blue Peak Ave Las Vegas, NV 89131
Phone:	(703) 365-7389
Email:	beckycolejmj@gmail.com
Comments:	I am opposed to the rezoning to R-1 and also the variance to have no lights, curbs and gutters on Leon. The neighborhoods above and below the property are PD 3 and would make this a natural for that density. The difference between 110 homes and 199 is huge when it comes to traffic. No curbs and gutters doesn't look agricultural, it just costs more to maintain and also when they are eventually upgraded after problems repeatedly occur. No lighting just make the area a target for crime.

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I know that this tract will be developed, I just want to keep the growth in step with the neighboring areas, crime as low as it is now and traffic reasonable. With the explosive growth east of Decatur in North Las Vegas, we don't to follow suit and have every parcel in the city developed to the max allowable. Please keep growth smart and our city a great place to buy a home! Thank you for your consideration!

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Nora Lares

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To: Planning Comments
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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 9:34 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75680
Position:	I OPPOSE the project and all related applications.
Name:	Tony Bailey
Residential or Business Address:	5427 Shadow Fern Avenue Las Vegas, NV 89131
Phone:	(702) 219-7269
Email:	TONYBAILEY2@MAC.COM
Comments:	We do not have the infrastructure for this proposal. The city cannot keep up with new single family homes that are currently being built in this area.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, April 8, 2019 9:33 PM
To: Planning Comments
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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 9:32 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ75680
Position:	I OPPOSE the project and all related applications.
Name:	Mary Kaye Bailey
Residential or Business Address:	5427 Shadow Fern Avenue Las Vegas, NV 89131
Phone:	(702) 219-7270
Email:	marykayebailey@mac.com
Comments:	We do not have the infrastructure for this proposal. The city cannot keep up with new single family homes that are currently being built.

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27-29P

54 ea

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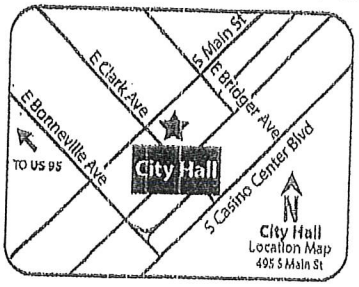

Linda D Coblentz
5204 Acacia View
LV NV 89131

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

129 BRDGNP1 89131

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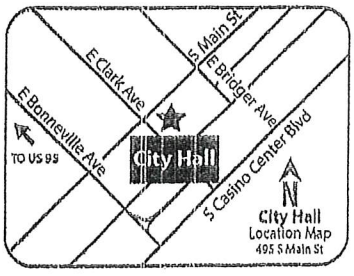

Carey C. Anderson
6488 Mimosa Valley St.
LV, NV
89131

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Submitted at Planning Commission
Bob Mara
Date 4/9/19 Item 27-28

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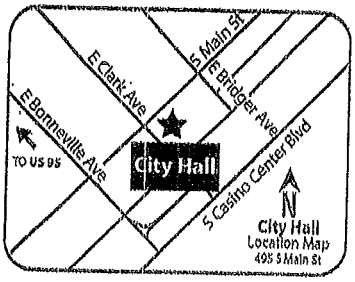

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

5217 Elm Hill ct
89131

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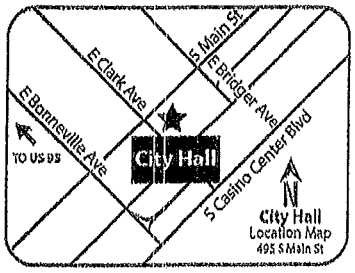

6512 Mimosa Valley
89131

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☐ I SUPPORT this Request

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ZON-75886 and VAR-75956 [PRJ-75680]
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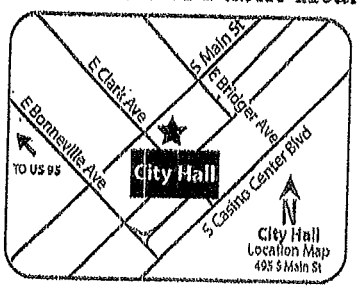

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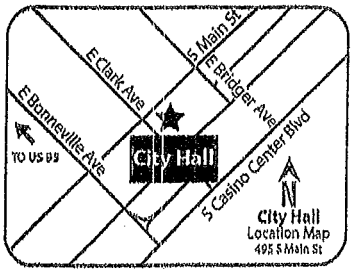

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

6512 Mimosa Valley
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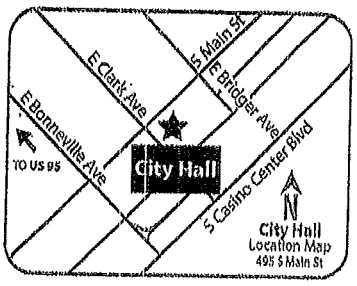

Jeff DUNN
Jeff Dunn
6492 GAZANIA
LV, NV 89131

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

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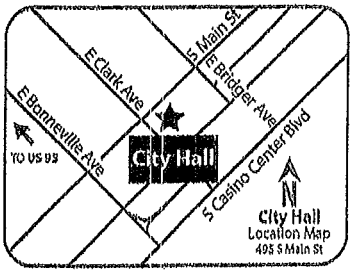

Julie Chenoweth
5316 Turkey Lane
Las Vegas, NV 89131

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

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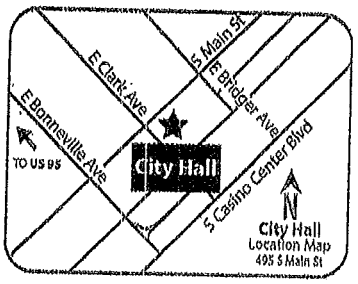

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

Lesley L Dickson
5213 Hackberry Hill Dr
LV 89131

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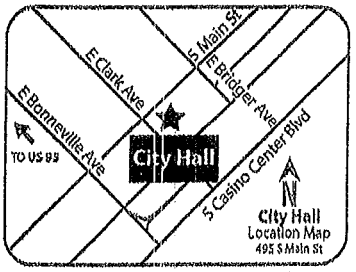

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Paula Hutchison
5704 Avo Dr
Las Vegas, NV 89131
702 6580500

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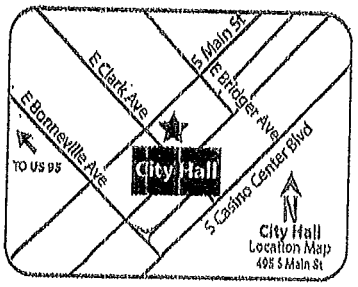

Donna Haldeman
6488 Gazania St.
L.V. Nv 89131

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ZON-75886 and VAR-75956 [PRJ-75680]
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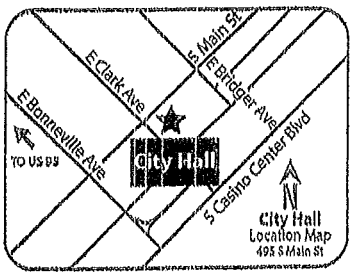

Jon Lobman
6496 Gazania
L.V. NV. 89131

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

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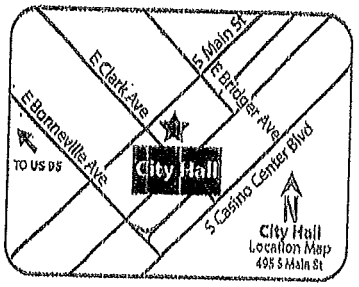

6488 Barbara St
LV NV 89131

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

City of Las Vegas
Department of Planning
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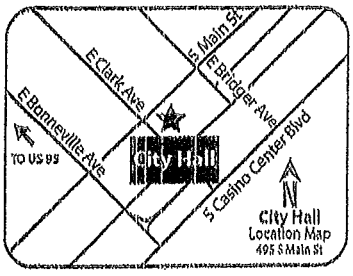

6488 Barbara St
Las Vegas, NV 89131

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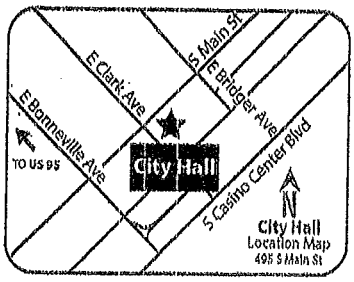

Dee Rodriguez
6493 Mimosa Valley St.

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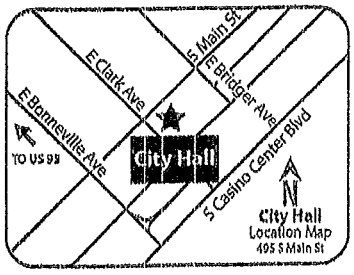

Dicena Andrea
6488 Mimosa Valley St
LV, NV
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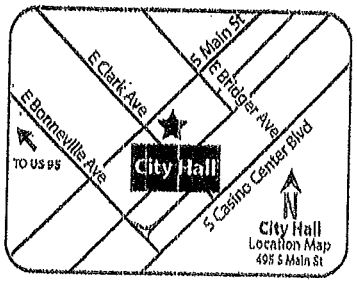

WALTER SEIBERT
6489 GAZANIA ST.
LAS VEGAS, NV. 89131

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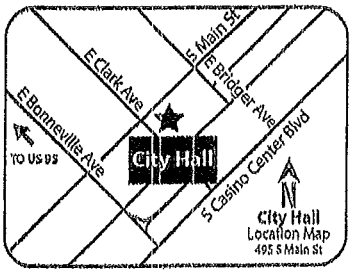

Taylor Meyers
7320 Expedition St.
Las Vegas, NV 89131

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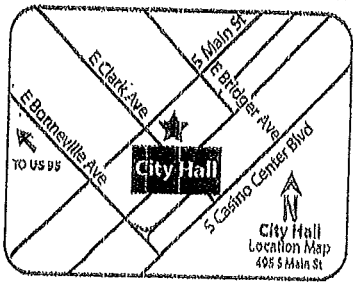

Bobby Belahun
5212 W. ACACIA View
LAS Vegas Nv. 89131

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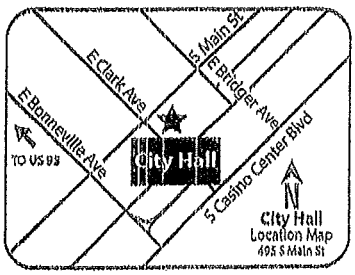

Joe Royce
5208 Acacia View Ave

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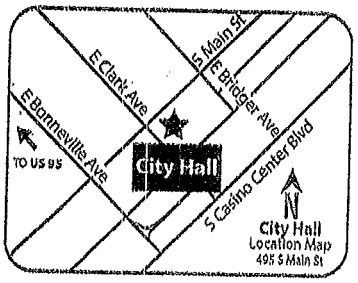

Kevin Bailey

~~5276 Hackberry~~

5216 Hackberry Hill
L.V. NV 89131

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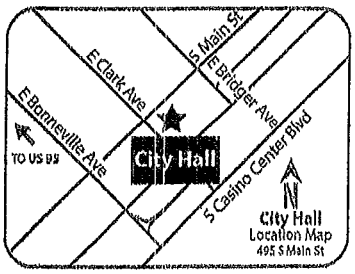

Dina Bailey

5216 Hackberry Hill
L.V. NV 89131

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BARBARA Belcher
5212 Acacia View
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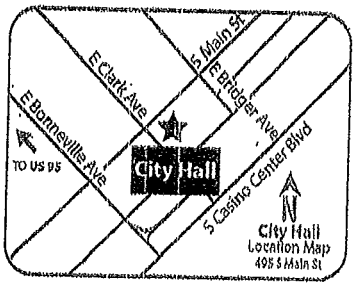

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Tina Royce
5208 Acacia View Ave

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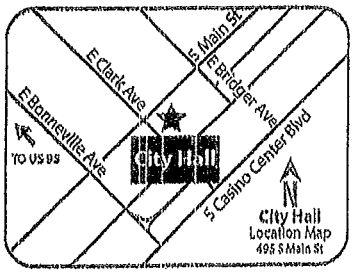

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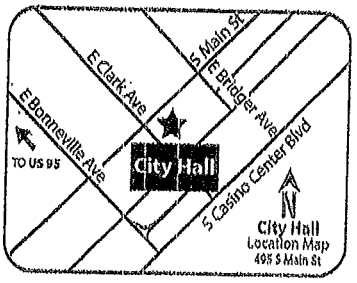

SCOTT HOLT
6496 Mimosa Valley Ct
LV NV 89131

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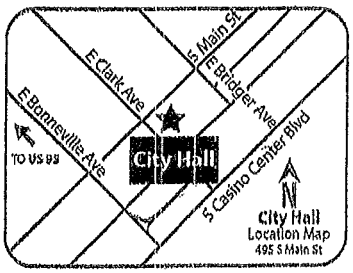

Jeff Burns
6500 Mimosa Valley S
LV NV 89131

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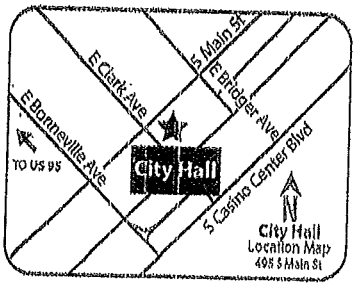

Mona Banka
6497 Mimosa Valley St
Las Vegas NV. 89131

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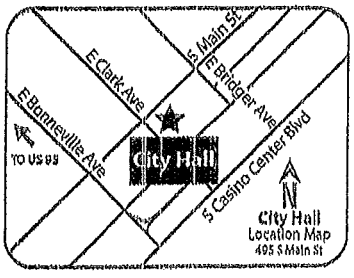

Denise Glazer
6489 Mimosa Valley St.
Las Vegas, NV 89131

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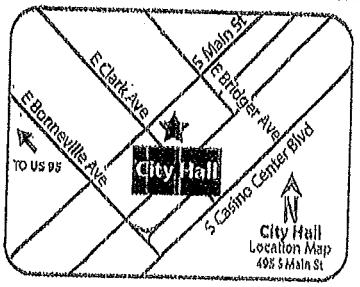

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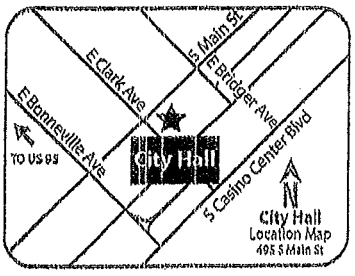

Lilia Comendador
6500 Gazania St

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SUSAN STRAYER
Susan Strayer

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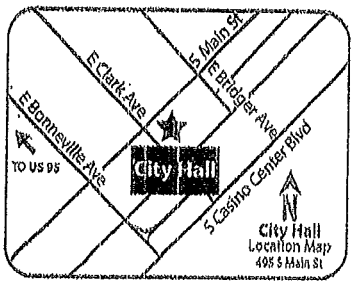

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RANDY COMENDADOR
6500 GAZANIA ST.
LAS VEGAS, NV 89131

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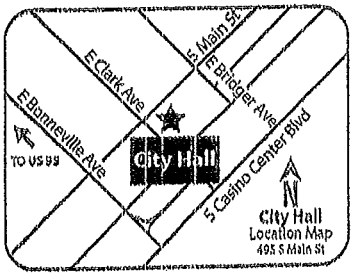

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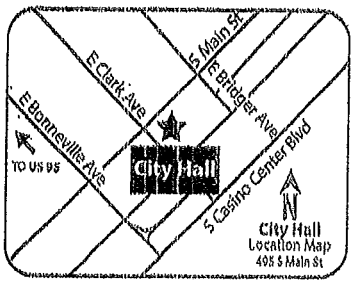

D. LaFee Hammond
6484 Mimosa Valley
L.V. Nevada

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

City of Las Vegas
Department of Planning
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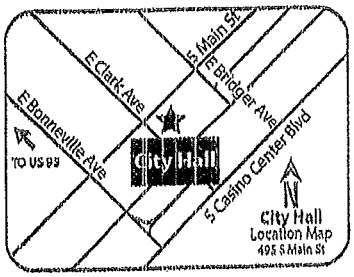

VICENTE COMENDADOR
6500 GAZANIA ST.
LAS VEGAS, NV 89131

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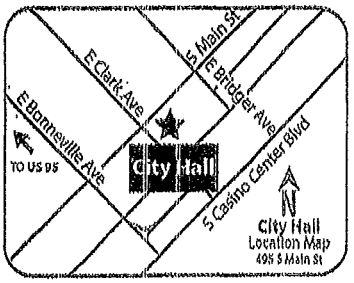

Ed Moore
5308 Turkey Ln 89131

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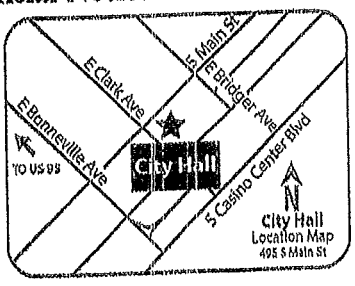

Mindy Moore
5308 Turkey Ln 89131

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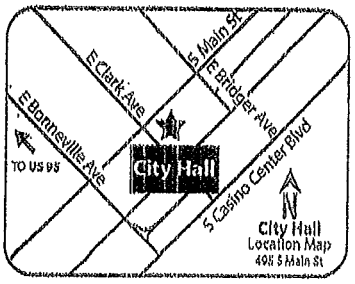

Brenda Fogde
5212 Acacia View
LV NV 89131

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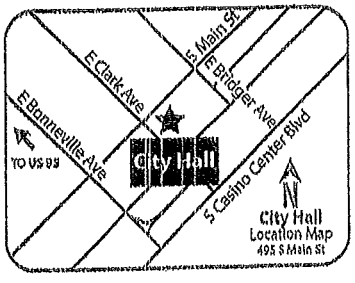

Edward Banuka
6497 Mimosa Valley St
LV, NV 89131

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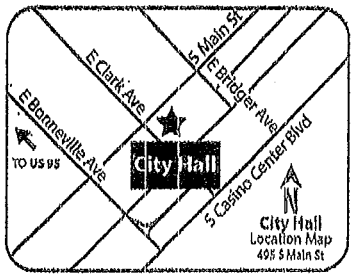

Kaay Dabash
6508 Mimosa Valley St
LV NV 89131

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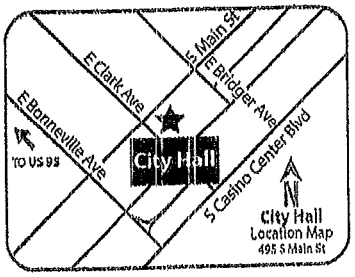

Lael K Seibert
6489 Gagania Rd
Las Vegas, NV 89131

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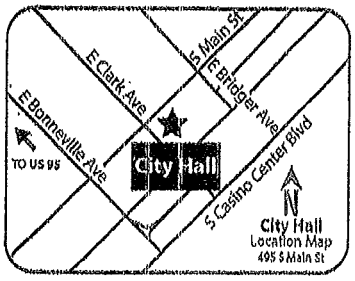

Chris Meininger
6508 Mimosa Valley St
LV, Nev. 89130

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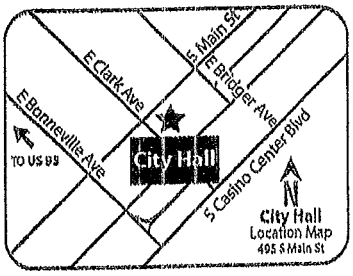

6485 Gazania St
LV 89131

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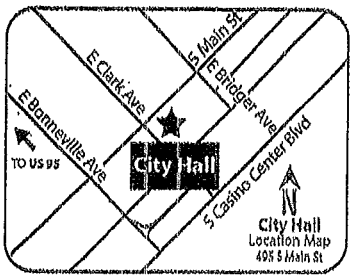

Billy Dabash
6508 Mimosa Valley St
LV, Nev. 89131

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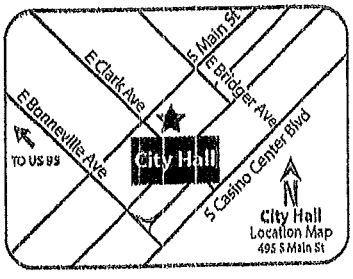

Bob Mara
6485 Cazania St
LV 89131

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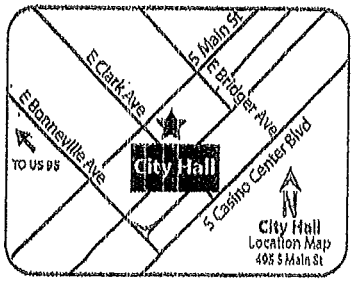

Don Bridger
7532 W Rosada Way
LV NV 89149

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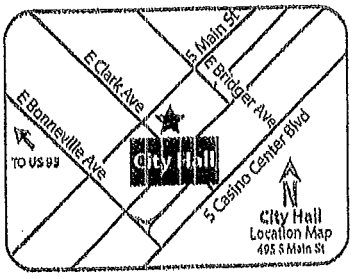

Pat Robinson
6496 Gazania
L.V. NV 8913

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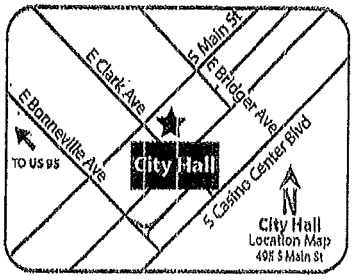

6493 Mimosa Valley St

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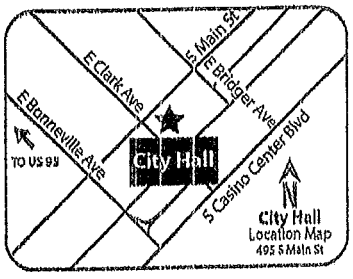

Nancy Burns
6500 Mimosa Valley St.
L.V., NV, 89131

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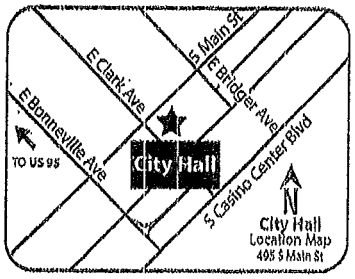

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6484 Yellow Bells Ct
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89131

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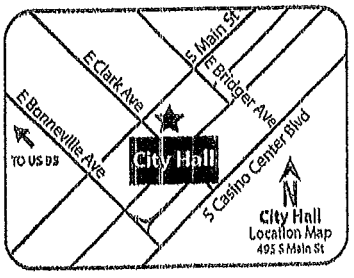

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6501 Mimosa
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Las Vegas
89131

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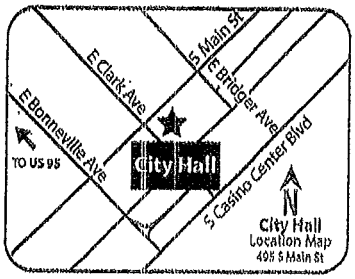

Douglas Kyne
6484 Yellow Bore
Las Vegas NV
89131

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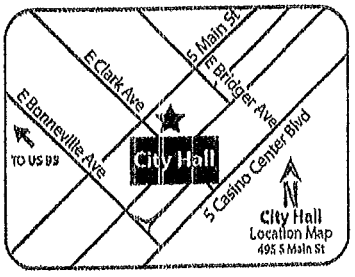

Rosemary Weatherspoon
5208 HACKBERRY HILL AVE
LAS VEGAS, NV 89131

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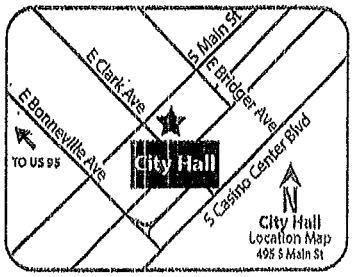

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6492 GAZANIA
LAS VEGAS NV.
8913

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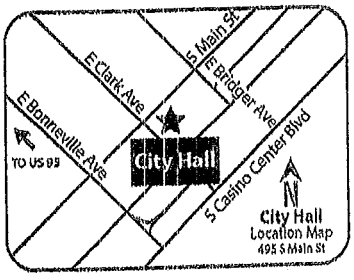
Las Vegas, Nevada 89106

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 returnthis card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-75886 and VAR-75956 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
28

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

SUBJECT:
VAR-75956 - VARIANCE RELATED TO ZON-75886 - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Variance TO ALLOW A 1.09 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) 6980 N. Jones Boulevard

Project Name Jones / Elkhorn **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 125-24-101-001,125-24-201-001 **Ward #** 6 - Fiore

General Plan: Existing R Proposed n/a **Zoning:** Existing R-E Proposed R-1

Additional Information

PROPERTY OWNER Roman Catholic Bishop Las Vegas

Address 336 Cathedral Way, Las Vegas State NV Zip 89109

E-mail Kohl@dolv.org Phone (702) 735-3500

APPLICANT Roman Catholic Bishop Las Vegas

Address 336 Cathedral Way, Las Vegas State NV Zip 89109

E-mail Kohl@dolv.org Phone (702) 735-3500

REPRESENTATIVE Chris Kaempfer - Kaempfer Crowell

Address 1980 Festival Plaza Drive, Suite 650 State NV Zip 89135

E-mail clk@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 Deacon Aruna Silva

Subscribed and sworn before me

This 21st day of February, 20 19

_____

Notary Public in and for said County and State

S. A. WITKOWSKI
Notary Public, State of Nevada
No. 91-0052-1
My Appt. Exp. Jun. 21, 2021

PRJ-75680
02/21/19

Inst #: 20180719-0002087
Fees: $40.00
07/19/2018 02:09:30 PM
Receipt #: 3458615
Requestor:
SPENCER FANE LLP
Recorded By: GYOUNG Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

when recorded, mail to:

John H. Mowbray
Spencer Fane LLP
Attorney at Law
300 South Fourth Street, Suite 950
Las Vegas, Nevada 89101

POWER OF ATTORNEY

BE IT KNOWN that the ROMAN CATHOLIC BISHOP OF LAS VEGAS, AND HIS SUCCESSORS, A CORPORATION SOLE, by and through George Leo Thomas, Incumbent, does hereby constitute and appoint Deacon Aruna Silva and the Very Reverend Robert E. Stoeckig as his attorneys-in-fact, with full authority to make all contracts and do all other acts of a business nature, as effectively as I could do if personally present, with power of substitution and revocation: it being expressly understood that either Deacon Aruna I. Silva or the Very Reverend Robert E. Stoeckig may act with full authority to make all contracts and do all other acts of a business nature, as effectively as I could do if personally present, with power of substitution and revocation and I do hereby ratify and confirm all acts that may lawfully be done in pursuance of this power.

This power of attorney revokes and supersedes any previous Power of Attorney executed by the Roman Catholic Bishop of Las Vegas, and His Successors, a Corporation Sole, and specifically that certain Power of Attorney executed on August 21, 2014.

WITNESS MY HAND at Las Vegas, Nevada this 22nd day of June, 2018.

Most Reverend George Leo Thomas
Bishop of the Diocese of Las Vegas

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 22nd day of June, 2018, before me, a Notary Public, personally appeared George Leo Thomas, known to me to be the Bishop of the ROMAN CATHOLIC BISHOP OF LAS VEGAS, AND HIS SUCCESSORS, A CORPORATION SOLE, who acknowledged that he executed the foregoing instrument.

NOTARY PUBLIC

S. A. WITKOWSKI
Notary Public, State of Nevada
No. 91-0052-1
My Appt. Exp. Jun. 21, 2021

PRJ-75680
02/21/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
29

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

SUBJECT:
TMP-75888 - TENTATIVE MAP RELATED TO ZON-75886 AND WVR-75887 - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Tentative Map FOR A PROPOSED 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR STREETLIGHTS ON PRIVATE STREETS AND TO ALLOW NON-STANDARD PUBLIC STREET IMPROVEMENTS INCLUDING NO CURB, GUTTER OR SIDEWALK ON LEON AVENUE WHERE SUCH IS REQUIRED on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Protest/Support Postcards

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

DEPARTMENT OF PLANNING

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REPRESENTATIVE Chris Kaempfer - Kaempfer Crowell

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

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Partner(s) _____

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

Subscribed and sworn before me

This 21st day of February, 20 19

_____

Notary Public in and for said County and State

S. A. WITKOWSKI
Notary Public, State of Nevada
No. 91-0052-1
My Appt. Exp. Jun. 21, 2021

PRJ-75680
02/21/19

Inst #: 20180719-0002087
Fees: $40.00
07/19/2018 02:09:30 PM
Receipt #: 3458615
Requestor:
SPENCER FANE LLP
Recorded By: GYOUNG Pgs: 1
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

when recorded, mail to:

John H. Mowbray
Spencer Fane LLP
Attorney at Law
300 South Fourth Street, Suite 950
Las Vegas, Nevada 89101

POWER OF ATTORNEY

BE IT KNOWN that the ROMAN CATHOLIC BISHOP OF LAS VEGAS, AND HIS SUCCESSORS, A CORPORATION SOLE, by and through George Leo Thomas, Incumbent, does hereby constitute and appoint Deacon Aruna Silva and the Very Reverend Robert E. Stoeckig as his attorneys-in-fact, with full authority to make all contracts and do all other acts of a business nature, as effectively as I could do if personally present, with power of substitution and revocation: it being expressly understood that either Deacon Aruna I. Silva or the Very Reverend Robert E. Stoeckig may act with full authority to make all contracts and do all other acts of a business nature, as effectively as I could do if personally present, with power of substitution and revocation and I do hereby ratify and confirm all acts that may lawfully be done in pursuance of this power.

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NOTARY PUBLIC

S. A. WITKOWSKI
Notary Public, State of Nevada
No. 91-0052-1
My Appt. Exp. Jun. 21, 2021

PRJ-75680
02/21/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

Planning

PRJ-75680
02/21/19 Updated 7/26/2012

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

Planning ☐ 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.

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

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

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

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

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

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

Planning

Department of Public Works Signature: Roger Bailey

Date: 1/30/19

PRJ-75680
02/21/19 Updated 7/26/2012

City of Las Vegas
Public Works

Administrative Deferred Off-site Improvement Request for Single Family Residences

Application Information

Applicant/Contact: THE WLB GROUP, INC. Date: 1/30/19

Address: 3663 E. SUNSET RD.
Street Address

LAS VEGAS NV 89120
City *State* *ZIP Code*

Phone: (702) 458-2551 Email: pvalentine@wlbgroup.com

Project Parcel Number(s): 125-24-101-001 & 125-24-201-001

Number of residential units: 199 Ward: 6

Deferral request for (check):

Pavement ☐ Gutter ☑ Sidewalk ☑ Streetlights ☐

Per 19.02.025.F, are the following conditions met (Y/N)? Check the applicable box.

	YES	NO
1) Matching adjacent Improvement?	☐	☑
2) Frontage less than 660 feet?	☐	☑
3) Not at the corner of two streets on the Planned Streets and Highways Map?	☑	☐
4) Matching improvements within 330' (developed or entitled property)?	☐	☑

If no for any item above, explain request for deferral (street names and lengths): NEIGHBORHOOD ADJACENT TO PROPERTY TO THE EAST REQUESTED RURAL STANDARDS FOR LEON AVE. ONLY

Public Works Administrative Review

	YES	NO
Approved	☐	☒

Approved by: Joey Paskey (Signature) Joey Paskey (Print) 1/31/19 (Date)

Copies:
Allen Pavelka, City Engineer – Public Works
Joey Paskey, Transportation Manager – Public Works
Michael Cunningham, Deputy Director - Building and Safety
Peter Lowenstein, Deputy Director – Planning
Bart Anderson, Engineering Project Manager – Public Works
Lucien Paet, Engineering Project Manager – Public Works

PRJ-75680
02/21/19

TENTATIVE MAP
FOR
JONES / ELKHORN

APN 125-24-101-001 & 125-24-201-001
60.49 AC.± (GROSS)
55.37 AC.± (NET)

OWNER
ROMAN CATHOLIC BISHOP LAS VEGAS
336 CATHEDRAL WAY
LAS VEGAS, NV, 89106

DEVELOPER
ROMAN CATHOLIC BISHOP LAS VEGAS
336 CATHEDRAL WAY
LAS VEGAS, NV, 89106

LEGAL DESCRIPTION
A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.B.&M.

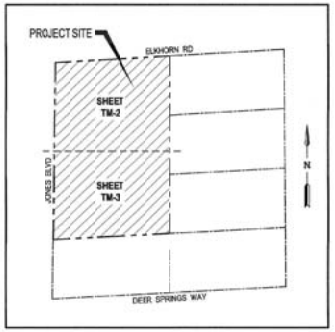
BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL DATUM OF 1988 (LVVD88)
BEING A RIVET AND ROUND BRASS PLATE AT TOP OF CURB AT ELKHORN ROAD AND JONES BOULEVARD
ELEVATION: 2309.96 (FEET)
704.061 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL DATUM OBSERVED 2005-2007
BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BASIS OF BEARINGS
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), 1983 HPGN AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD 83). SAID BEARINGS BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

PRJ-75680
03/25/19



VICINITY MAP



VICINITY MAP

SITE DATA

ASSESSOR'S PARCEL NUMBER:	125-24-101-001 & 125-24-201-001
EXISTING ZONING:	H-E RURAL ESTATES RES (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	R1 (RESIDENTIAL DISTRICT)
TOTAL PROPOSED LOTS:	159
GROSS ACREAGE:	60.49 AC.
NET ACREAGE:	55.37 AC.
DENSITY (BASED ON NET ACREAGE):	3.59 DUA
MINIMUM LOT SIZE:	6,500 SF
MAXIMUM LOT SIZE:	18,877 SF
COMMON ELEMENTS (8 TOTAL)	
CE-A	10,715 SF
CE-B	23,543 SF
CE-C	20,008 SF
CE-D	4,642 SF
CE-E	1,065 SF
CE-F	1,629 SF
CE-G	1,629 SF
CE-H	2,326 SF
TOTAL COMMON ELEMENT AREA:	64,957 SF

TENTATIVE MAP NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORMED STANDARD DRAWINGS AND SPECIFICATIONS.
2. UTILITIES:
   - WATER: LAS VEGAS VALLEY WATER DISTRICT
   - SEWER: CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL: REPUBLIC SERVICES
   - ELECTRIC: NV ENERGY
   - TELEPHONE: CENTURYLINK
   - CABLE: COX COMMUNICATIONS
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. SEWER CONTRIBUTION:
   - 0.1498 MGD AVERAGE
   - 0.1741 MGD PEAK
6. ACCORDING TO FIRM PANEL 32003C1765F, DATED NOVEMBER 16, 2011, THIS IS IN ZONE "X" AND NOT IN A 100 YEAR FLOOD ZONE.
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED, IF REQUIRED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. THERE IS NO KNOWN GROUND WATER AT A DEPTH LESS THAN 20 FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUND.
10. PERIMETER TO BE MAINTAINED BY H.O.A

UTILITY LOCATIONS
WATER: THE NEAREST WATER CONNECTION IS AN EXISTING 8" WATER MAIN IN LEON AVENUE. LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR.

SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER MAIN IN LEON AVENUE. CITY OF LAS VEGAS SEWER IS THE PURVEYOR.

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

LEGEND

DESCRIPTION	PROPOSED	EXISTING
CONTOUR (5' INTERVAL)		
CONTOUR (1' INTERVAL)		
RIGHT OF WAY		
CENTER LINE		
BACK OF CURB		
LIP OF GUTTER		
BOUNDARY LINE		
PROPERTY LINE		
WATER		
SANITARY SEWER		
FIRE HYDRANT		
SANITARY SEWER MANHOLE		

ABBREVIATIONS

ACP	ASPHALTIC CONCRETE
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
BWV	BACK WATER VALVE
CC	CLARK COUNTY
C.L.V.	CITY OF LAS VEGAS
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
CNLV	CITY OF NORTH LAS VEGAS
CL	CENTERLINE
CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
D.I.	DUCTILE IRON
EC	EDGE OF CONCRETE
EGL	ENERGY GRADE LINE
EOP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FM	FINAL MAP
GB	GRADE BREAK
HPEP	HIGH POINT EOP POINT
INV	INVERT ELEVATION
LVWD	LAS VEGAS VALLEY WATER DISTRICT
MUE	MUNICIPAL UTILITY EASEMENT
NTS	NOT TO SCALE
OH	OVER-HEAD POWER
PE	PAD ELEVATION
PL	PROPERTY LINE
PP	POWER POLE
PRV	PRESSURE REDUCING VALVE
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
SD	STORM DRAIN LINE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SNBORS	SOUTHERN NEVADA BULDING OFFICIAL REGIONAL STANDARDS
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER LINE
STA	STATION
SVZ	SIGHT VISIBILITY ZONE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP RETAINING WALL
TYP	TYPICAL
USDCCA	UNIFORM STANDARD DRAWING CLARK COUNTY
VCP	VITRIFIED CLAY PIPE
VG	VALLEY GUTTER
WL	WATER LINE
WM	WATER METER

NO.	DATE	REVISION	BY	APPROVAL
	DATE	REVISED	BY	

PROFESSIONAL ENGINEER - STATE OF NEVADA
PAUL E. VALENTINE
No. 5916
EXP: 06-30-20

The WLB Group Inc.
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Las Vegas, Reno, and Kingman, Arizona
5620 Kietzke Lane, Suite 200, Reno, NV 89511 (775) 786-1234
LAS VEGAS, NV 89120 (702) 458-2551

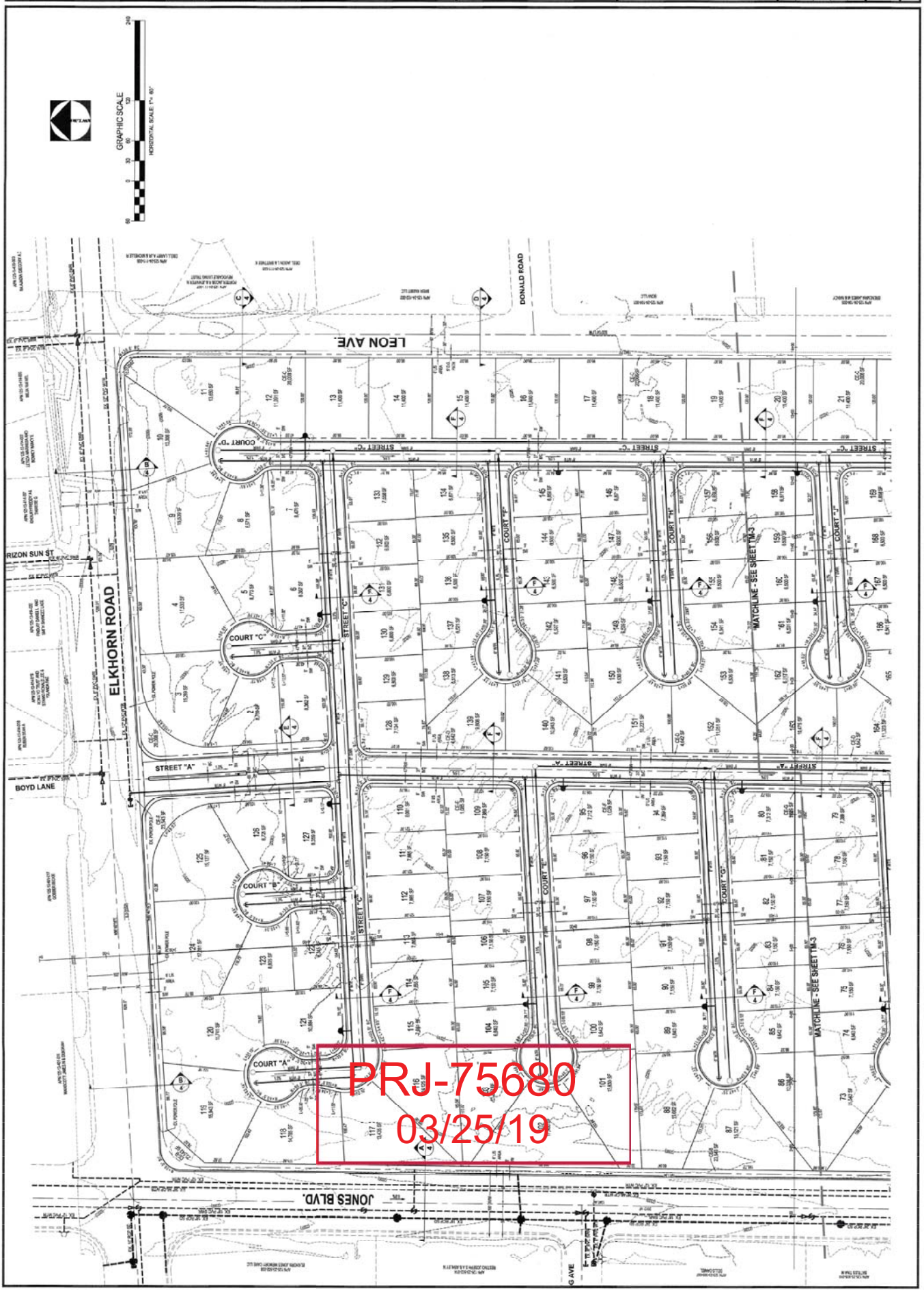
SHEET TITLE: TENTATIVE MAP

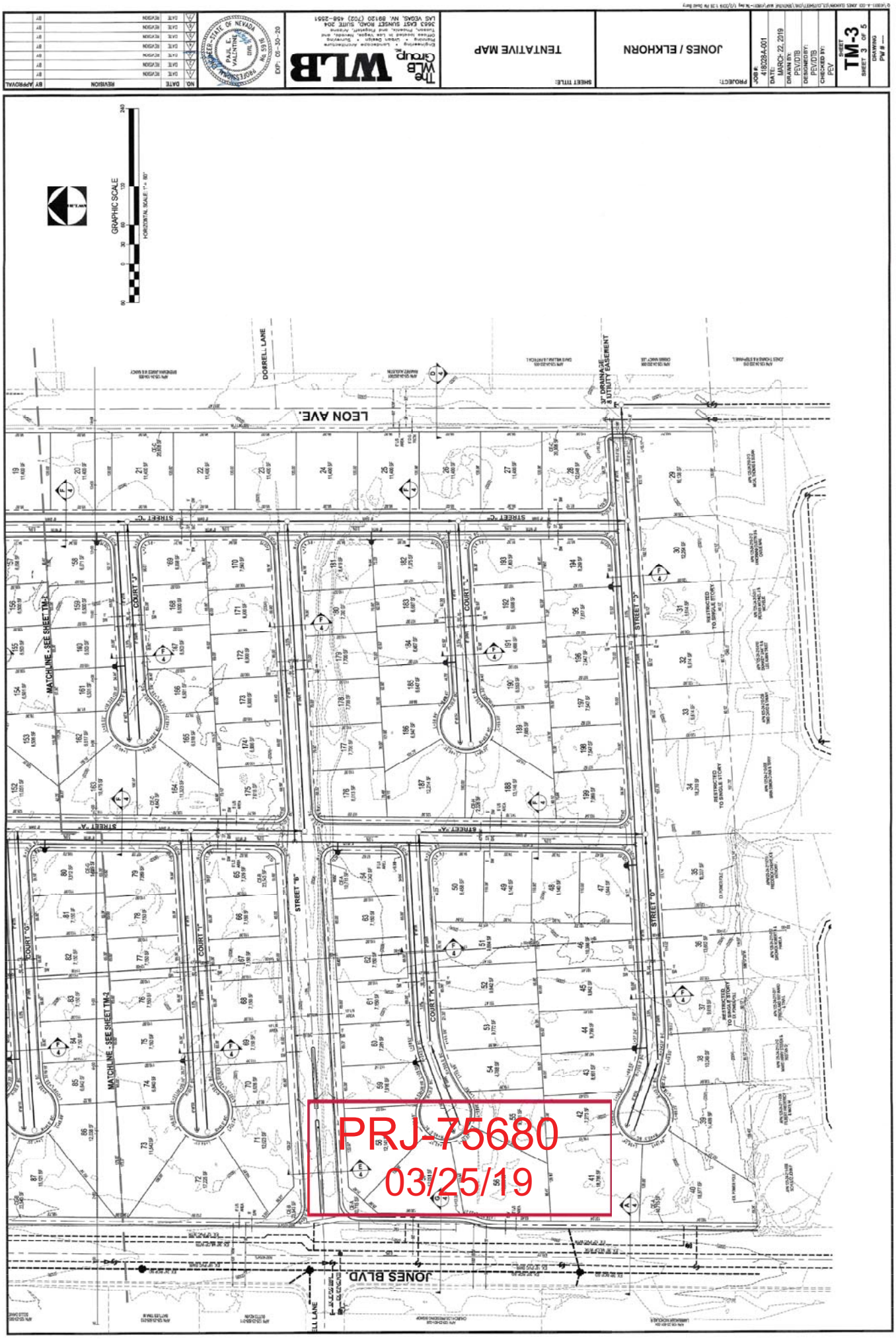
PROJECT: JONES / ELKHORN

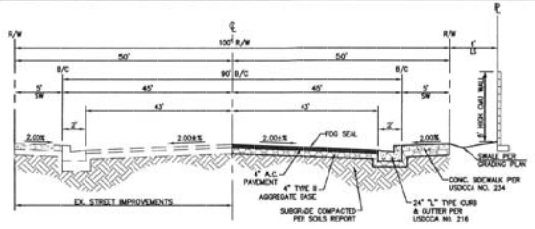
JOB #: 418028-A-001
DATE: MARCH 22, 2019
DRAWN BY: PEV/DTB
DESIGNED BY: PEV/DTB
CHECKED BY: PEV

SHEET TM-1
SHEET 1 OF 5

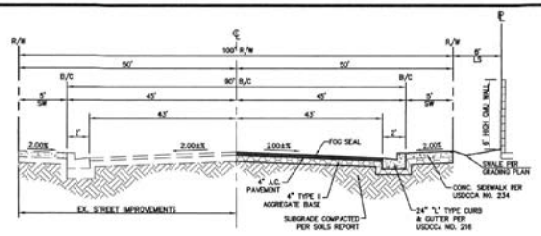
DRAWING PW # ---


GRAPHIC SCALE
HORIZONTAL SCALE: 1" = 60'
LEON AVE
DONALD ROAD
ELKHORN ROAD
RIZON SUN ST
BOYD LANE
JONES BLVD.
STREET "A"
STREET "C"
STREET "G"
COURT "A"
COURT "B"
COURT "C"
COURT "D"
COURT "E"
COURT "F"
COURT "G"
COURT "H"
COURT "I"
MATCHLINE - SEE SHEET TM-3
MATCHLINE - SEE SHEET TM-3
PRJ-75680
03/25/19

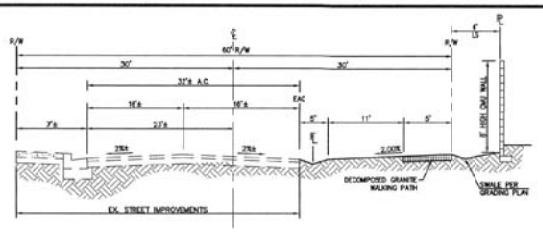

PROJECT: JONES / ELKHORN
SHEET TITLE: TENTATIVE MAP
The WLB Group
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2851
PAUL E. VALENTINE
STATE OF NEVADA
No. 5516
EXP: 06-30-20
JOB #: 4180284-001
DATE: MARCH 22, 2019
DRAWN BY: DESIGNED BY: PEV/DTB
CHECKED BY: PEV
SHEET TM-3
SHEET 3 OF 5
DRAWING PW # —
GRAPHIC SCALE
HORIZONTAL SCALE: 1" = 80'
LEON AVE.
DORRELL LANE
3' DRAINAGE & UTILITY EASEMENT
JONES BLVD
STREET "C"
STREET "A"
STREET "B"
STREET "D"
COURT "A"
COURT "B"
COURT "C"
COURT "D"
COURT "E"
COURT "F"
MATCHLINE - SEE SHEET TM-2
MATCHLINE - SEE SHEET TM-3
RESTRICTED TO SINGLE STORY
PRJ-75680
03/25/19



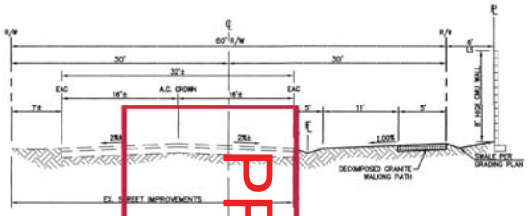
A 100' R/W STREET SECTION - JONES BOULEVARD (PUBLIC)
SCALE: N.T.S.



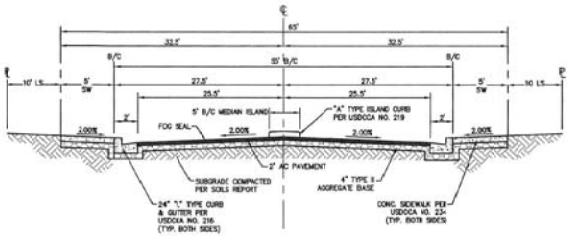
B 100' R/W STREET SECTION - ELKHORN ROAD (PUBLIC)
SCALE: N.T.S.



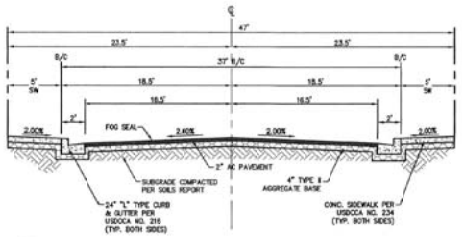
C 60' R/W STREET SECTION - LEON AVENUE (PUBLIC)
SCALE: N.T.S.



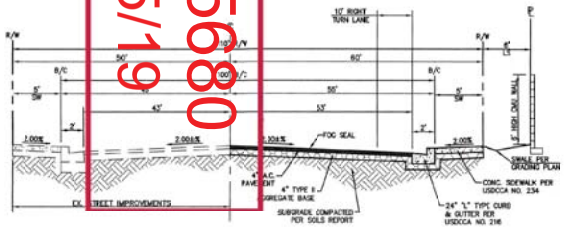
D 60' R/W STREET SECTION - LEON AVENUE (PUBLIC)
SCALE: N.T.S.



E TYPICAL 65' ENTRY STREET SECTION (PRIVATE)
SCALE: N.T.S.



F TYPICAL 47' INTERIOR STREET SECTION (PRIVATE)
SCALE: N.T.S.



G 110' R/W STREET SECTION - JONES BOULEVARD (PUBLIC)
SCALE: N.T.S.

PR-75680
03/25/19

NO.	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY
	DATE	REVISION	BY

APPROVAL

NEVADA REGISTERED ENGINEER – STATE OF NEVADA
RAUL E. VALENTINE
No. 19116
EXP: 06-30-20

The WLB Group
WLB
Engineering + Landscape Architecture
Civil Engineering + Water Resources
Surveying + Land Development
Offices located in: Las Vegas, Nevada
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2851

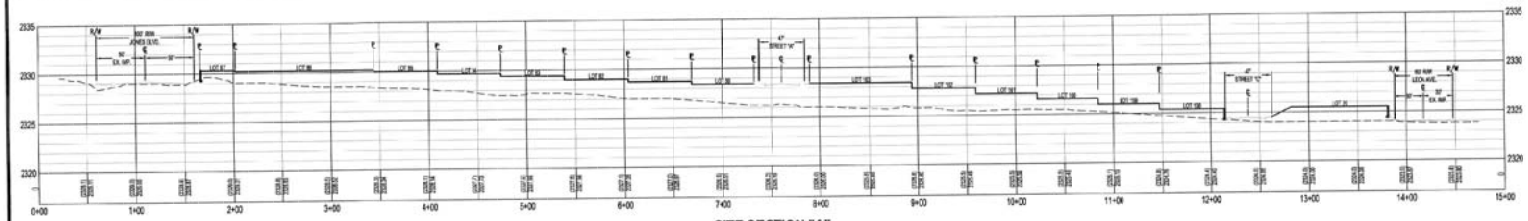
SHEET TITLE: TENTATIVE MAP

PROJECT: JONES / ELKHORN

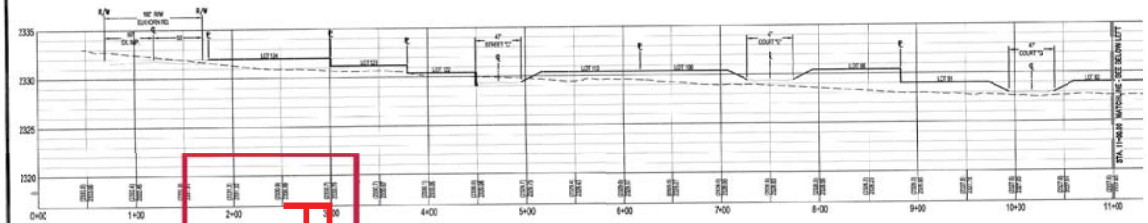
JOB #: 418928-A-001
DATE: MARCH 22, 2019
DRAWN BY: PEv/DTB
DESIGNED BY: PEv/DTB
CHECKED BY: PEv

SHEET TM-4
SHEET 4 OF 5

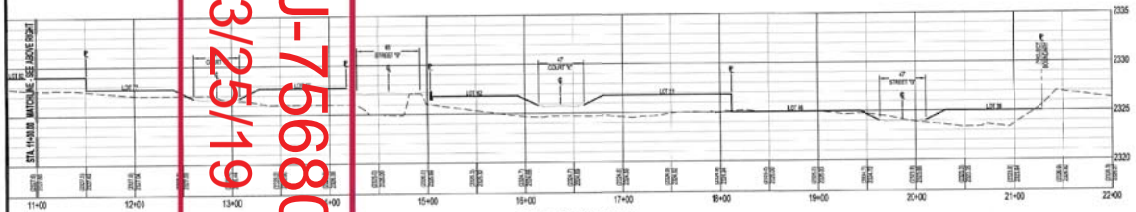
DRAWING PW # ----



SITE SECTION "A"



SITE SECTION "B"



SITE SECTION "B"

GRAPHIC SCALE

HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'

PRJ-75680
03/25/19

NO.	DATE	REVISION	BY	APPROVAL
1	DATE	REVISION	BY	
2	DATE	REVISION	BY	
3	DATE	REVISION	BY	
4	DATE	REVISION	BY	
5	DATE	REVISION	BY	
6	DATE	REVISION	BY	
7	DATE	REVISION	BY	

PROFESSIONAL ENGINEER - STATE OF NEVADA
PAUL E. VALENTINE
CIVIL
No. 5916
EXP: 06-30-20

The WLB Group
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Offices located in Las Vegas, Nevada, and Tucson, Pinpoint, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV 89120 (702) 458-2551

SHEET TITLE:
TENTATIVE MAP

PROJECT:
JONES / ELKHORN

JOB #: 418028-A-001
DATE: MARCH 22, 2019
DRAWN BY: PEV/DTB
DESIGNED BY: PEV/DTB
CHECKED BY: PEV

SHEET
TM-5
SHEET 5 OF 5

DRAWING
PW # ---

TMP 75888
Roman Catholic Bishop Las Vegas

SEC Elkhorn Road & Jones Boulevard

Proposed 199 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	199	9.44	**1,879**
AM Peak Hour			0.74	**147**
PM Peak Hour			0.99	**197**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Elkhorn Road

Average Daily Traffic (ADT)	7,510
PM Peak Hour	601

(heaviest 60 minutes)

Jones Boulevard

Average Daily Traffic (ADT)	14,721
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Elkhorn Road	16,380
Jones Boulevard	35,490

This project will add approximately 1,879 trips per day on Elkhorn Rd., Jones Blvd and Leon Ave. Currently, Elkhorn is at about 46 percent of capacity and Jones is at about 41 percent of capacity. With this project, Elkhorn is expected to be at about 57 percent of capacity and Jones is expected to be at about 47 percent of capacity. Counts are not available for Leon, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 197 additional cars, or about three every minute.

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

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

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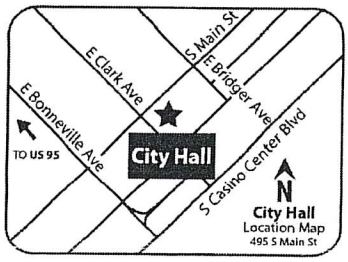

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]

Planning Commission Meeting of **04/09/2019**

PRJ-75680
12523601024
LAMBERGER NICHOLAS R
6901 N JONES BLVD
LAS VEGAS NV 89131

129 BRDGNP1 89131

Submitted after final agenda

29P

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Las Vegas, Nevada 89106

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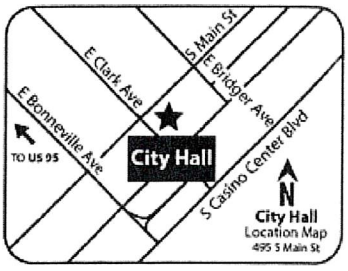

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TMP-75888 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524211009
FILBERT FREDERIC P & MAYA M
5948 VIZZI CT
LAS VEGAS NV 89131-2858

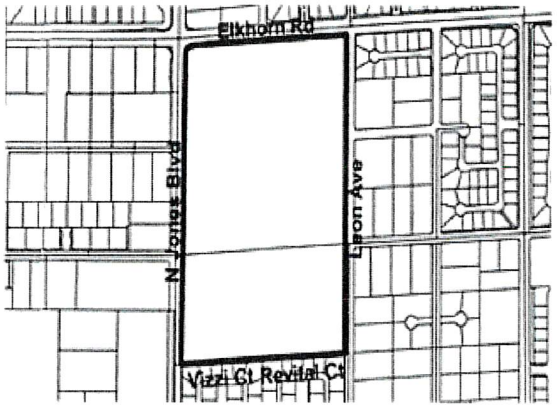
129 BRDGNP1 89131

Application Information

TMP-75888 - TENTATIVE MAP RELATED TO ZON-75886 AND VAR-75956 - JONES / ELKHORN - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Tentative Map FOR A PROPOSED 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NON-STANDARD PUBLIC STREET IMPROVEMENTS INCLUDING NO CURB, GUTTER OR SIDEWALK AND NO EXTERIOR STREETLIGHTS FOR LEON AVENUE WHERE SUCH ARE REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680].

- TO many Homes with NO park
- LEON Ave needs curb, gutter & sidewalk
- NO traffic study, ADDS 100s of cars!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***04/09/2019***
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.

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Las Vegas, Nevada 89106

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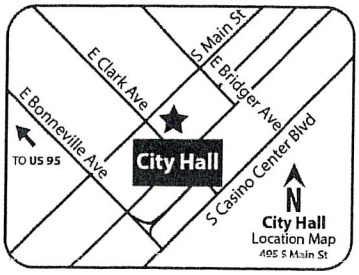

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524301006
PERRY JAMES EARL REVOCABLE TR
PERRY JAMES EARL TRS
5850 MELLO AVE
LAS VEGAS NV 89131-2940

129 BRDGNP1 89131

297

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

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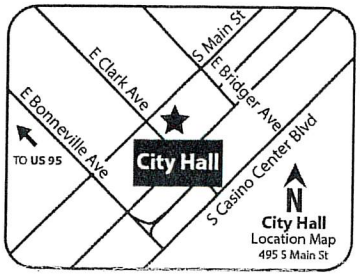

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]

Planning Commission Meeting of **04/09/2019**

PRJ-75680
12513410008
RICE DAVID E & JUDITH A C
5604 BLUE PEAK AVE
LAS VEGAS NV 89131-2512

129 BRDGNP1 89131

298

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-75888 [PRJ-75680]

Planning Commission Meeting of **04/09/2019**

over

PRJ-75680
12514810003
SLOAN D E & M A FAM REV LIV TR
SLOAN DANIEL E & MILDRED A TRS
7216 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2329

129 BRDGNP1 89131

Application Information

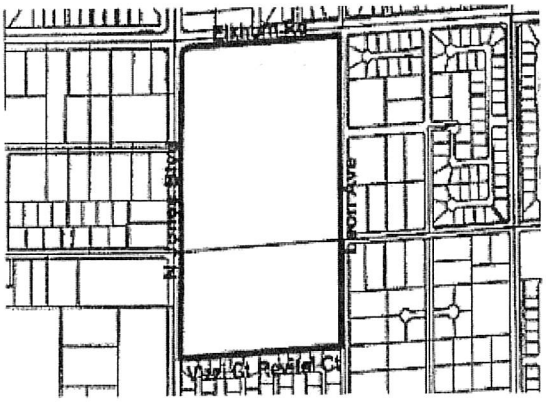
TMP-75888 - TENTATIVE MAP RELATED TO ZON-75886 AND VAR-75956 - JONES / ELKHORN - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Tentative Map FOR A PROPOSED 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NON-STANDARD PUBLIC STREET IMPROVEMENTS INCLUDING NO CURB, GUTTER OR SIDEWALK AND NO EXTERIOR STREETLIGHTS FOR LEON AVENUE WHERE SUCH ARE REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680].

Street Lights improve safe in neighbor

So does sidewalks

This should not be waiver?? in a family community

Application Location



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Public Hearing Information

Meeting:	Planning Commission
Date:	***04/09/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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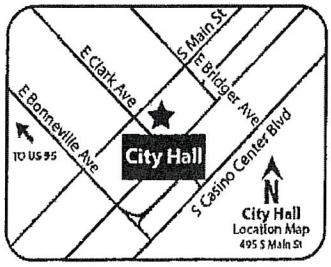

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]

Planning Commission Meeting of **04/09/2019**

PRJ-75680
12513410017
BLANCHETTE KENNETH J
5616 QUAIL MEADOW CT
LAS VEGAS NV 89131

129 BRDSNP1 89131

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City of Las Vegas
Department of Planning
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524210015
RICHARDS FAMILY TRUST
RICHARDS ERNIE R & JEANNE C TRS
5824 REVITAL CT
LAS VEGAS NV 89131-2855

129 BRDGNP1 89131

Apr 08 19 03:30p E R Richards 7024591343 p.1

29P

p.1

702-655-3616

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

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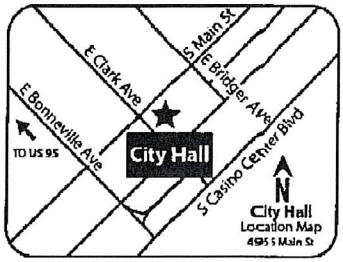

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]

Planning Commission Meeting of **04/09/2019**

RSRT
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IA ID
Las Vegas, NV
Permit No. 1630

RECEIVED

APR 0 9 2019

Dept of Planning
City of Las Vegas

PRJ-75680
12513410006
JACKSON GLENN H & LORINE
5612 BLUE PEAK AVE
LAS VEGAS NV 89131-2512

129 BRDGNP1 89131

Glenn & Lorine Jackson

Apr 01 19 07:44a

29P

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

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APR 0 9 2019
Dept of Planning
City of Las Vegas

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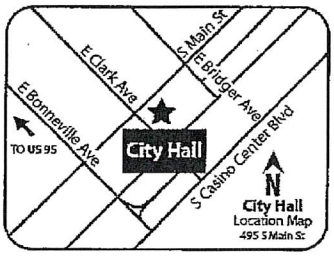

I am opposed. They need to install curbs and sidewalks as planned.
Jim Haining

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524211018
HAINING JAMES & DEBORAH
5912 VIZZI CT
LAS VEGAS NV 89131

129 BRDGNF1 89131

29p

LVWD Faxserver2 4/1/2019 11:01:40 AM PAGE 2/003 Fax Server

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

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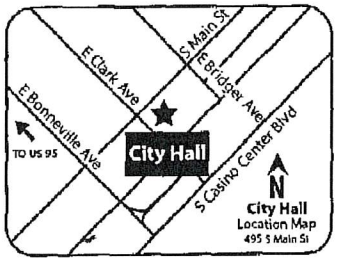

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APR 0 9 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

1 OR 2 Houses Per Acer - MAX

TMP-75888 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524301002
SHETTLE JOHN R & KELLY M
5941 DEER SPRINGS WAY
LAS VEGAS NV 89131-2946

129 BROCHP1 89131

29P

7027262676
Shettle Home
Apr 05 19, 10:22a

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

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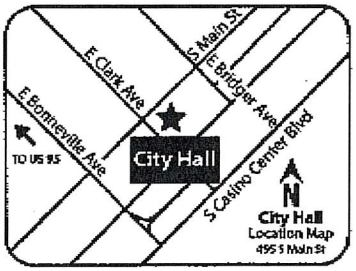
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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APR 0 9 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]

Planning Commission Meeting of **04/09/2019**

PRJ-75680
12523502006
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

129 BRDGNP1 89131

29P

BOHEMIAN From: David Tims
2019-04-04 14:26:47 (GMT)
To: Page 1 of 1

RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

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

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Las Vegas, NV
Permit No. 1630

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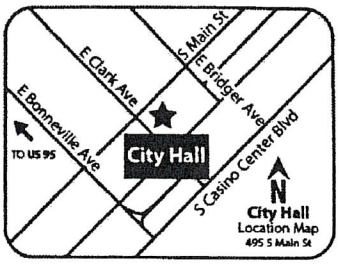
Official Notice of Public Hearing



We are going to be on Vacation but Strongly Oppose since this would Most Definetly Decrease our home value!
David Tims
Tammy Tims

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-75888 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

PRJ-75680
12524210009
TIMS DAVID & TAMMY
5848 REVITAL CT
LAS VEGAS NV 89131-2856

129 BRDGNP1 89131

29P

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

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

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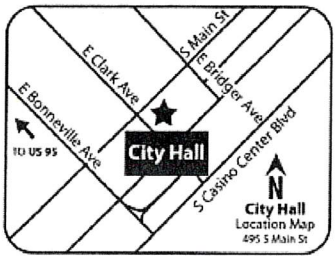
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75888 [PRJ-75680]
Planning Commission Meeting of **04/09/2019**

RECEIVED
Dept of Planning
City of Las Vegas

PRJ-75680
12513410027
VELASQUEZ JOSE JR & TERESITA
5621 RUSTIC VIEW CT
LAS VEGAS NV 89131-2511

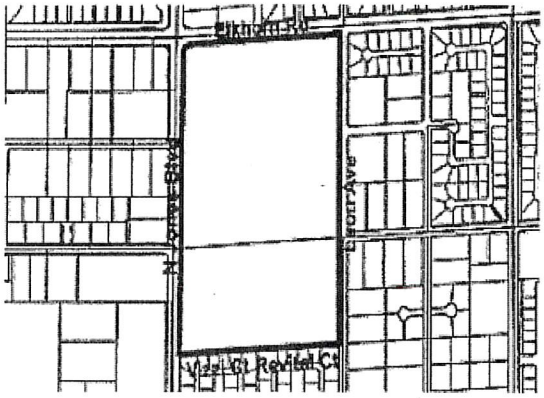
129 BRDGNP1 89131

Application Information

TMP-75888 - TENTATIVE MAP RELATED TO ZON-75886 AND VAR-75956 - JONES / ELKHORN - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS - For possible action on a request for a Tentative Map FOR A PROPOSED 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NON-STANDARD PUBLIC STREET IMPROVEMENTS INCLUDING NO CURB, GUTTER OR SIDEWALK AND NO EXTERIOR STREETLIGHTS FOR LEON AVENUE WHERE SUCH ARE REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680].

ADD A CATHOLIC church
Plenty of space for a
new church.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*04/09/2019*
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.

Submitted after final agenda

29A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
30

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

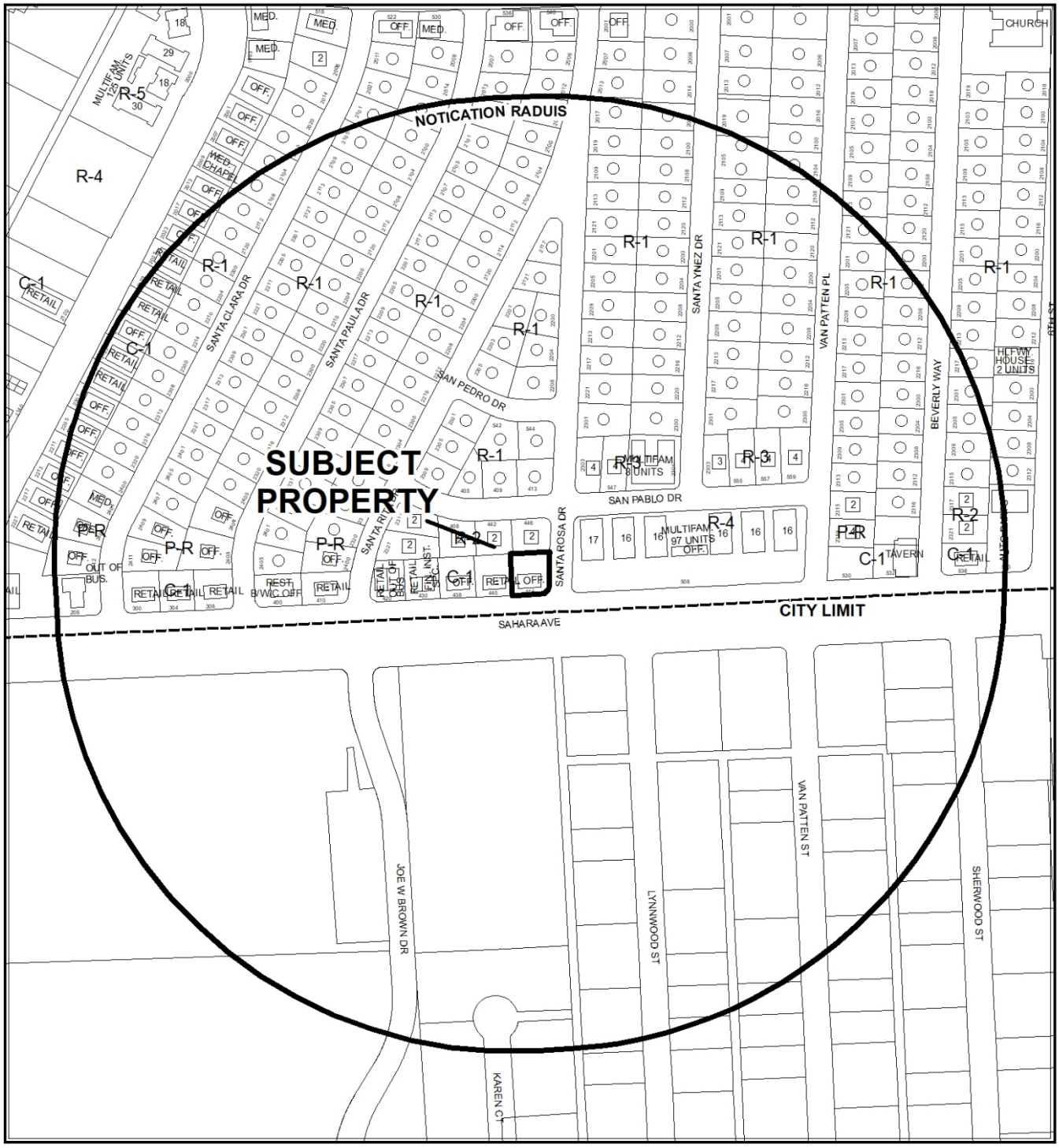
SUBJECT:
VAR-75808 - VARIANCE RELATED TO SUP-75807 - PUBLIC HEARING - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE NINE ARE REQUIRED FOR A DAILY LABOR SERVICE on 0.17 acres at 444 East Sahara Avenue (APN 162-03-416-026), C-1 (Limited Commercial), Ward 3 (Coffin) [PRJ-75616]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

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

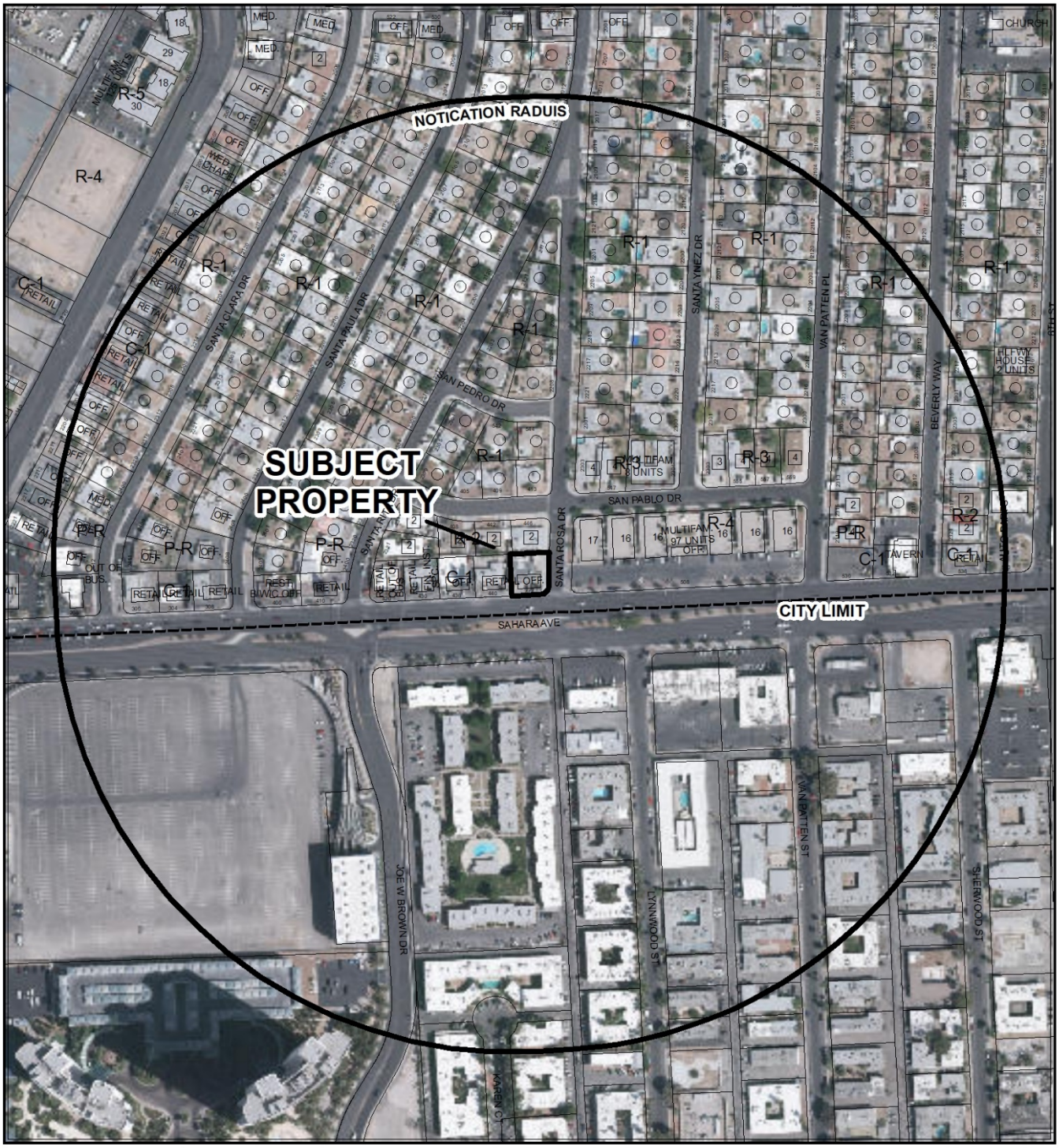
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75808 and SUP-75807 [PRJ-75616]
2. Conditions and Staff Report - VAR-75808 and SUP-75807 [PRJ-75616]
3. Supporting Documentation - VAR-75808 and SUP-75807 [PRJ-75616]
4. Photo(s) - VAR-75808 and SUP-75807 [PRJ-75616]
5. Justification Letter - VAR-75808 and SUP-75807 [PRJ-75616]
6. Submitted after Final Agenda - Protest/Support Postcards for VAR-75808 and SUP-75807 [PRJ-75616]



CASE: **VAR-75808, SUP-75807 (PRJ-75616)**

RADIUS: 1000 FEET

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



0 250 500 Feet

CASE: **VAR-75808, SUP-75807 (PRJ-75616)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75808	Staff recommends DENIAL, if approved subject to conditions:	SUP-75807
SUP-75807	Staff recommends DENIAL, if approved subject to conditions:	VAR-75808

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 470 - VAR-75808 and SUP-75807

PROTESTS 0 - VAR-75808 and SUP-75807

APPROVALS 0 - VAR-75808 and SUP-75807

CC

** CONDITIONS **

VAR-75808 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75807) shall be required, if approved.

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

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

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

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

SUP-75807 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Daily Labor Services use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-75808) shall be required.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to conduct a Daily Labor Services use at 444 East Sahara Avenue. The site currently contains a 2,300 square-foot vacant building. Some interior tenant improvements will be carried out as part of the project. There are no plans to increase the floor area of the existing building.

ISSUES

- A Special Use Permit is required for a Daily Labor Services use within the C-1 (Limited Commercial) zoning district.
- A Variance has been requested to allow zero additional parking spaces where two are required for a parking-impaired development; staff does not support this request.

ANALYSIS

The applicant has proposed a Daily Labor Services use at 444 East Sahara Avenue, which currently contains a 2,300 square-foot vacant building which is zoned C-1 (Limited Commercial).

Daily Labor Services is a permitted use in a C-1 (Limited Commercial) zoning district with an approved Special Use Permit. Title 19.12 defines the Daily Labor Service use as “Any building or premises which serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned such employment in accordance with whatever employment is available on that particular day. For purposes of this paragraph, “daily labor” means manual labor, including without limitation, construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting and digging.”

The Minimum Special Use Permit Requirements include:

* 1. The use must be located on a primary or secondary thoroughfare.

Sahara Avenue is identified as a Primary Arterial on the Master Plan of Streets and Highways Master Plan, complying with this requirement.

2. The use shall not be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, City park, or residential zoning district.

   The proposed use not within 400 feet of the listed protected land uses and complies with this requirement.

* 3. The hours of operation shall be limited to the hours between sunrise and sunset.

   Conformance to the Minimum Requirements in Title 19.12 for a Daily Labor Services use is to be conditioned in any issued Special Use Permit.

* 4. Signage must be posted on the premises indicating that loitering on the premises is not allowed. The signage may not exceed 4 square feet in size.

   Conformance to the Minimum Requirements in Title 19.12 for a Daily Labor Services use is to be conditioned in any issued Special Use Permit.

* 5. Persons who are seeking employment must wait for employment within a fully-enclosed structure or an area screened from public view.

   The proposed use will be conducted entirely within the existing building, thereby complying with this requirement.

A review of files pertaining to 444 East Sahara Avenue was unable to locate a plot plan or site plan showing the configuration and number of parking spaces on site related to former approved uses. The most recent business license issued on site was for a Contractor's office; Title 19.12 requires one space for each 300 square feet of gross floor area for an Office, Other than Listed. A 2,300 square-foot building is contained on the subject site, generating a parking requirement of eight spaces.

Daily Labor Services has an on-site parking requirement of one space for each 250 square feet of gross floor area. The proposed use will occupy 2,300 square feet of gross floor area, thereby generating ten required parking spaces; the submitted plans show provision of seven parking spaces. Each of the seven parking spaces shown on the site plan reverse onto the right-of-way (five spaces onto Sahara Avenue and two spaces onto Santa Rosa Avenue) and do not comply with the parking design and access requirements in Title 19.08.110. According to aerial map records, the parking layout has been in place since records began in 1990.

In the absence of information relating to the parking arrangements of prior uses on the subject site, the site is considered to be parking-impaired. The most recent use, a Contractor's office, generates a parking requirement of eight spaces; the proposed Daily Labor Services use generates a parking requirement of ten spaces. As such, a Variance is being sought to provide zero additional spaces where two spaces are required.

The Las Vegas Valley Water District (LVVWD) provided the following comments in relation to the proposed development: "This parcel is currently served by LVVWD but the service does not have the backflow prevention assembly required for the proposed use per NAC 445A.67195. Backflow retrofit is required to bring this property into compliance with state regulations. Developer's contractor to contact LVVWD Project Support Team for a backflow retrofit permit."

FINDINGS (VAR-75808)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use that requires additional parking on the subject site. A less intense land use would allow conformance with Title 19 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-75807)

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

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

   The proposed Daily Labor Services development is not compatible with adjacent development as evidenced by the Variance required for reduced parking.

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

   The on-site parking provisions proposed for the proposed Daily Labor Services use do not comply with the requirements of Title 19.

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 Daily Labor Services development will maintain access from Sahara Avenue, a primary arterial, and Santa Rosa Avenue, a local street; both roads comply with the Master Plan of Streets and Highways and Title 13 respectively.

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

   If approved, the proposed Daily Labor Services development will be subject to building permit review, construction inspection and licensing to assure that the public health, safety and general welfare are protected.

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

   The proposed daily labor services use complies with all minimum Special Use Permit requirements. However, the use does not comply with the on-site parking requirements per Title 19.12. Based on the above findings, staff recommends denial.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/15/64	The City Commission approved a Rezoning (Z-0034-64) from R-2 to P-R on property generally located on the northwest corner of Sahara Avenue and Santa Rosa Drive.
11/03/66	The City Commission approved a Rezoning (Z-0065-65) from R-2 (Two Family Residence) to C-1 (Limited Commercial) on property generally located on the northwest corner of Sahara Avenue and Santa Rosa Drive. A condition was imposed requiring that the use of the site be restricted to a women's apparel use; the condition was later reviewed and removed by the Planning Commission on 07/10/80.
07/24/80	The Board of Zoning Adjustment approved a request for a Variance (V-0054-80) to allow seven parking spaces for a proposed restaurant where 14 are required at 444 E Sahara Avenue. A request for a one year extension of time was granted by the Board of Zoning Adjustment of 01/22/81.
12/27/84	The Board of Zoning Adjustment approved a request for a Variance (V-0136-84) to allow a new car dealership for the sale of customized limousines (maximum of five on display) where new car dealerships are not permitted at 444 E Sahara Avenue.
07/30/85	The Board of Zoning Adjustment approved a request for a Variance (V-0070-85) to allow a new car dealership for the sale of new luxury automobiles (maximum of five on display) where a previous Variance permitted a new car dealership for the sale of customized limousines only at 444 E Sahara Avenue.

Most Recent Change of Ownership	
09/27/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/17/07	A business license (C25-00083) was issued for a Contractor at 444 E Sahara Avenue. The permit became inactive on 11/08/16.
03/25/13	A business license (C25-04362) was issued for a Contractor at 444 E Sahara Avenue. The permit became inactive on 09/12/14.
06/07/16	A business license (G64-03967) was issued for a Contractor at 444 E Sahara Avenue. The permit became inactive on 10/28/18.

Pre-Application Meeting	
01/16/19	A Pre-Application Meeting was conducted to discuss the submittal requirements for a Variance and Special Use Permit with the applicant.

Field Check	
02/28/19	A vacant building was observed on site during a field check.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Attached (Duplex)	ML (Medium Low)	R-2 (Medium-Low Density Residential)
South	Multi-Family Residential	CT (Commercial Tourist) – Clark County	H-1 (Limited Resort and Apartment) – Clark County
East	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
West	Retail	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Beverly Green/Southridge Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
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 Avenue	Primary Arterial	Major Roads and Highways Master Plan	140	Y
Santa Rosa Avenue	Local Street	Title 13	50	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Daily Labor Services	2,300 SF	1/250 SF	10				
TOTAL SPACES REQUIRED			10		7		N*
Regular and Handicap Spaces Required			9	1	6	1	N*
Percent Deviation			20%				

**The subject site has been determined to be parking impaired per Title 19.18.030.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit/ Variance - Parking

Project Address (Location) 444 East Sahara Las Vegas, NV 89104

Project Name Tenant Improvement for Day Labor Services **Proposed Use**

Assessor's Parcel #(s) 162-03-416-026 **Ward #**

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

Additional Information Interior tenant improvement with new entry on East side of building

Property Owner Harris Investment Holdings, LLC Contact Eric Coulter

Address 2650 Holcomb Bridge Rd, Ste 630 City Alpharetta State GA Zip 30022

E-mail e.coulter@cacocpa.com Phone 813-514-1729

Applicant Harris Investment Holdings, LLC Contact Eric Coulter

Address 2650 Holcomb Bridge Rd, Ste 630 City Alpharetta State GA Zip 30022

E-mail e.coulter@cacocpa.com Phone 813-514-1729

Representative kwdg, LLC Contact Victor Knight

Address 6585 Escondido St. Ste D City Las Vegas State NV Zip 89119

E-mail vknight@kwdg.net Phone 702-524-8314

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

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

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

Partner(s) _____

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

Property Owner Signature Samuel C. Harris

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

Print Name Samuel C. Harris

Subscribed and sworn before me

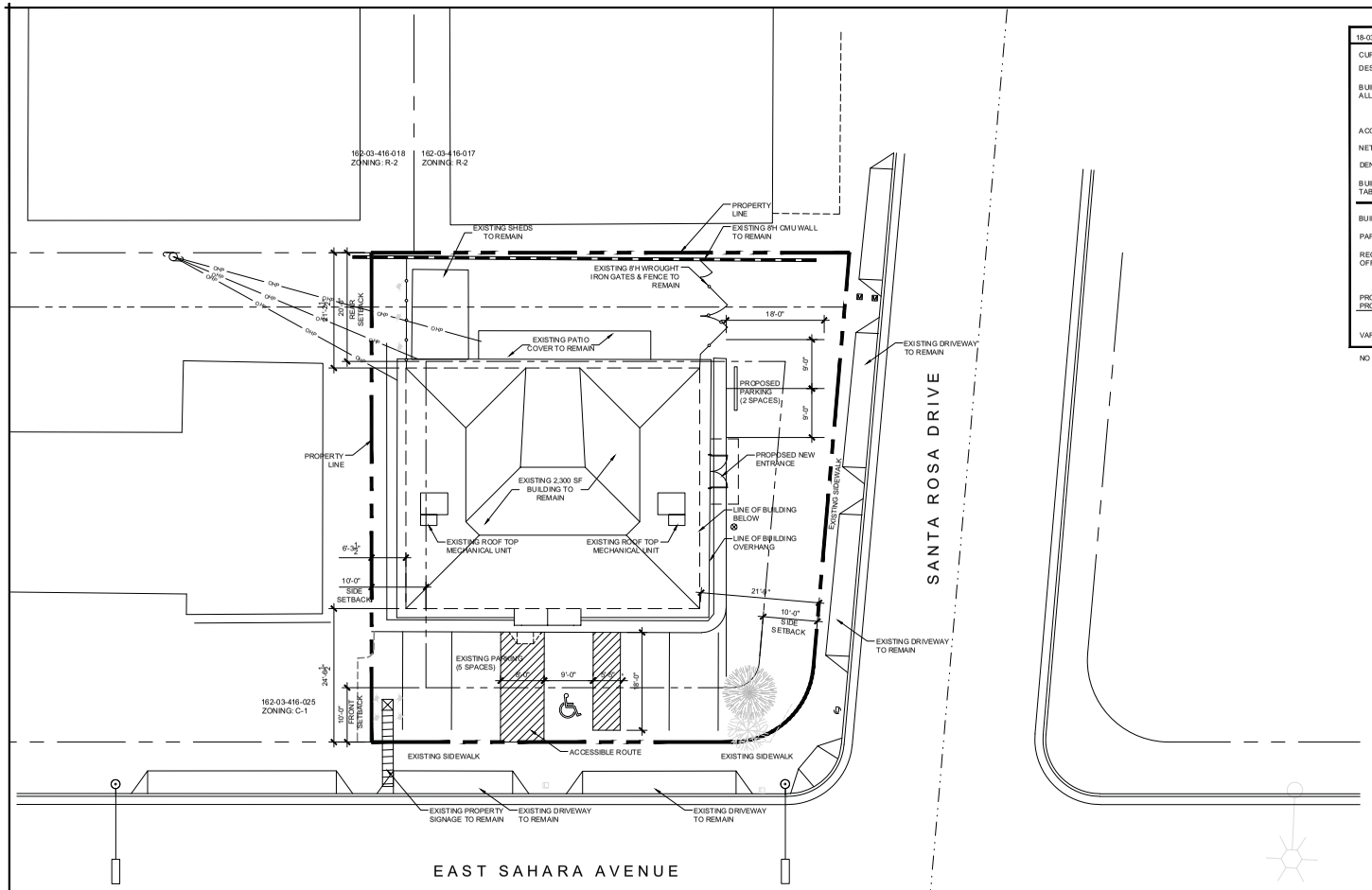
This 13th day of November, 20 19

Linda S. DiRoberto

Notary Public in and for said County and State Georgia

LINDA S. DIROBERTO NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 29, 2019

PRJ-75616
02/25/19



SITE PLAN
SCALE: 1" = 10'-0"

18-037 PROJECT DATA (CITY OF LAS VEGAS)			
CURRENT ZONING		C-1 (LIMITED COMMERCIAL)	
DESIRED ZONING		C-1 (LIMITED COMMERCIAL)	
		REQ'D	PROV.
BUILDING SETBACKS: ALL EXISTING TO REMAIN	FRONT	10'-0"	54'-4" (N)
	CORNER	10'-0"	20'-0"
	INT. SIDE	10'-0"	5'-0" (W)
	REAR	20'-0"	22'-0" (S)
ACCESSOR'S PARCEL		162-03-416-026	
NET SITE AREA	=	7,512 S.F.	
	=	0.17 ACRES	
DENSITY	=	MAX.: 50/ ACRE	ACTUAL: 30.6/ ACRE
BUILDING HEIGHT TABLE 19.08.070	=	ALLOWABLE	PROVIDED
		EXISTING	14'-0" EXISTING
BUILDING:		2,300 S.F. (EXISTING)	
PARKING:			
REQUIRED PARKING: OFFICE/ DAY LABOR:		1/ 250 SF	2,300/ 250 = 9
PROVIDED PARKING:		8 SPACES	
PROVIDED ACCESSIBLE:		1	
		5 PROVIDED (EXISTING TO REMAIN)	
		2 NEW	
VARIANCE REQUESTED FOR PARKING REDUCTION			

NO LOITERING SIGN TO BE CONSPICUOUSLY POSTED ON SITE



NORTH

PRJ-75616
02/25/19

kwdg
Architecture
Design Build
Code Consulting
www.kwdg.net
6585 Escondido Street, Suite D
Las Vegas, Nevada 89119
VICTOR KNIGHT (702) 524-8314 vknight@kwdg.net
BRIAN WOLFE (702) 461-3798 bwolfe@kwdg.net

HARRIS INVESTMENT HOLDINGS
Interior Remodel
444 East Sahara Avenue
Las Vegas, Nevada 89104

SITE PLAN

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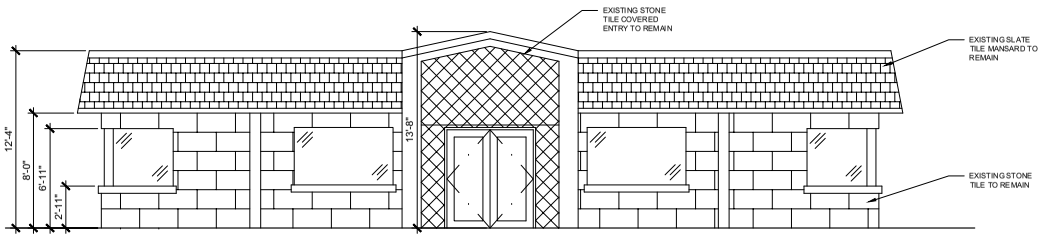
LAND USE SUBMITTAL 22 JAN 2019

REVISIONS

DATE: 03 SEP 2018
JOB NO: 18-037
DRAWN:
CHECKED:

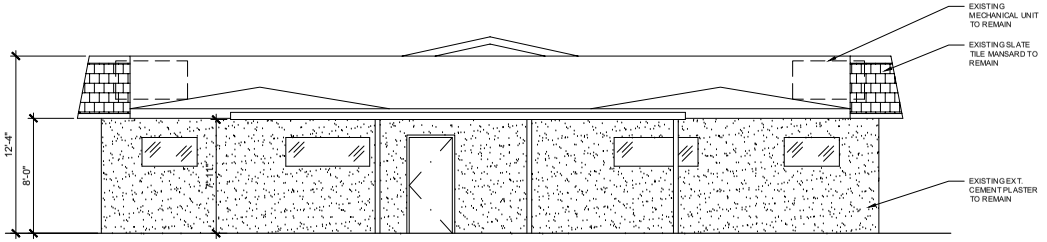
SHEET NUMBER
A1.0





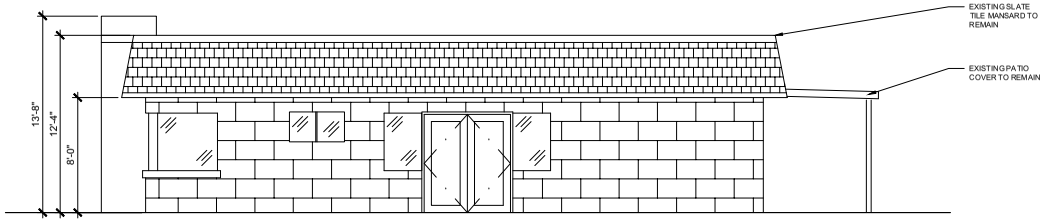
1 SOUTH ELEVATION

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



2 NORTH ELEVATION

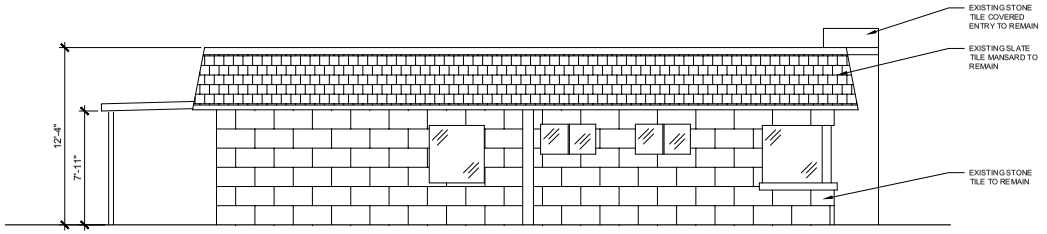
SCALE: 1/4" = 1'-0"





3 EAST ELEVATION

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





4 WEST ELEVATION

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

kwdg
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Code Consulting
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Las Vegas, Nevada 89104

EXISTING ELEVATIONS

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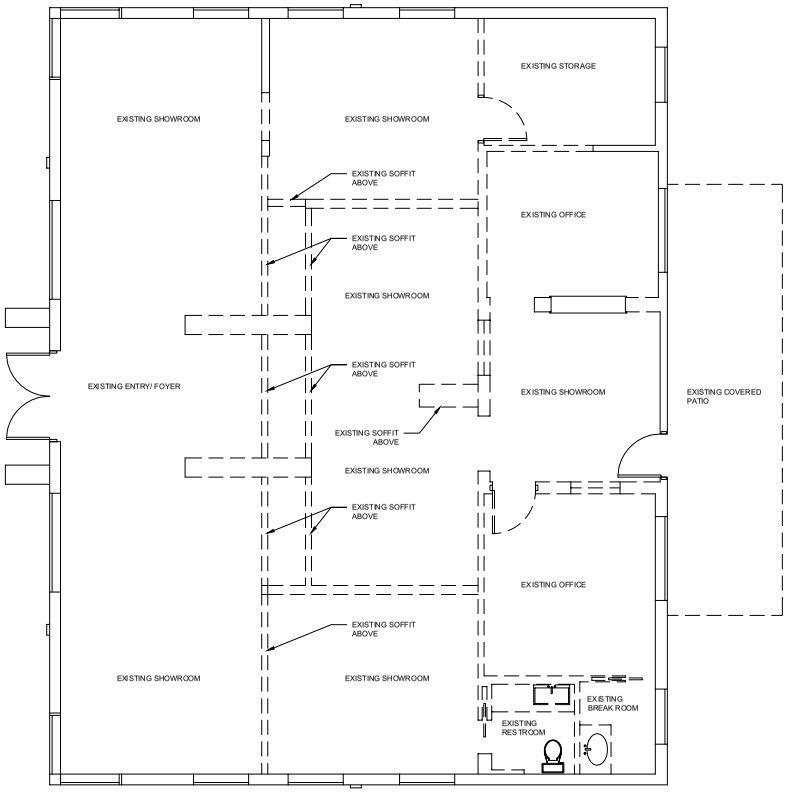
LAND USE SUBMITTAL 20 DEC 2018

REVISIONS

DATE: 03 SEP 2018
JOB NO: 18-037
DRAWN:
CHECKED:

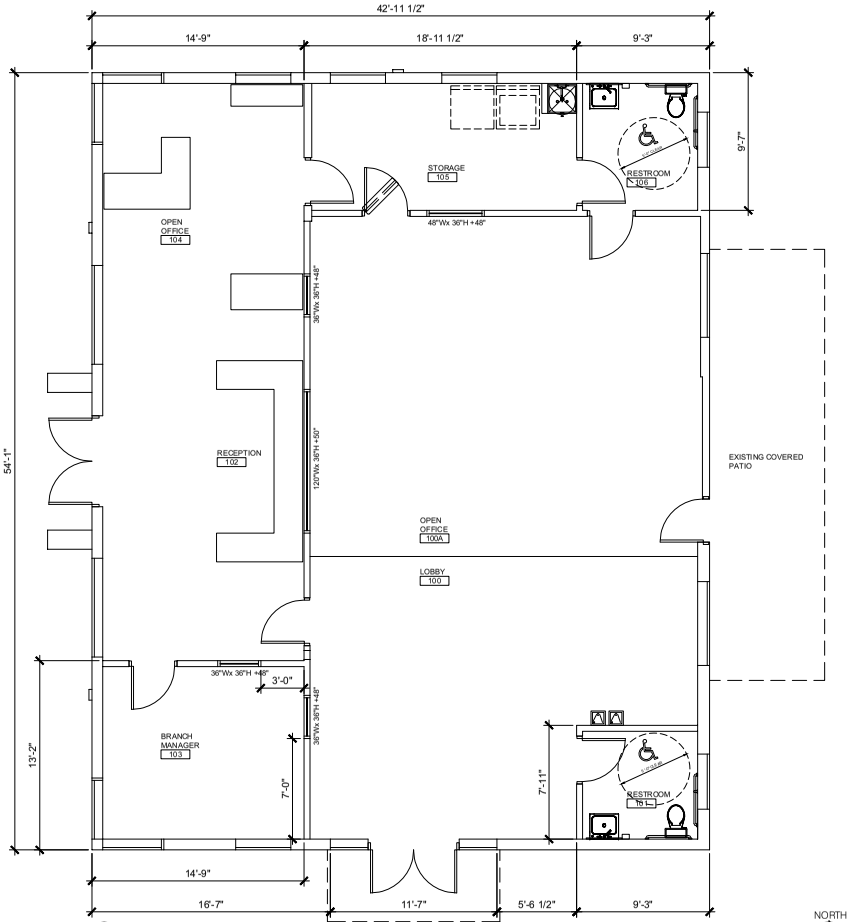
PRJ-75616
02/25/19

SHEET NUMBER
A3.0



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

NORTH



2 FLOOR PLAN - NEW WORK
SCALE: 1/4" = 1'-0"

NORTH

Architecture
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Code Consulting
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FLOOR PLAN
DEMOLITION &
NEW

LAND USE SUBMITTAL 20 DEC 2018

REVISIONS

DATE: 03 SEP 2018
JOB NO: 18-037
DRAWN:
CHECKED:

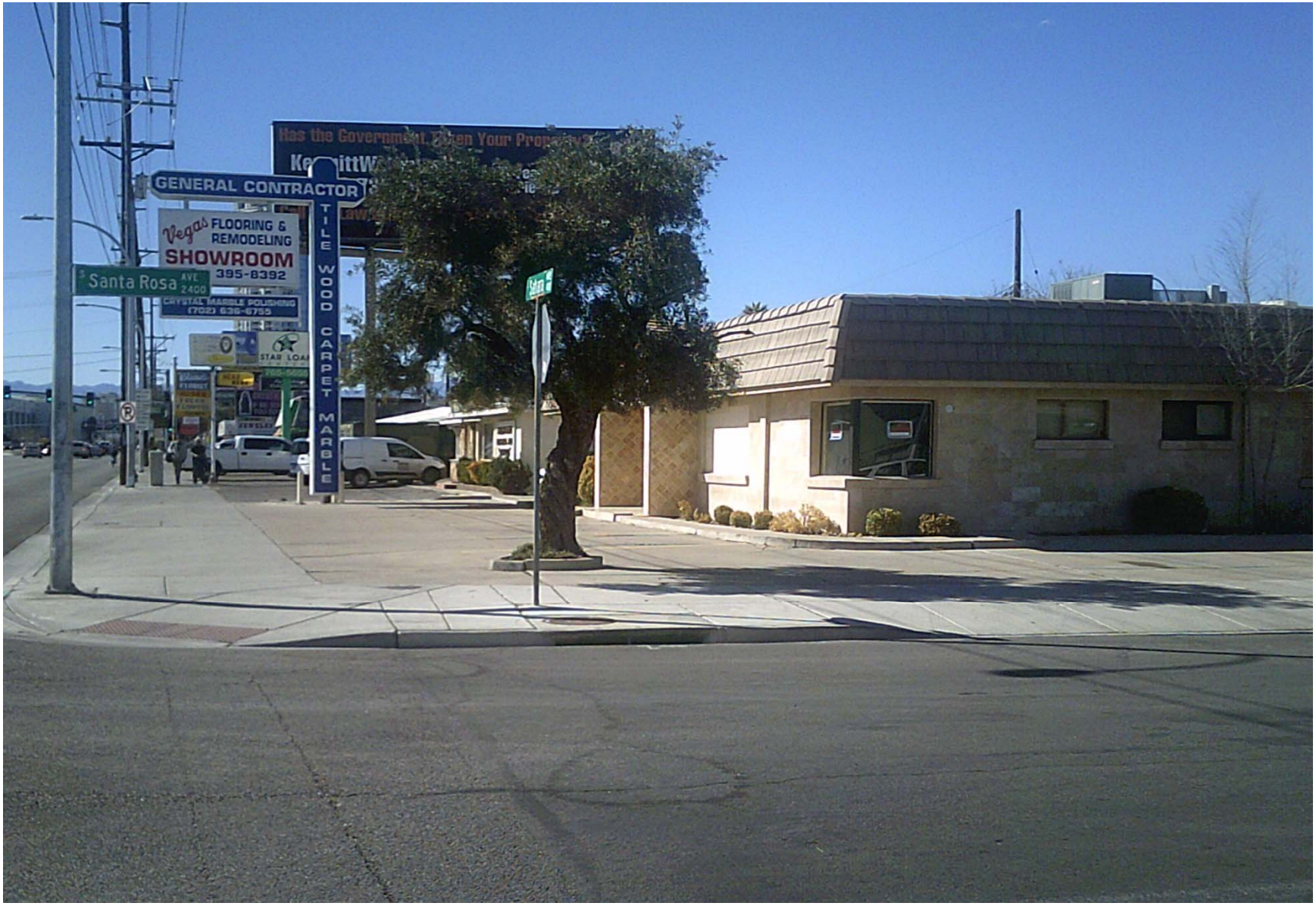
PRJ-75616
02/25/19

SHEET NUMBER
A2.0



VAR-75808 [PRJ-75616] - VARIANCE RELATED TO SUP-75807 - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC
444 EAST SAHARA AVENUE

02/28/19



VAR-75808 [PRJ-75616] - VARIANCE RELATED TO SUP-75807 - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC
444 EAST SAHARA AVENUE

02/28/19



VAR-75808 [PRJ-75616] - VARIANCE RELATED TO SUP-75807 - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC
444 EAST SAHARA AVENUE

02/28/19



VAR-75808 [PRJ-75616] - VARIANCE RELATED TO SUP-75807 - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC
444 EAST SAHARA AVENUE

02/28/19

JUSTIFICATION LETTER

January 22, 2019

City of Las Vegas
Planning and Zoning

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review;

Request

This application is submitted for Conditional Use Permit and Variance for Parking Reduction Review for a Tenant Improvement to an existing building for use as a Day Labor Services business.

Project Description

This project consists of an existing one-story building with an enclosed rear yard and four existing parking spaces and one accessible parking space. Four parking spaces will be added to the East side of the building. The interior will be remodeled to accommodate the intended use with new offices, restroom and staging area for those seeking Day Labor employment. No changes to the exterior of the building are intended at this time.
The following application is to be filed in conjunction with this letter:

1. Conditional Use Permit for Day Labor Services
2. Variance for Parking Reduction from 9 spaces required to 7 spaces provided.

Intent

- To develop the property in such a manner to provide a staging point for persons seeking immediate employment in daily labor activities as described in the City of Las Vegas Unified Development Code, Section 19.12.070
- To provide a marketable development that will provide a variety of employment opportunities and be a good neighbor to the surrounding community.
- The clientele of this business generally do not have their own vehicles and rely on public transportation.
- The existing site conditions do not allow for adequate space to provide for the required number of parking stalls. The parking is existing to remain along the Sahara frontage in accordance with the neighboring businesses.

Very truly yours,

Victor Knight, Architect

PRJ-75616
02/25/19

04/ 21/ 2019 05:08 702-331-7190 DOUG MORGAN PAGE 01

ty of Las Vegas
partment of Planning
velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

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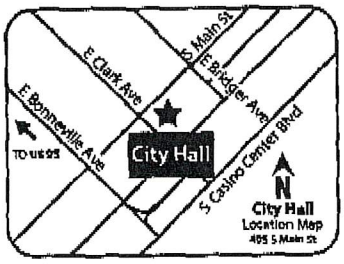

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75808 and SUP-75807 [PRJ-75616]
Planning Commission Meeting of **04/09/2019**

PRJ-75616
16203421005
DAPHNEY IRREVOCABLE TRUST
BONANNO BERTHA TRS
4769 SPINDLERIDGE CIR
LAS VEGAS NV 89147-5272

139 BRDCNP1 89147

Submitted after final agenda

30-31P

City of Las Vegas
Department of Planning
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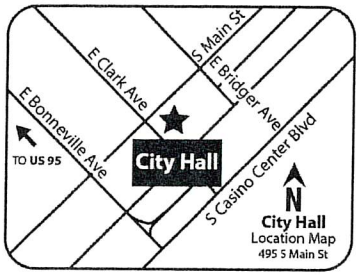

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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VAR-75808 and SUP-75807 [PRJ-75616]

Planning Commission Meeting of **04/09/2019**

PRJ-75616
16210103001
BARBIERI FAMILY L P
5 VENTANA CANYON DR
LAS VEGAS NV 89113

107 BRDGNP1 89113

30P
31P

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

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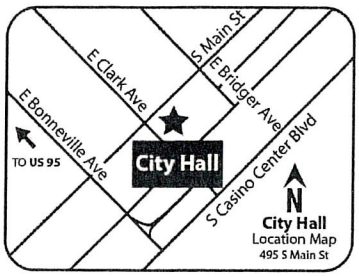

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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VAR-75808 and SUP-75807 [PRJ-75616]

Planning Commission Meeting of **04/09/2019**

PRJ-75616
16210110004
GREYSTONE PARK INC
5 VENTANA CANYON DR
LAS VEGAS NV 89113-0138

107 BRDCNP1 89113

30P
31P

City of Las Vegas
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VAR-75808 and SUP-75807 [PRJ-75616]
Planning Commission Meeting of **04/09/2019**

PRJ-75616
16210111014
BARBIERI TRUST GILBERT C SURV TR
5 VENTANA CANYON DR
LAS VEGAS NV 89113-0138

107 BRDGNP1 89113

30P
31P

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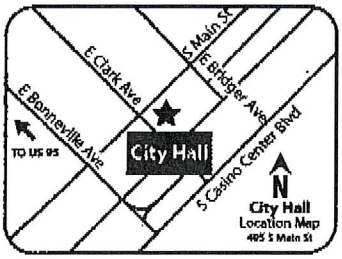

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VAR-75808 and SUP-75807 [PRJ-75616]

Planning Commission Meeting of **04/09/2019**

PRJ-75616
16203413032
LUK KAYE C & DIANA A
10313 POMPEI PL
LAS VEGAS NV 89144

131 BRDCNP1 89144

30-31P

04/08/2019 16:10 091-702-9148984 LUK PAGE 02

Apr 01 19 07:57a Samuel Katchen 7027354300 p.1

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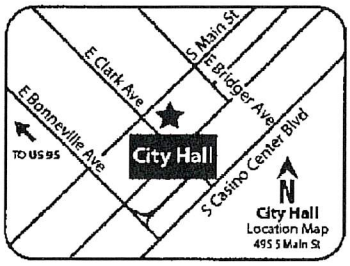

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-75808 and SUP-75807 [PRJ-75616]
Planning Commission Meeting of **04/09/2019**

PRJ-75616
16203315026
KATCHEN SAMUEL M
573 E ST LOUIS AVE
LAS VEGAS NV 89104-2564

93 BRDCNP1 89104

30-31P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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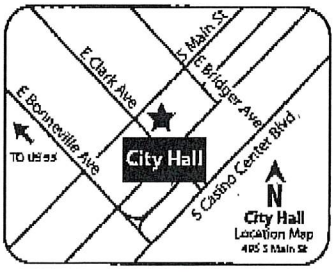

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75808 and SUP-75807 [PRJ-75616]
Planning Commission Meeting of **04/09/2019**

PRJ-75616
16203421019
L L C C L L L C
1980 FESTIVAL PLAZA DR #650
LAS VEGAS NV 89135

133 89074-1 89135

30-31P

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Las Vegas, Nevada 89106

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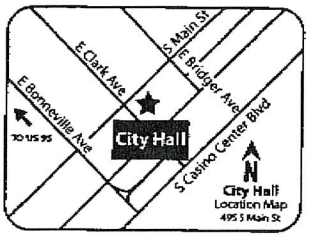

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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VAR-75808 and SUP-75807 [PRJ-75616]
Planning Commission Meeting of **04/09/2019**

PRJ-75616
16203416017
ULEVICIUS ONA ZAGUNIENE
ZAGUNIS DAINIUS
10029 DOVE RIDGE DR
LAS VEGAS NV 89117-0516

111 BRDGNP1 89117

30-31P

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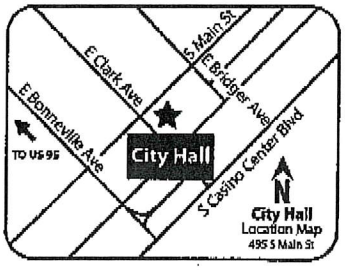

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VAR-75808 and SUP-75807 [PRJ-75616]
Planning Commission Meeting of **04/09/2019**

PRJ-75616
16203411007
JOSEPHS FAMILY LAND L P
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

30-31A

115 BRDGNP1 89118

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

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Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75808 and SUP-75807 [PRJ-75616]
Planning Commission Meeting of **04/09/2019**

PRJ-75616
16203411008
JOSEPHS FAMILY LAND L P
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

Submitted after final agenda

30-31A

115 BRDGNP1 89118

(x2)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
31

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

SUBJECT:
SUP-75807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,300 SQUARE-FOOT DAILY LABOR SERVICE at 444 East Sahara Avenue (APN 162-03-416-026), C-1 (Limited Commercial), Ward 3 (Coffin) [PRJ-75616]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit/ Variance - Parking

Project Address (Location) 444 East Sahara Las Vegas, NV 89104

Project Name Tenant Improvement for Day Labor Services **Proposed Use**

Assessor's Parcel #(s) 162-03-416-026 **Ward #**

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

Additional Information Interior tenant improvement with new entry on East side of building

Property Owner Harris Investment Holdings, LLC Contact Eric Coulter

Address 2650 Holcomb Bridge Rd, Ste 630 City Alpharetta State GA Zip 30022

E-mail e.coulter@cacocpa.com Phone 813-514-1729

Applicant Harris Investment Holdings, LLC Contact Eric Coulter

Address 2650 Holcomb Bridge Rd, Ste 630 City Alpharetta State GA Zip 30022

E-mail e.coulter@cacocpa.com Phone 813-514-1729

Representative kwdg, LLC Contact Victor Knight

Address 6585 Escondido St. Ste D City Las Vegas State NV Zip 89119

E-mail vknight@kwdg.net Phone 702-524-8314

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Samuel C. Harris

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

Print Name Samuel C. Harris

Subscribed and sworn before me

This 13th day of November, 20 19

Linda S. DiRoberto

Notary Public in and for said County and State Georgia

LINDA S. DIROBERTO NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 29 2019

PRJ-75616
02/25/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
32

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

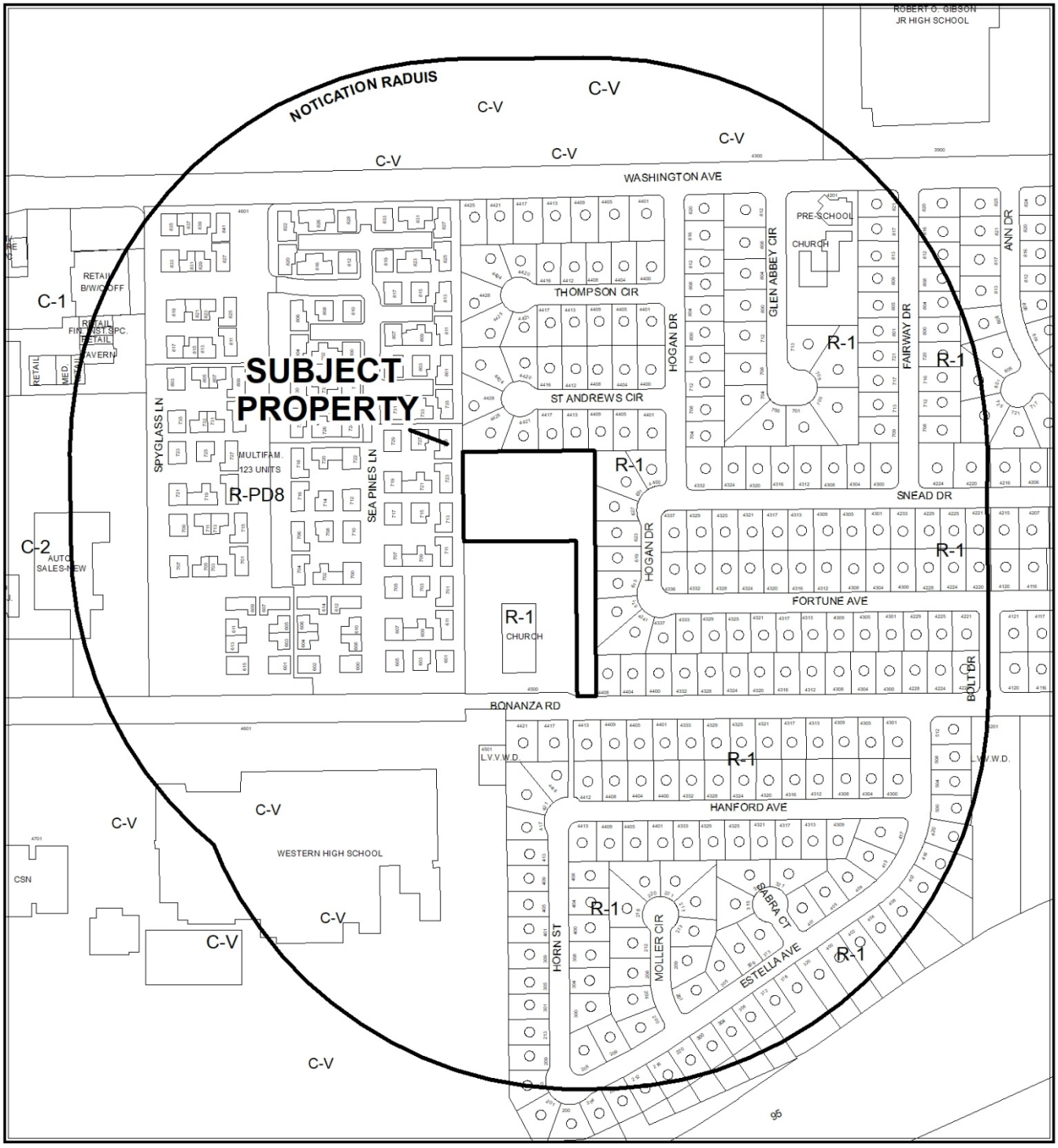
SUBJECT:
VAR-75819 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW RESIDENTIAL BUILDINGS TO HAVE A HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM ALLOWED ON LOT ONE on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

C.C.: 05/15/2019

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75819, VAR-75820, VAR-75821, SDR-75822 and TMP-75823 [PRJ-75700]
2. Conditions and Staff Report - VAR-75819, VAR-75820, VAR-75821, SDR-75822 and TMP-75823 [PRJ-75700]
3. Supporting Documentation - VAR-75819, VAR-75820, VAR-75821, SDR-75822 and TMP-75823 [PRJ-75700]
4. Photo(s) - VAR-75819, VAR-75820, VAR-75821, SDR-75822 and TMP-75823 [PRJ-75700]
5. Justification Letter - VAR-75819, VAR-75820, VAR-75821, SDR-75822 and TMP-75823 [PRJ-75700]
6. Submitted after Final Agenda - Protest Postcards for VAR-75819 and VAR-75820 [PRJ-75700] and Protest Documentation Not Vetted - Comment Form for VAR-75819, VAR-75820, VAR-75821, SDR-75822 and TMP-75823 [PRJ-75700]



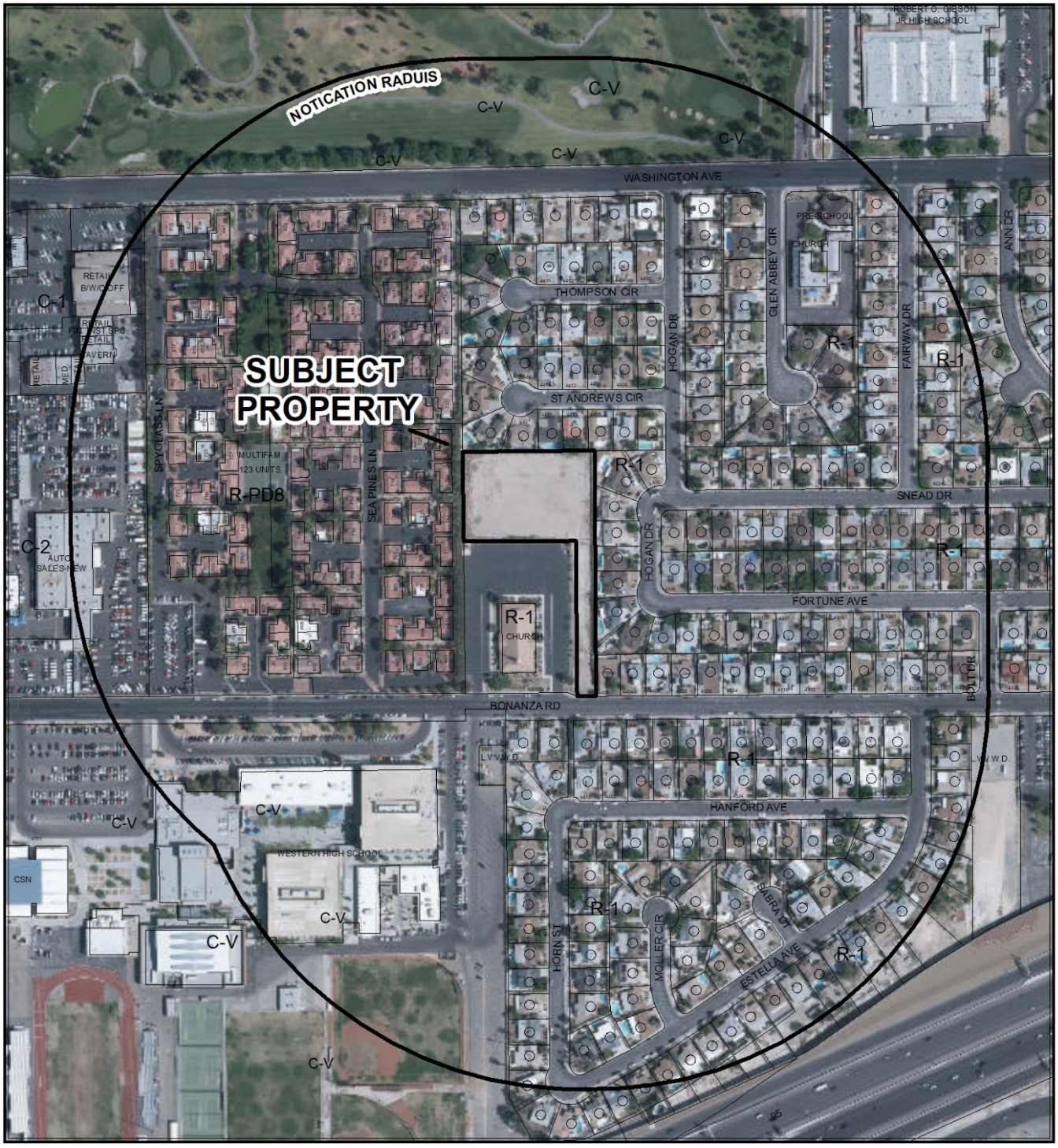
CASE: **VAR-75819, VAR-75820, VAR-75821, SDR-75822, TMP-75823 (PRJ-75700)**

0 295 590 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N



CASE: **VAR-75819, VAR-75820, VAR-75821, SDR-75822, TMP-75823 (PRJ-75700)**

0 295 590 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SK USA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75819	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75820	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75821	Staff recommends DENIAL, if approved subject to conditions:	
SDR-75822	Staff recommends DENIAL, if approved subject to conditions:	VAR-75819 VAR-75820 VAR-75821
TMP-75823	Staff recommends DENIAL, if approved subject to conditions:	VAR-75819 VAR-75820 VAR-75821 SDR-75822

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED
403 - VAR-75819 and VAR-75820
403 - VAR-75821 and SDR-75822
403 - TMP-75823

PROTESTS
0 - VAR-75819 and VAR-75820
0 - VAR-75821 and SDR-75822
0 - TMP-75823

APPROVALS
0 - VAR-75819 and VAR-75820
0 - VAR-75821 and SDR-75822
0 - TMP-75823

JB

**** CONDITIONS ****

VAR-75819 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75820), Variance (VAR-75821), Site Development Plan Review (SDR-75822) and Tentative Map (TMP-75823) shall be required, if approved.

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

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

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

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

VAR-75820 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75819), Variance (VAR-75821), Site Development Plan Review (SDR-75822) and Tentative Map (TMP-75823) shall be required, if approved.

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

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

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

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

VAR-75821 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75819), Variance (VAR-75820), Site Development Plan Review (SDR-75822) and Tentative Map (TMP-75823) shall be required, if approved.

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

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

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

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

SDR-75822 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75819), Variance (VAR-75820), Variance (VAR-75821) and Tentative Map (TMP-75823) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 0314/19, except as amended by conditions herein.

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

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

6. 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.

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

8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

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

11. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Bonanza Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Prior to the submittal of any construction drawings, meet with City of Las Vegas Fire Engineering Department, the Traffic Engineering Department and the Sanitary Sewer Section of the Department of Public Works to discuss the final location of the proposed gate.

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

14. Submit a License Agreement for landscaping and private improvements in the Bonanza Road public right-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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

TMP-75822 CONDITIONS

Planning

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

2. Approval of Variance (VAR-75819), Variance (VAR-75820), Variance (VAR-75821) and Site Development Plan Review (SDR-75822) shall be required, if approved.

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

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

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

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

Public Works

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

8. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Bonanza Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

10. Submit a License Agreement for landscaping and private improvements in the Bonanza Road public right-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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

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

13. Comply with all applicable conditions of approval for Site Development Plan Review SDR-75822 and any other site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct an 18-unit Single-Family, Attached [Duplex] residential subdivision on a 2.14-acre undeveloped property located on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. In addition to the standard Tentative Map (TMP-75823) and Site Development Plan Review (SDR-75822), the applicant is requesting three additional Variances (VAR-75819, VAR-75820 and VAR-75821).

ISSUES

- The Single Family, Attached (Duplex) use is permitted in the R-2 (Medium-Low Density Residential) zoning district.
- A Variance (VAR-75819) of Title 19.06.100 is required to allow residential buildings to have a height of three stories where two stories is the maximum allowed on lot one of a three lot proposed residential subdivision. Staff does not support this request.
- A Variance (VAR-75820) of Title 19.06.100 is required to allow residential buildings to have a height of three stories where two stories is the maximum allowed on lot two of a three lot proposed residential subdivision. Staff does not support this request.
- A Variance (VAR-75821) of Title 19.06.100 is required to allow a 47-foot wide access control gate where 50 feet is required; to allow sidewalks on one side where sidewalks on both sides are required and to allow a Connectivity Ratio of 1.00 where 1.30 is required. Staff does not support this request.

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan and has a current land use designation of ML (Medium Low Density Residential) and zoning designation of R-2 (Medium-Low Density Residential) on a 2.14-acre undeveloped property located on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The proposed Single Family, Attached [Duplex] use is permitted in the R-2 (Medium-Low Density Residential) zoning district.

The applicant has proposed to develop the subject 2.14 acre site into an 18-unit Single-Family, Attached [Duplex] development containing, which requires an associated Site Development Plan Review (SDR-75822). As proposed, the 18-unit development will have a density of 8.41 units per acre, which complies with the 8.49 units per acre maximum

allowed by the ML (Medium Low Density Residential) land use designation. The applicant has proposed an associated Tentative Map (TMP-75823) for the proposed development which will subdivide the site into three lots. Lot 1 is designated as 0.688 acres and will be developed with 10 residential units. Lot 2 is designated as 0.562 acres and will be developed with eight residential units. Lot 3 is designated as 0.889 acres and will be developed as a 47-foot wide gated private street. Furthermore, the subject site complies with Title 19.06.100 development standards, which allows 6-12 dwelling units per lot.

The submitted drawings indicate that the subject site will be comprised of three residential unit types, which are designated as Type #1, #2 and #3. The proposed development will provide eight Type #1 and Type #2 residential dwellings and ten Type #3 residential dwellings. Type #1 and #2 are proposed to be three stories and 35 feet in height measured to the flat roof, which does not meet Title 19.06.100 development standards, which limits building height to two stories or 35 feet. Type #3 is proposed to be two stories and approximately 25 feet in height measured to the flat roof, which does meet Title 19.06.100 development standards. The applicant has requested two Variances (VAR-75819 and VAR-75820) to allow residential buildings to have a height of three stories where two stories is the maximum allowed on Lot #1 and Lot #2 of the proposed residential subdivision. The submitted elevations indicate the building facades will have a combination of “Cobblestone Path,” “Terracotta Sand,” “Barnwood Gray,” “Mink,” and “Muslin” smooth stucco with black iron railings.

Access to the site is provided from Bonanza Road, which is identified as a 60-70-foot wide Minor Collector via a proposed 47.5-foot wide private street with a gated entrance. Pursuant to Title 19.04.070(B), “Where access control gates are to be used in conjunction with private streets, the principal vehicular entrance gate must have a minimum width of 50 feet.” The applicant has requested a Variance (VAR-75821) to allow the proposed 47.5-foot wide private street with access control gate where 50 feet is required. Furthermore, the Department of Public Works has indicated that the location of the proposed gate for this site conflicts with Traffic Engineering, Fire Department and Sanitary Sewer guidelines, which will require relocation of the proposed sewer line.

Pursuant to Title 19.04.230 Private Gated Community Streets development standards, private streets are required to comply with three available street cross sections, which are 24 feet, 28 feet and 33 feet wide, respectively, with a sidewalk on one side. As the proposed 47.5-foot wide private street with sidewalk does not comply with the three available cross sections, the proposed private street must then comply with the minimum construction standards for public streets. Pursuant to Title 19.04.220 47-foot Residential Street (Narrow Lot) development standards the proposed private street must provide a five-foot sidewalk on both sides of the street. Since the proposed private street does not comply with this standard, the applicant has requested a Variance (VAR-75821) to allow sidewalks on one side where sidewalks on both sides are required.

Also, pursuant to Title 19.04.040 development within the R-2 (Medium-Low Density Residential) zoning district all residential development is subject to the minimum 1.30 Connectivity Ratio (links/nodes). As the proposed development consists of one link and one node, the applicant has requested a Variance (VAR-75821) to allow a Connectivity Ratio of 1.00 where 1.30 is the minimum required for the proposed development.

The on-site parking area is located within the interior of the subject site. The site will provide two garage parking spaces for each unit, which complies with the 36 parking spaces required by Title 19.06.100. Pursuant to Title 19.06.100 Table 6, "for any use approved for this district other than Single Family Residential (Attached or Detached) the on-site parking requirements shall be as outlined in LVMC 19.12.060," which requires additional guest parking. However, as the subject site is proposed to be a 18-unit Single Family, Attached [Duplex] development, Title 19.06.100 Table 6 requires a minimum of two unimpeded spaces per dwelling unit.

Pursuant to Title 19.06.100 Table 5, a six-foot landscape buffer is required adjacent to the right-of-way for residential developments with five or more lots. As the proposed, Tentative Map (TMP-75821) only proposes to develop three lots, no perimeter landscaping is required for the proposed development. However, the applicant has submitted a proposed landscape plan for the development. The submitted landscape plan indicates a combination of 24-inch box "Chaste", "Italian Stone Pine", "Italian Cypress" and "Windmill Palm" trees and five-gallon "Compact Desert Ranger", "Feathery Cassia", "Desert Ruellia" and "Desert Bluestar" shrubs will be planted throughout the site.

Staff notes that the submitted cross sections show elevations indicating a relatively flat area. The site is surrounded by walls and no new walls appear to be proposed. Although the subject site is a flag-shaped lot, staff finds that the subject sites provides an adequate buildable area, which would allow compliance with Title 19 development standards. As such, staff notes the subject site does not provide a significant hardship to warrant approval the requested Variances, as the development could be redesigned to provide further compliance with Title 19. As the proposed development is inconsistent with Title 19 development standards pertaining to building height and 19.04 Complete Street development standards, staff recommends denial of the three Variances, Site Development Plan Review and associated Tentative Map request.

FINDINGS (VAR-75819)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to develop three story structures where two stories is the maximum allowed adjacent to existing single-family land uses. Alternative building design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-75820)

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

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

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict

> application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to develop three story structures where two stories is the maximum allowed adjacent to existing single-family land uses. Alternative building design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-75821)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to develop a private street which does not meet Title 19.04 Complete Street development standards. Alternative street design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-75822)

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

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

   The proposed 18-unit Single Family, Attached [Duplex] development is not compatible with the adjacent single-family residential and commercial development in the area, as evidenced by the required Variances to allow deviations from Title 19.04 Complete Street and Title 19.06.100 building height development standards.

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

   The proposed 18-unit Single Family, Attached [Duplex] development does not comply with established and Title 19.04 Complete Street and Title 19.06.100 building height development standards as evidenced by the requested Variances.

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

   Primary site access is from Bonanza Road, which is classified as a 60 to 70-foot Minor Collector Street in Title 13, which provides adequate capacity to serve the proposed use. Access to the site is provided from a proposed 47.5-foot wide private street with a gated entrance. Pursuant to Title 19.04.070(B), "Where access control gates are to be used in conjunction with private streets, the principal vehicular entrance gate must have a minimum width of 50 feet. The applicant has requested a Variance (VAR-75821) to allow the proposed 47.5-foot wide private street with access control gate where 50 feet is required. Furthermore, the Department of Public Works has indicated that the location of the proposed gate for this site conflicts with Traffic Engineering, Fire Department and Sanitary Sewer guidelines, which will require relocation of the proposed sewer line.

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

   The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted elevations indicate the building facades will have a combination of "Cobblestone Path", "Terracotta Sand," "Barnwood Gray," "Mink," and "Muslin" smooth stucco with black iron railings. The proposed landscape buffers will have a combination of trees and shrubs which are consistent with the Southern Nevada Regional Plant List.

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

   The design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious compatible, they are compatible with development in the surrounding area.

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

   The proposed residential development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

FINDINGS (TMP-75822)

The proposed Tentative Map conforms to Nevada Revised Statutes. However, staff has determined that the Tentative Map does not conform Title 19, as evidenced by the requested Variances to allow deviations from Title 19.04 Complete Street development standards. Therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/18/61	The Board of City Commissioners approved a Rezoning (Z-0061-60) from R-E (Residence Estates) to R-1 (Single Family Residential) between Bonanza Road and Washington Avenue, approximately 1,320 feet east of the centerline of Decatur Boulevard. The Planning Commission and staff recommended approval. The property was hard zoned on 07/26/61.
10/24/73	The Board of City Commissioners denied a request for Rezoning (Z-0083-73) from R-E (Residence Estates) to R-1 (Single Family Residential) on approximately 5.00 acres on the north side of Bonanza Road, approximately and Washington Avenue, approximately 1,320 feet east of Decatur Boulevard. The Planning Commission recommended approval.
09/27/12	A two-lot Parcel Map (PMP-43732) on 4.95 acres at 4500 West Bonanza Road was recorded. The zoning for this site was R-1 (Single Family Residential) at this time.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
11/19/14	The City Council voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-55775) from PF (Public Facilities) to ML (Medium Low Density Residential) on 2.19 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission recommended denial; staff recommended approval.
	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (ZON-55777) from R-1 (Single Family Residential) to R-3 (Medium Density Residential) on 2.19 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission recommended denial; staff recommended approval.
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-55779) for a proposed 39-unit multi-family residential development with a Waiver to allow a zero-foot perimeter landscape buffer along a portion of the west property line where six feet is required on 2.19 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission recommended denial; staff recommended approval.
09/06/17	The City Council approved a request for a General Plan Amendment (GPA-70682) from PF (Public Facilities) to ML (Medium Low Density Residential) on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-70683) from R-1 (Single Family Residential) to R-2 (Medium-Low Density Residential) on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and staff recommended approval of the request.

Most Recent Change of Ownership	
11/09/15	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/30/19	A pre-application meeting was held to discuss submittal requirements for applications related to a proposed Variance, Site Development Plan Review and Tentative Map for a proposed duplex single-family residential (condominium) development.

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

Field Check	
02/28/19	During a routine site inspection staff observed an undeveloped site free of trash and debris, with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	2.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Church/House of Worship	PF (Public Facilities)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached and Attached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
	Church/House of Worship	PF (Public Facilities)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.100, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size (Lot #1)	6,500 SF	29,993 SF	Y
Min. Lot Size (Lot #2)	6,500 SF	24,503 SF	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Building Height	Two Stories or 35 Feet	Three Stories, 35 Feet	N*

*The applicant has requested Variances (VAR-75819 and VAR-75820) to allow residential buildings to have a height of three stories where two stories is the maximum allowed on Lots 1 and 2 of the three lot proposed residential subdivision.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Minor Collector	Title 13	60-70	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	1	-
Intersection – Internal	-	-
Cul-de-sac Terminus	-	1
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus w/ Temporary Turn Around Easements	-	-
Non-Vehicular Path - Unrestricted	-	-
Total	1.00	1.0

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**

*The applicant has requested a Variance (VAR-75821) to allow a connectivity ratio of 1.00 where 1.30 is required

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Residential (Duplex)	18 du	2 spaces per du	36				
TOTAL SPACES REQUIRED			36		36		Y*
Regular and Handicap Spaces Required			36	0	36	0	Y*

*Pursuant to Title 19.06.100 Table 6 “any use approved for this district other than Single Family Residential (Attached or Detached) the on-site parking requirements shall be as outlined in LVMC 19.12.060, which requires additional guest parking. However, as the subject site is proposed to be an 18-unit Single Family, Attached (Duplex) development; Title 19.06.100 Table 6 requires a minimum of two unimpeded spaces per dwelling unit.

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) TENTATIVE MAP / WAIVER OF STANDARDS

Project Address (Location) North side of Bonanza Road approximately 1630 ft east of intersection of Decatur Blvd.

Project Name Montage Estates **Proposed Use** R-2 (Residential Condos)

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric Crear

General Plan: Existing ML Proposed _____ **Zoning:** Existing R-2 Proposed _____

Additional Information R-2 Zoning Requires 6500 sq.ft. lots and a maximum of 6-12 dwelling units per lot. In light of this aspect, a parcel map will subdivide into 2 lots, then a condo map for 10 units on Lot 1 and a condo map for 8 units on Lot 2. A total of 3 maps.

Property Owner SK USA, LLC Contact George Varhelyi
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail GV23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail CsabaMeiszburger@me.com Phone (702) 237-4070

Representative SK USA, LLC. Contact Csaba Meiszburger
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail CsabaMeiszburger@me.com Phone (702) 237-4070

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

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

City Official _____ **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 GVarhelyi
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name GEORGE VARHELYI

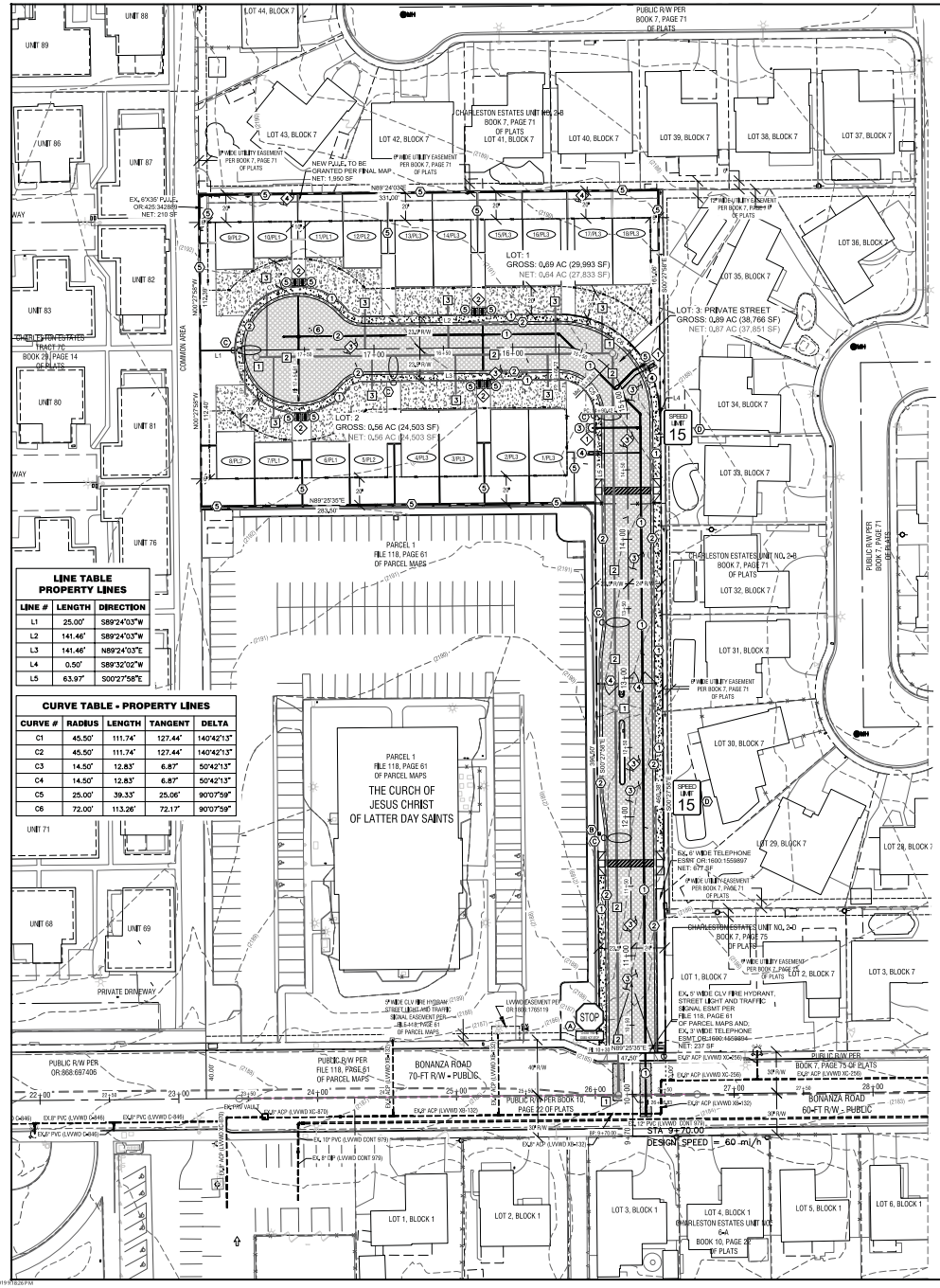
Subscribed and sworn before me State of Nevada County of Clark

This 22nd day of January, 20 19

Jim Liaos
Notary Public in and for said County and State

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-75700
02/19/19


PUBLIC R/W PER BOOK 7, PAGE 71 OF PLATS
LOT 44, BLOCK 7
LOT 43, BLOCK 7
LOT 42, BLOCK 7
CHARLESTON ESTATES UNIT NO. 2-B BOOK 7, PAGE 71 OF PLATS
LOT 41, BLOCK 7
LOT 40, BLOCK 7
LOT 39, BLOCK 7
LOT 38, BLOCK 7
LOT 37, BLOCK 7
LOT 36, BLOCK 7
LOT 35, BLOCK 7
LOT 34, BLOCK 7
LOT 33, BLOCK 7
LOT 32, BLOCK 7
LOT 31, BLOCK 7
LOT 30, BLOCK 7
LOT 29, BLOCK 7
LOT 28, BLOCK 7
UNIT 88
UNIT 89
UNIT 86
UNIT 87
UNIT 82
UNIT 83
UNIT 80
UNIT 81
UNIT 76
UNIT 71
UNIT 68
UNIT 69
CHARLESTON ESTATES TRACT 70 BOOK 28, PAGE 14 OF PLATS
COMMON AREA
NEW PULL, TO BE GRANTED PER FINAL MAP NET: 1,950 SF
EX. 6"X35' PULL, OR 425-342880 NET: 210 SF
LOT: 1 GROSS: 0.69 AC (29,993 SF) NET: 0.64 AC (27,833 SF)
LOT: 2 GROSS: 0.56 AC (24,503 SF) NET: 0.56 AC (24,503 SF)
LOT: 3: PRIVATE STREET GROSS: 0.89 AC (38,766 SF) NET: 0.87 AC (37,851 SF)
PARCEL 1 FILE 118, PAGE 61 OF PARCEL MAPS
THE CURCH OF JESUS CHRIST OF LATTER DAY SAINTS
CHARLESTON ESTATES UNIT NO. 2-A BOOK 7, PAGE 71 OF PLATS
CHARLESTON ESTATES UNIT NO. 2-D BOOK 7, PAGE 75 OF PLATS
CHARLESTON ESTATES UNIT NO. 3-C BOOK 10, PAGE 28 OF PLATS
PUBLIC R/W PER BOOK 10, PAGE 22 OF PLATS
BONANZA ROAD 70-FT R/W - PUBLIC
BONANZA ROAD 60-FT R/W - PUBLIC
PRIVATE DRIVEWAY
STOP
SPEED LIMIT 15
STA 9+70.00
DESIGN SPEED = 60 mi/h
EX. 8" WATER TELEPHONE ESMT DR-1990-155897 NET: 677 SF
EX. 8" WATER TELEPHONE ESMT DR-1990-165804 NET: 237 SF
EX. 10" PVC (LVWD CONT 570)
EX. 8" DIP (LVWD CONT 570)
EX. 6" PVC (LVWD CONT 570)
EX. 12" PVC (LVWD CONT 570)
EX. 8" PVC (LVWD CONT 570)
EX. 8" ACP (LVWD XC-256)
EX. 8" ACP (LVWD XC-330)
EX. 8" ACP (LVWD XC-331)
EX. 8" ACP (LVWD XC-332)
EX. 8" ACP (LVWD XC-333)
EX. 8" ACP (LVWD XC-334)
EX. 8" ACP (LVWD XC-335)
EX. 8" ACP (LVWD XC-256)
EX. 8" PVC (LVWD D-848)
EX. 8" PVC (LVWD D-849)
EX. 8" PVC (LVWD D-850)
EX. 8" PVC (LVWD D-851)
EX. 8" PVC (LVWD D-852)
EX. 8" PVC (LVWD D-853)
EX. 8" PVC (LVWD D-854)
EX. 8" PVC (LVWD D-855)
EX. 8" PVC (LVWD

SHRUBS, 5 GAL MIN.



COMPACT DESERT RANGER



FEATHERY CASSIA



DESERT RUELLIA



DESERT BLUESTAR

BOX TREES, 24" MIN.



CHASTE TREE



ITALIAN STONE PINE



ITALIAN CYPRESS



WINDMILL PALM

TRELLISES AND GROUND COVER



SEE BUILDING ELEVATION FOR QUANTITY, LOCATIONS, AND DIMENSIONS OF TRELLIS



VIRGIN'S BOWER

CONCRETE FINISHES



AGGREGATE SURFACE



TYPICAL CONCRETE WALK

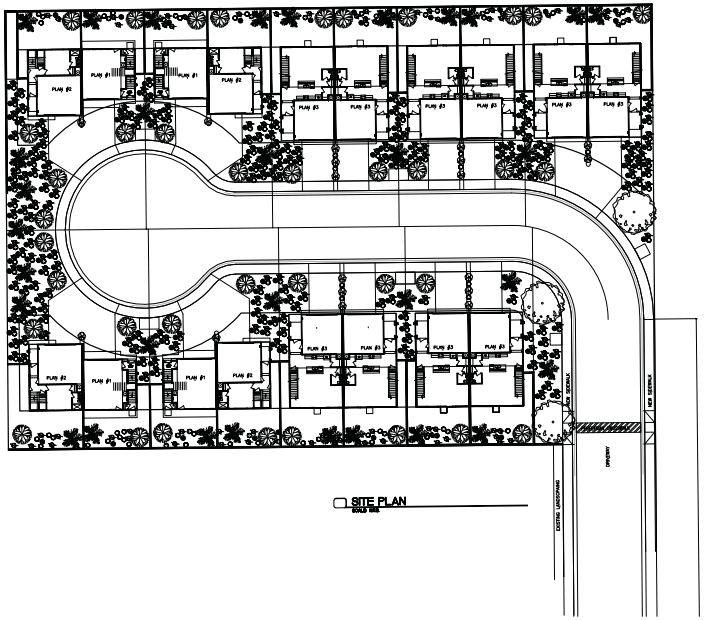


CRUSHED GRANITE

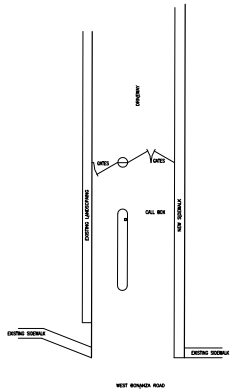
GROUND COVER TO BE DROUGHT TOLERANT



BOOTHILL EUPATORIUM



SITE PLAN



LANDSCAPE PLAN

NORTH

PRJ-75700
03/14/19

LARRY TINDALL
RESIDENTIAL DESIGNER
FAX (702) 896-8352

MONTAGE ESTATES

LARRY TINDALL
RESIDENTIAL DESIGNER

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OFFICE (702) 897-8997

LAS VEGAS, NEVADA 89123

REVISION	DATE	NOTES

LANDSCAPE PLAN

JOB NO. A010
FILE NAME:
DATE: 10-23-18
UPDATE:

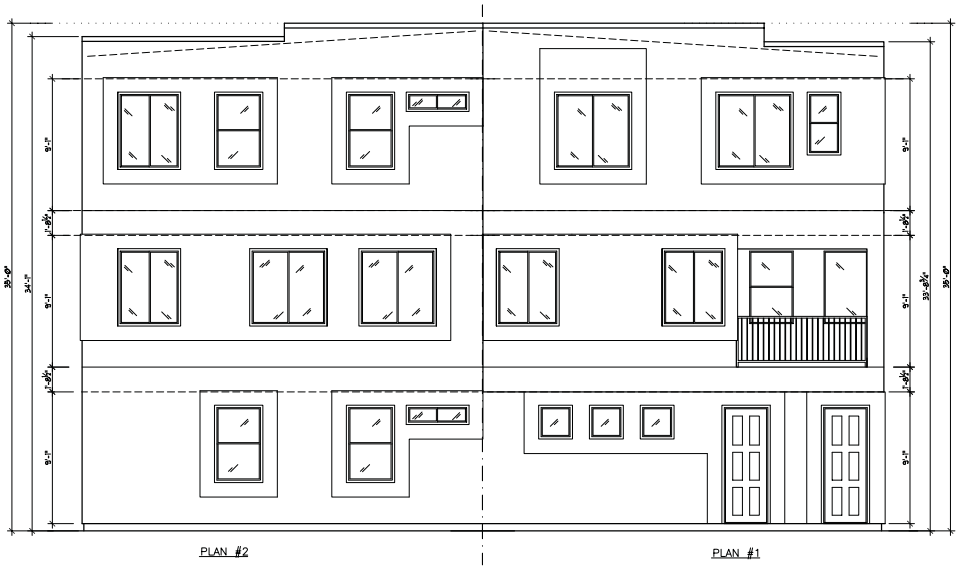
AL010

1761 CARLOS DR



PLAN #2

(4) RIGHT ELEVATION BUILDING TYPE #1
SCALE: 1/4" = 1'-0"



PLAN #2 PLAN #1

(3) REAR ELEVATION BUILDING TYPE #1
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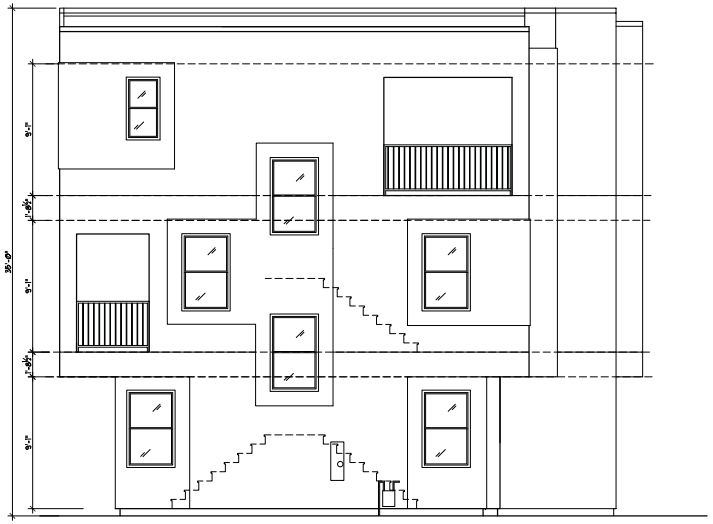

PLAN #1

(2) LEFT ELEVATION BUILDING TYPE #1
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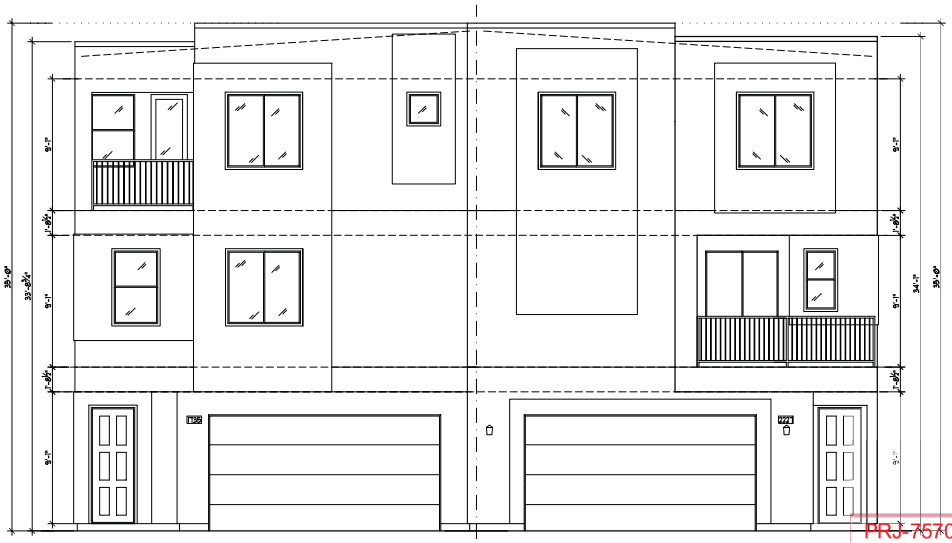

PLAN #1 PLAN #2

(1) FRONT ELEVATION BUILDING TYPE #1
SCALE: 1/4" = 1'-0"

PRJ-75700
03/14/19

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MONTAGE ESTATES
BUILDING TYPE #1

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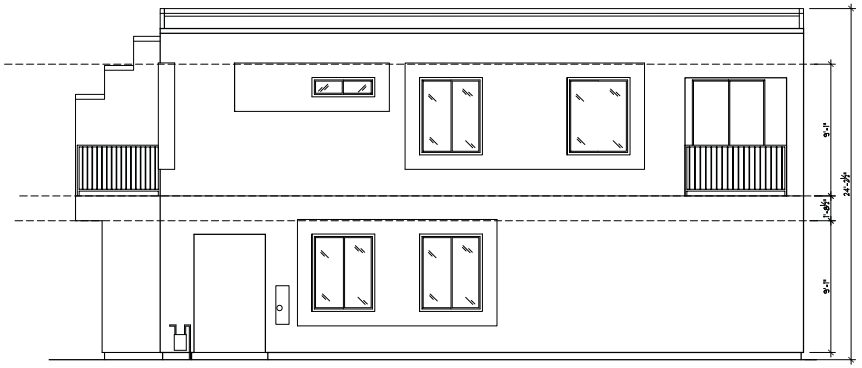
REVISION	DATE	NOTES

JOB NO:
FILE NAME:
DATE: 3-8-19
UPDATE:

ELEVATIONS

AB040



PLAN #3

(4) RIGHT ELEVATION BUILDING TYPE #2
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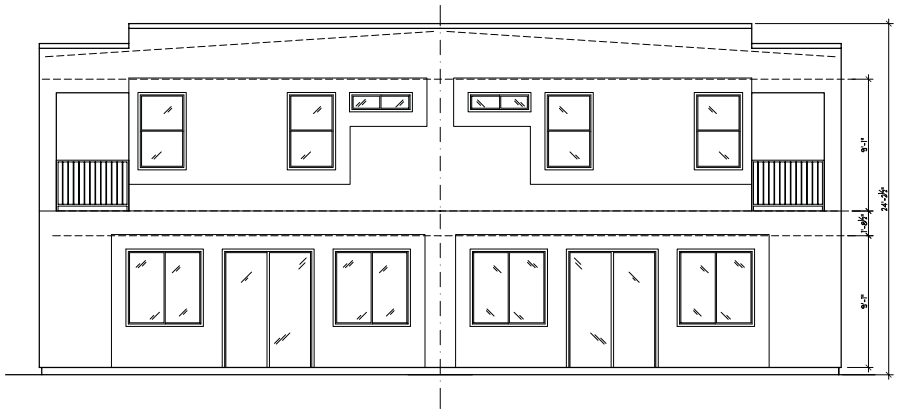

PLAN #3

PLAN #3

(3) REAR ELEVATION BUILDING TYPE #2
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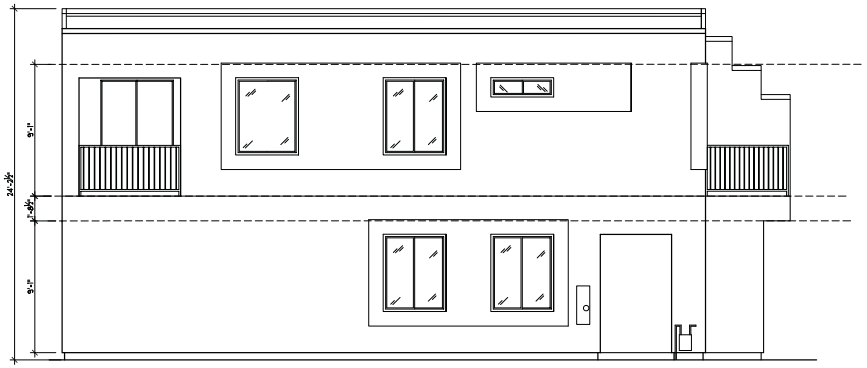

PLAN #3

(2) LEFT ELEVATION BUILDING TYPE #2
SCALE: 1/4" = 1'-0"



PLAN #3

PLAN #3

(1) FRONT ELEVATION BUILDING TYPE #2
SCALE: 1/4" = 1'-0"

PRJ-75700
03/14/19

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MONTAGE ESTATES
BUILDING TYPE #2

LARRY TINDALL
RESIDENTIAL DESIGNER

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REVISION	DATE	NOTES

JOB NO:
FILE NAME:
DATE: 3-8-19
UPDATE:

ELEVATIONS

AB041







DUNN-EDWARDS
COBBLESTONE PATH
DE6068

DUNN-EDWARDS
TERRACOTTA SAND
DE6136

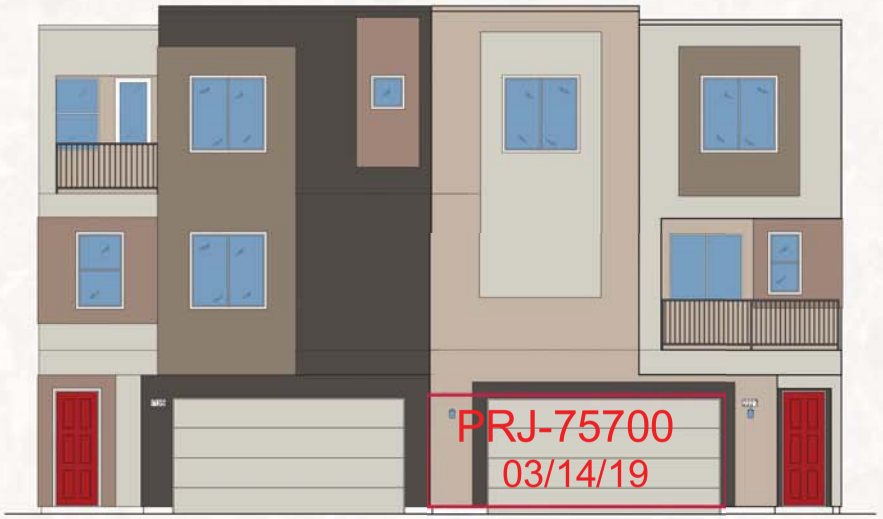
DUNN-EDWARDS
MUSLIN
DE6227

DUNN-EDWARDS
BARNWOOD GRAY
DET620

DUNN-EDWARDS
MINK
DE6392



(2) LEFT ELEVATION BUILDING
SCALE: 1/4" = 1'-0"



PRJ-75700
03/14/19

(1) FRONT ELEVATION BUILDING
SCALE: 1/4" = 1'-0"

MONTAGE ESTATES







DUNN-EDWARDS
COBBLESTONE PATH
DE6068

DUNN-EDWARDS
TERRACOTTA SAND
DE6136

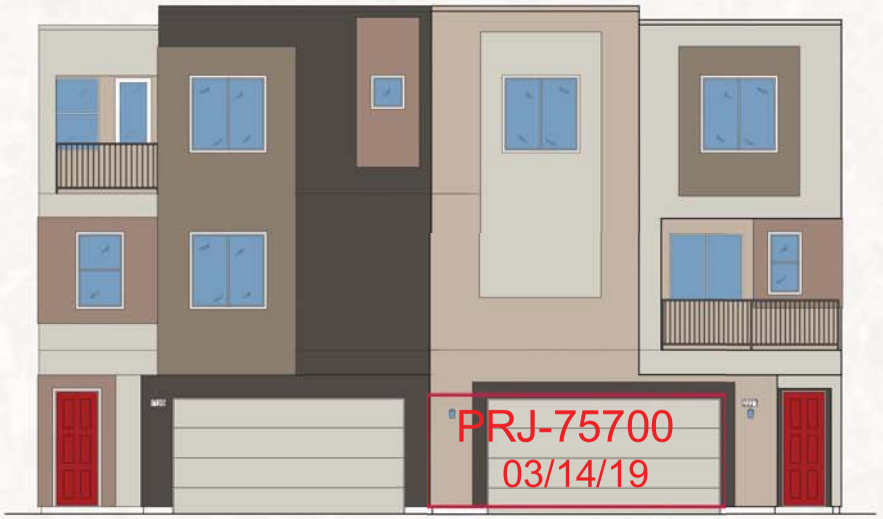
DUNN-EDWARDS
MUSLIN
DE6227

DUNN-EDWARDS
BARNWOOD GRAY
DET620

DUNN-EDWARDS
MINK
DE6392



(2) LEFT ELEVATION BUILDING
SCALE: 1/4" = 1'-0"



PRJ-75700
03/14/19

(1) FRONT ELEVATION BUILDING
SCALE: 1/4" = 1'-0"

MONTAGE ESTATES







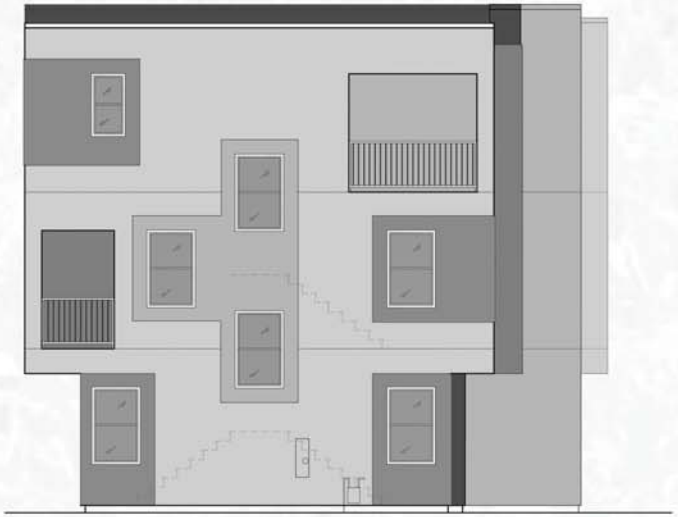
DUNN-EDWARDS
COBBLESTONE PATH
DE6068

DUNN-EDWARDS
TERRACOTTA SAND
DE6136

DUNN-EDWARDS
MUSLIN
DE6227

DUNN-EDWARDS
BARNWOOD GRAY
DET620

DUNN-EDWARDS
MINK
DE6392



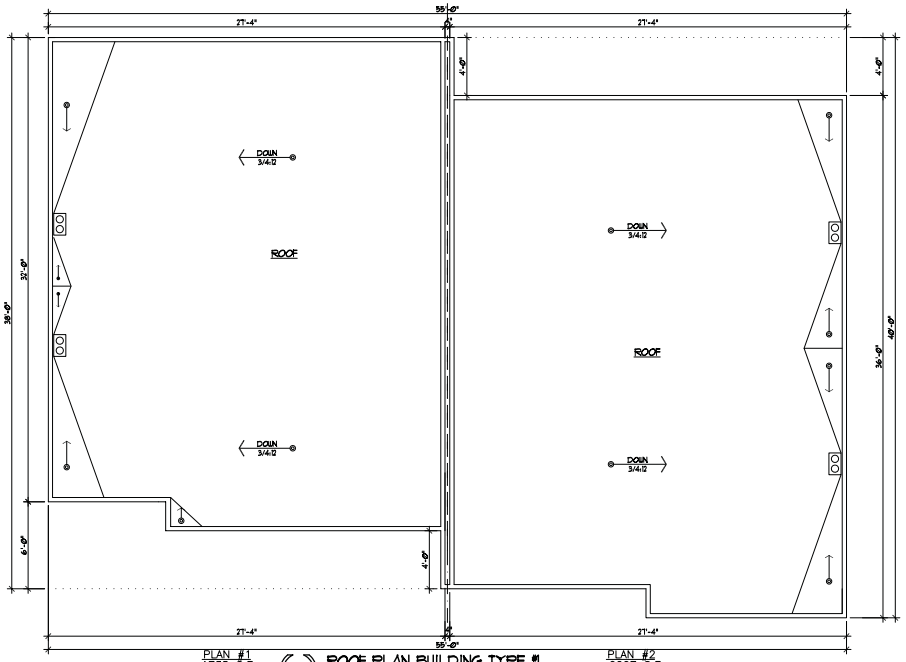
(2) LEFT ELEVATION BUILDING
SCALE: 1/4" = 1'-0"



PRJ-75700
03/14/19

(1) FRONT ELEVATION BUILDING
SCALE: 1/4" = 1'-0"

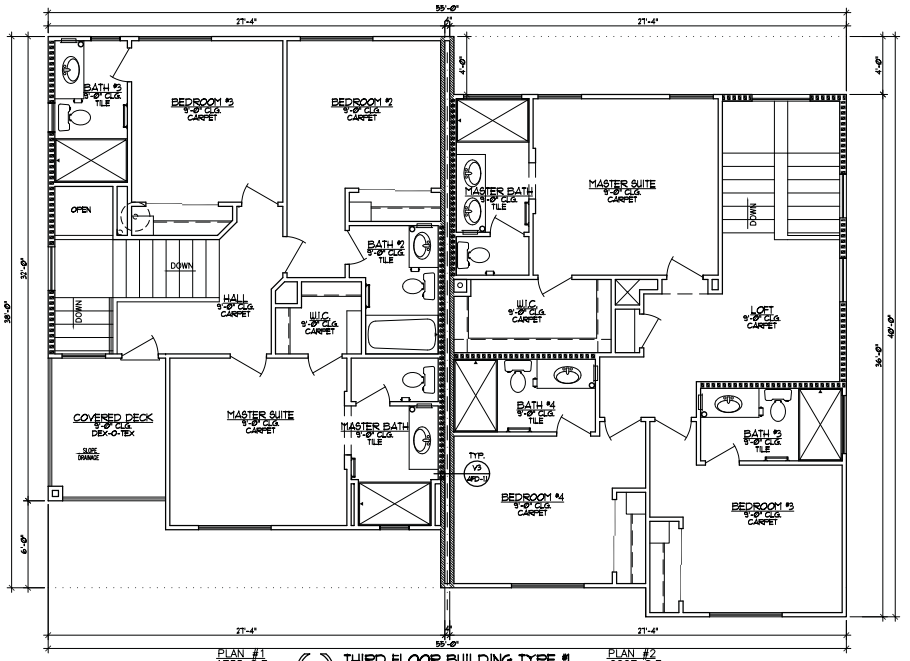
MONTAGE ESTATES



PLAN #1 1735 S.F. | PLAN #2 2227 S.F.

(4) ROOF PLAN BUILDING TYPE 1

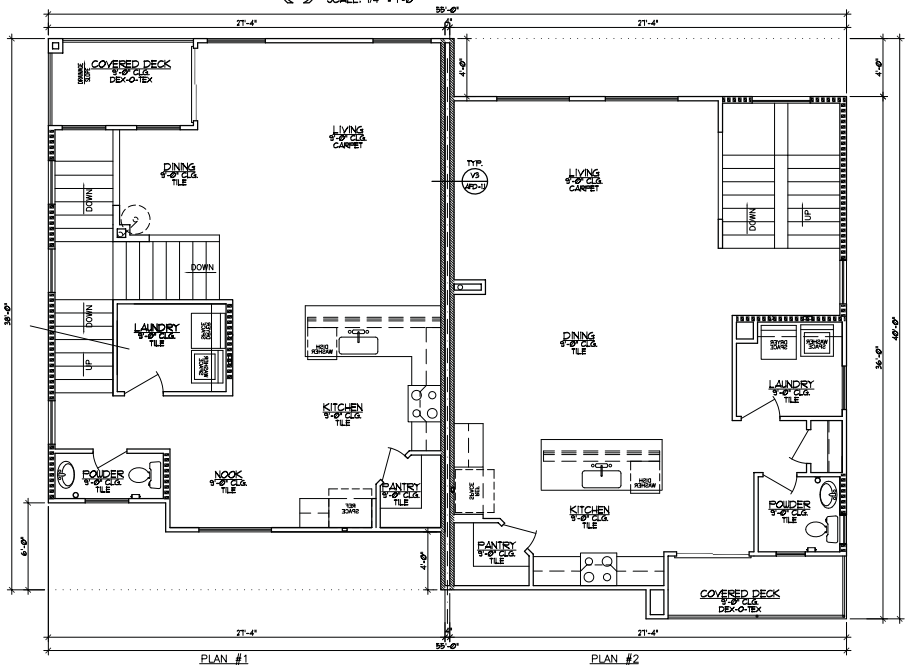
SCALE: 1/4" = 1'-0"



PLAN #1 1735 S.F. | PLAN #2 2227 S.F.

(3) THIRD FLOOR BUILDING TYPE 1

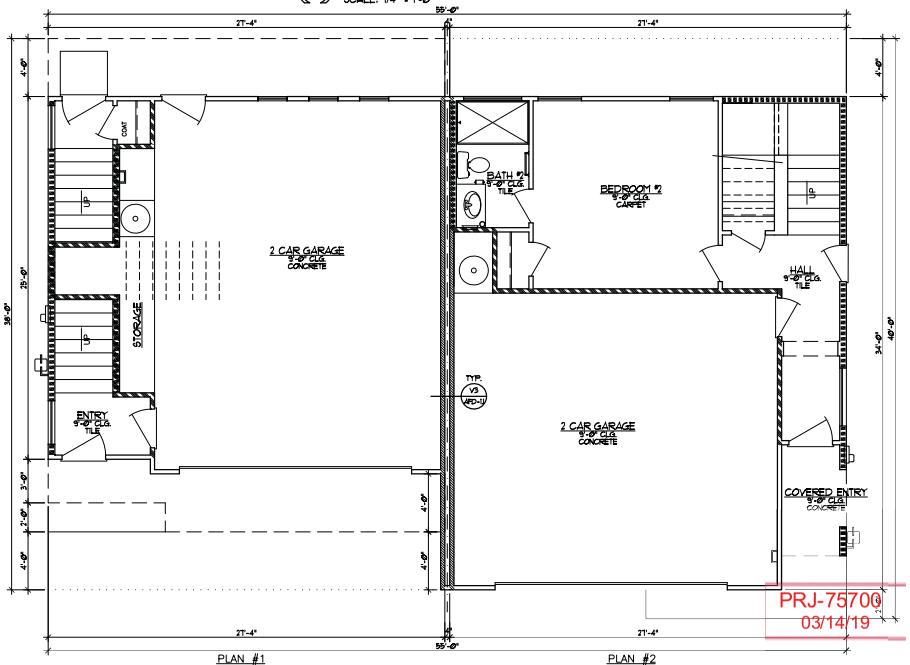
SCALE: 1/4" = 1'-0"



PLAN #1 1735 S.F. | PLAN #2 2227 S.F.

(2) SECOND FLOOR BUILDING TYPE 1

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



PRJ-75700
03/14/19

PLAN #1 1735 S.F. | PLAN #2 2227 S.F.

(1) FIRST FLOOR BUILDING TYPE 1

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

LARRY TINDALL
RESIDENTIAL DESIGNER
3047 E. WARM SPRINGS SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 897-5597 FAX (702) 896-8352

MONTAGE ESTATES

BUILDING TYPE #1

LARRY TINDALL
RESIDENTIAL DESIGNER

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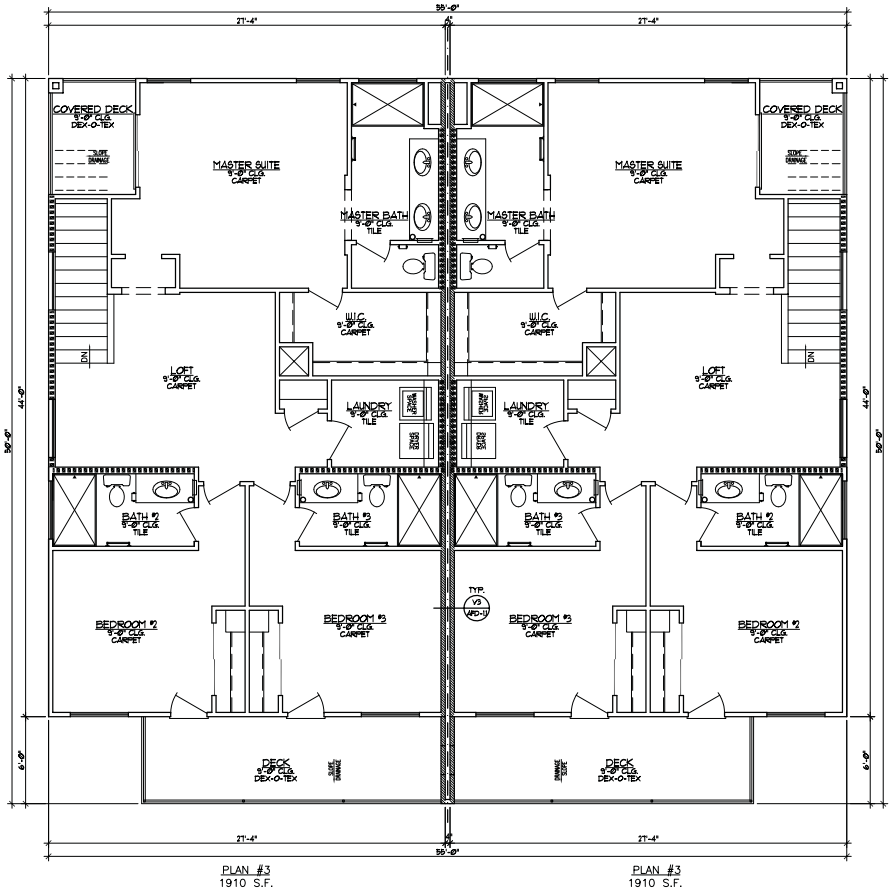
REVISION	DATE	NOTES

JOB NO:
FILE NAME:
DATE: 3-8-19
UPDATE:

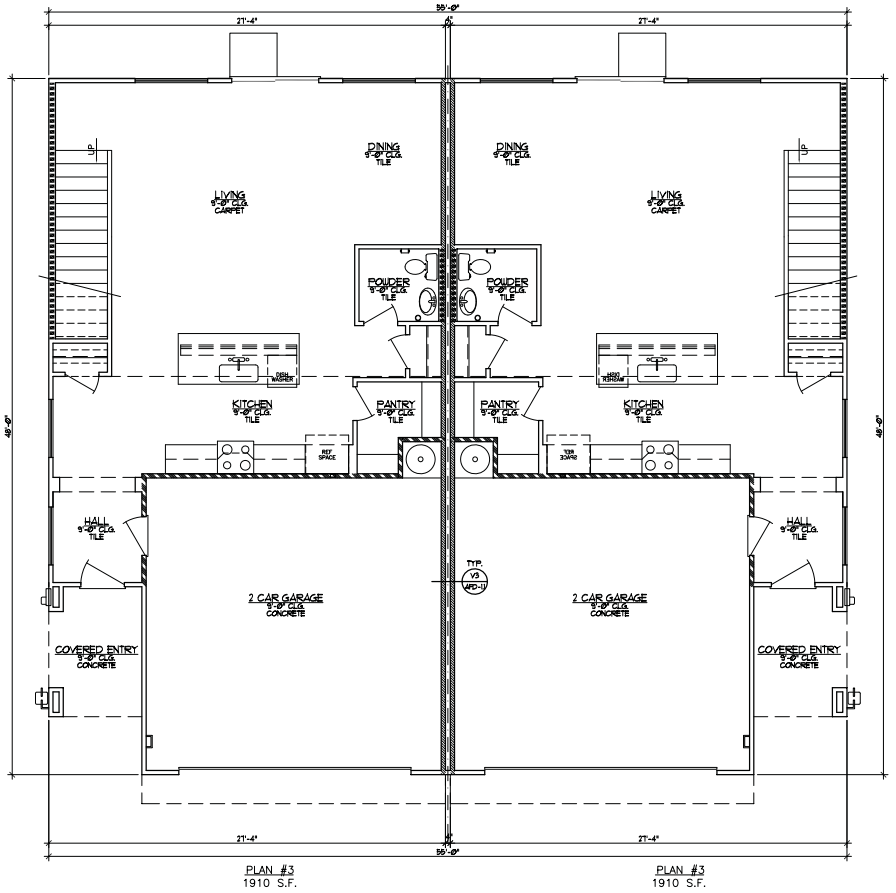
FLOOR PLANS

AB010



(2) SECOND FLOOR BUILDING TYPE #2

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



(1) FIRST FLOOR BUILDING TYPE #2

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

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MONTAGE ESTATES
BUILDING TYPE #2

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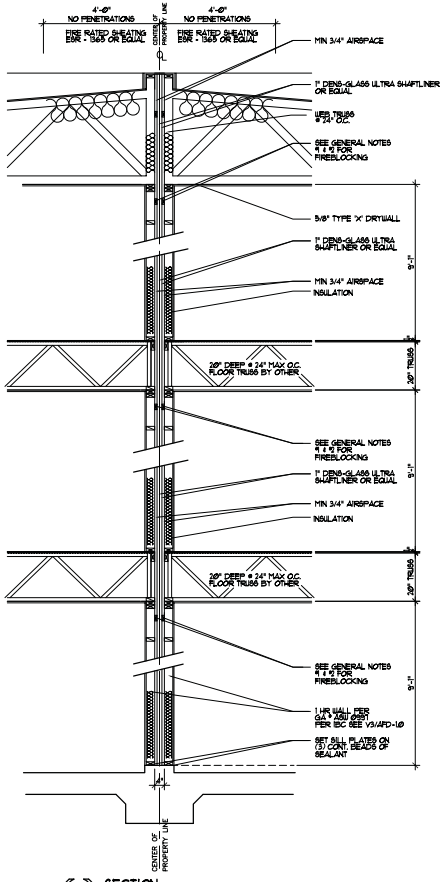
REVISION	DATE	NOTES

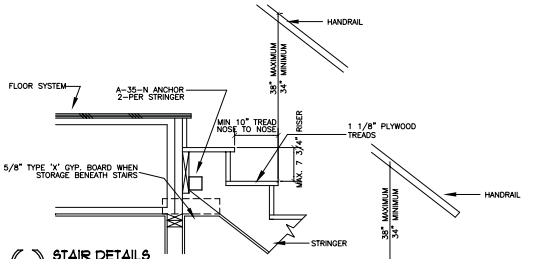
JOB NO.:
FILE NAME:
DATE: 3-8-19
UPDATE:

FLOOR PLANS

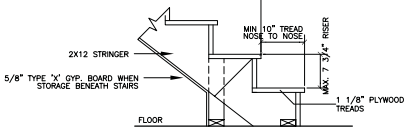
AB011



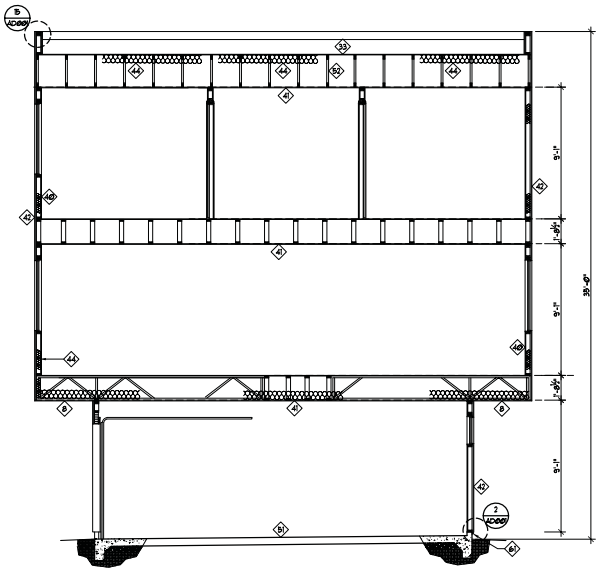
(D) SECTION
SCALE: N.T.S. FIRE RATED WALL COMPLIES W/ UL263



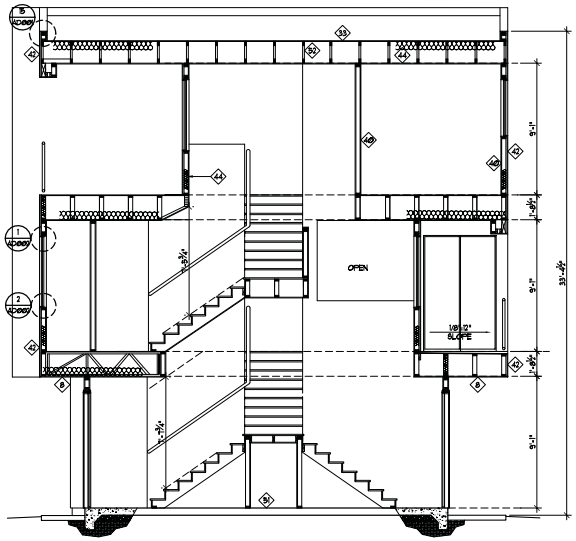
(3) STAIR DETAILS
SCALE: N.T.S.



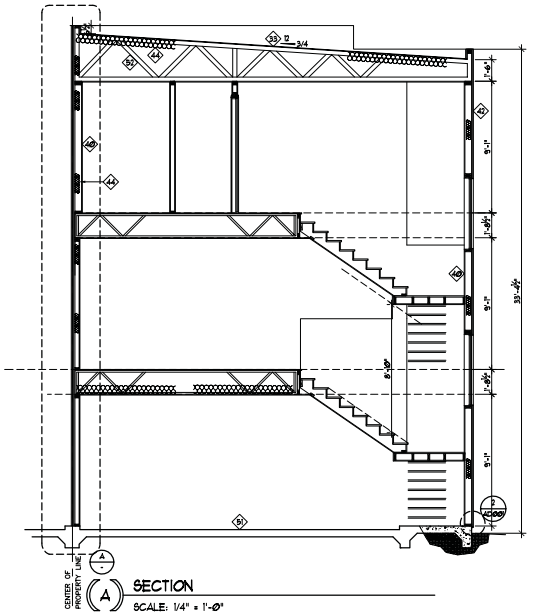
(2) STAIR DETAILS
SCALE: N.T.S.



(C) SECTION
SCALE: 1/4" = 1'-0"



(B) SECTION
SCALE: 1/4" = 1'-0"



(A) SECTION
SCALE: 1/4" = 1'-0"

KEYNOTES:

8 STUCCO CEILING W/ EXPANDED METAL LATHE

27 WHEN FOUNDATION IS LESS THAN 5'-0" FROM PROPERTY LINE ROOF SHALL HAVE FIRE-RETARDANT TREATED WOOD OR ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD INSTALLED DIRECTLY BENEATH THE ROOF SHEATHING. GYPSUM BOARD IS DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF NOMINAL 2" (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A MINIMUM DISTANCE OF 4'-0" (1220 MM). NO ROOF OPENINGS ARE ALLOWED WITHIN 3'-0" OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL TYPICAL.

33 ROOFING MATERIAL, SEE OWNER FOR FINISH AND COLOR.

40 1/2" GYPSUM BOARD.

41 5/8" TYPE 'X' GYPSUM BOARD

42 1 COAT STUCCO SYSTEM, AS MFG. WESTERN L-KOTE EXTERIOR STUCCO SYSTEM ESR-1681 OR APPROVED EQUAL NOTE: TYPICAL AT ALL GABLE END. STUCCO SYSTEM SHALL BE AN APPROVED SYSTEM BY AN APPROVED APPLICATOR.

43 2X4 FRAMING @ 16" O.C. TYP. U.N.O.

44 INSULATION PER IECC. SEE MECHANICAL PLANS FOR R-VALUES.

50 CONCRETE SLAB, SEE STRUCTURAL DWGS.

52 ROOF TRUSS, SEE STRUCTURAL DRAWINGS.

61 STUCCO WEEP SCREED TO BE 4" MINIMUM ABOVE GRADE.

STAIR NOTES

1) TREADS AND RISERS MUST ALL BE CONSISTANT TO 3/8" TOLERANCE.

2) RISERS ON STAIRWAYS SHALL NOT EXCEED 7 3/4 INCHES, AND RUNS SHALL NOT BE LESS THAN 10 INCHES.

3) MINIMUM 6'-8" HEAD CLEARANCE VERTICAL FROM TREAD NOSING.

4) HANDRAILS SHOULD NOT PROJECT MORE THAN 3 1/2" INTO EACH SIDE OF THE REQUIRED STAIRWAY WIDTH. STRINGERS AND OTHER PROJECTIONS SUCH AS TRIM ARE LIMITED TO 1 1/2 INCHES ON EACH SIDE.

5) THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" OR MORE THAN 2" IN CROSS SECTION.

6) HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

7) HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN WALL AND HANDRAIL.

8) OPEN RAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

9) TOP OF HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF THE TREADS

10) THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHOULD HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

GENERAL NOTES:

1. FIREBLOCKING SHALL BE INSTALL IN BOTH VERTICAL AND HORIZONTAL BETWEEN FLOORS AND IN ROOF OR ATTIC SPACE AND IN CONCEALED SPACES OF STUD WALLS AND PARTITION AT 10'-0" O.C. MAX. FIREBLOCKING SHALL BE INSTALLED AT INTERSECTIONS OF WALLS AND CEILINGS OR FLOORS, SOFFITS, DROP CEILINGS AND SIMILAR LOCATIONS. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS. AT CORNICES OR A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

2. FIREBLOCKING MATERIALS SHALL CONSIST OF 2" NOMINAL LUMBER OR 2-1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR WOOD STRUCTURAL PANEL. Ø.715" BACKED BY WOOD STRUCTURAL PANEL. Ø.715" OR (1) .75" PARTICALE BOARD WITH JOINTS BACKED BY .75" PARTICLE BOARD OR GYPSUM BOARD. CEMENT FIBER BOARD. BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS SECURELY FASTEN. LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCKING UNLESS SPECIFICALLY TESTED TO REMAIN IN PLACE AND RETARD THE SPREAD OF FIRE AND HOT GASES.

3. FOR FIRE-RESISTANT PURPOSES Ø.5 INCH (12.1 MM) OF UNSANDED GYPSUM PLASTER SHALL BE DEEMED EQUIVALENT TO Ø.75 INCH (19.1 MM) OF ONE-TO-THREE GYPSUM SAND PLASTER OR 1 INCH (25 MM) OF PORTLAND CEMENT SAND PLASTER OR 3 COAT STUCCO SYSTEM.
NOTE: GYPSUM PLASTER SHALL NOT BE USED ON EXTERIOR SURFACES.

4. WITHIN AN ATTIC OR CRAWL SPACE WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5" THICK (38 MM) MINERAL FIBER INSULATION, Ø.25" THICK (6.4 MM) WOOD STRUCTURAL PANEL, PARTICLEBOARD OR HARDBOARD, Ø.375" (9.5 MM), GYPSUM WALLBOARD, CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF Ø.016" (0.4 MM) OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC INSULATION IS NOT EXPOSED. THE PROTECTIVE COVERING SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION.

THERMAL BARRIER NOTE:

THERMAL BARRIER, FOAM PLASTIC, EXCEPT WHERE OTHERWISE NOTED, SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY MINIMUM 1/2-INCH GYPSUM BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER TO LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED AFTER 15 MIN. OF FIRE EXPOSURE TO THE ASTM E * SURFACE TO NO MORE THAN 250 IN STANDARD TIME TEMPERATURE CURVE. THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL FASTENING SYSTEM. RELIANCE ON ADHESIVES TO ENSURE THAT THE GYPSUM BOARD WILL REMAIN IN PLACE WHEN EXPOSED TO FIRE SHALL BE PROHIBITED. FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SEE DETAIL I/AD-10

SPECIAL CONSTUCTION NOTES

EACH INDIVIDUAL UNIT SHALL BE STRUCTURALLY INDEPENDENT AND SEPARATED WITH FIRE RESISTANT WALL ASSEMBLIES. DUE TO THE DIFFICULTY OF THIS TYPE OF CONSTRUCTION, EXTRA CARE IN CONSTRUCTION AND INSPECTION OF FIRE RESISTANT WALL ASSEMBLIES SHALL BE TAKEN THROUGHOUT CONSTRUCTION. PLEASE COORDINATE INSPECTION WITH ALL RATED WALL ASSEMBLIES WITH INSPECTION DIVISION PRIOR TO CONSTRUCTION.

NO THROUGH PENETRATIONS ALLOWED AT FIRE RESISTANCE RATED WALL ASSEMBLIES.

PRJ-75700
03/14/19

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MONTAGE ESTATES
PLAN #1

LARRY TINDALL
RESIDENTIAL DESIGNER

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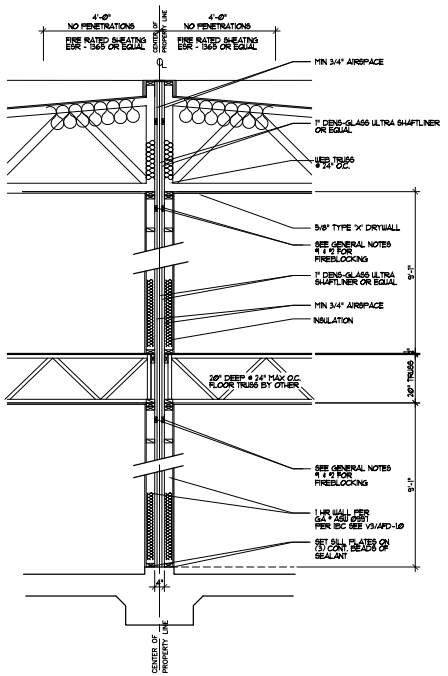
REVISION	DATE	NOTES

SECTIONS

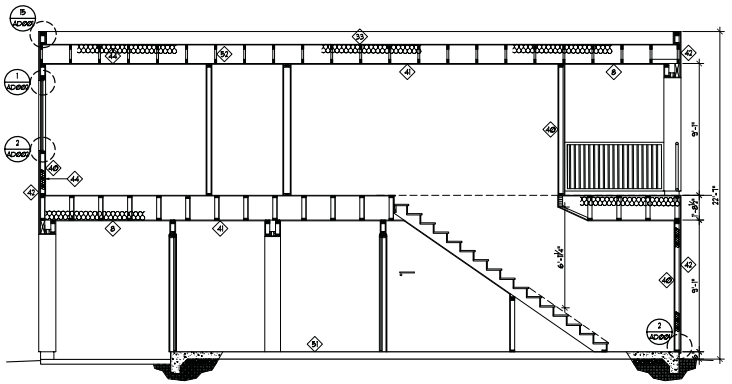
JOB NO:
FILE NAME:
DATE: 10-23-18
UPDATE:

A050

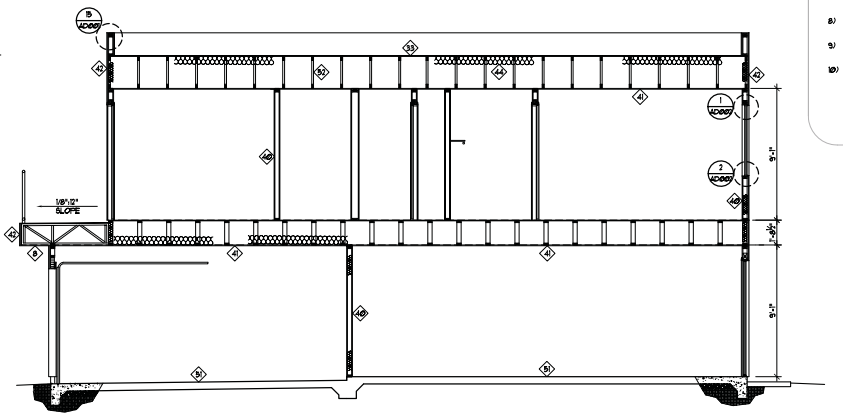


(D) SECTION
SCALE: N.T.S.

FIRE RATED WALL COMPLIES W/ UL263



(C) SECTION
SCALE: 1/4" = 1'-0"



(B) SECTION
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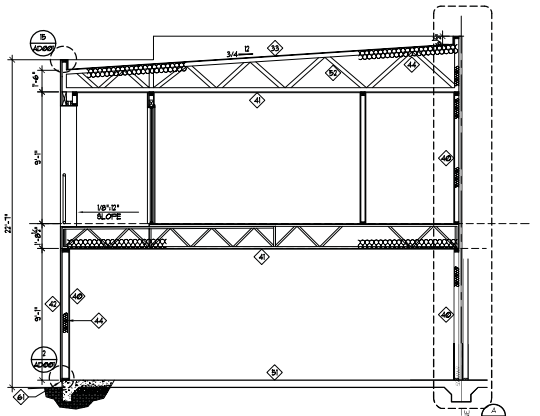

(A) SECTION
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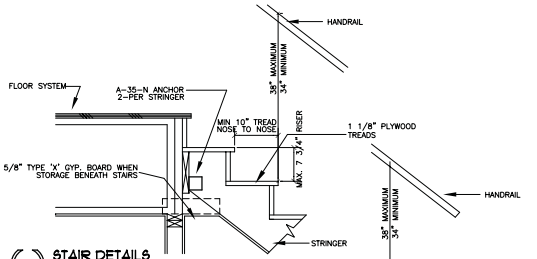
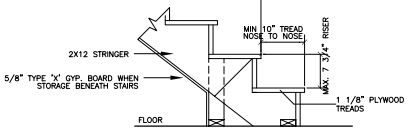


(3) STAIR DETAILS
SCALE: N.T.S.



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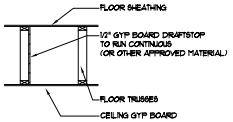

(1) DRAFT STOP DETAIL
SCALE: N.T.S.

KEYNOTES:

8) STUCCO CEILING W/ EXPANDED METAL LATHE

21) WHEN FOUNDATION IS LESS THAN 5'-0" FROM PROPERTY LINE ROOF SHALL HAVE FIRE-RETARDANT TREATED WOOD OR ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD INSTALLED DIRECTLY BENEATH THE ROOF SHEATHING. GYPSUM BOARD IS DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF NOMINAL 2" (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A MINIMUM DISTANCE OF 4'-0" (1220 MM). NO ROOF OPENINGS ARE ALLOWED WITHIN 5'-0" OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL TYPICAL.

33) ROOFING MATERIAL, SEE OWNER FOR FINISH AND COLOR.

40) 1/2" GYPSUM BOARD.

41) 5/8" TYPE 'X' GYPSUM BOARD

42) 1 COAT STUCCO SYSTEM, AS MFG. WESTERN L-KOTE EXTERIOR STUCCO SYSTEM ESR-1681 OR APPROVED EQUAL NOTE: TYPICAL AT ALL GABLE END. STUCCO SYSTEM SHALL BE AN APPROVED SYSTEM BY AN APPROVED APPLICATOR.

43) 2X4 FRAMING @ 16" O.C. TYP. U.N.O.

44) INSULATION PER IECC. SEE MECHANICAL PLANS FOR R-VALUES.

51) CONCRETE SLAB, SEE STRUCTURAL DWGS.

52) ROOF TRUSS, SEE STRUCTURAL DRAWINGS.

61) STUCCO WEEP SCREED TO BE 4" MINIMUM ABOVE GRADE.

STAIR NOTES

1) TREADS AND RISERS MUST ALL BE CONSISTANT TO 3/8" TOLERANCE.

2) RISERS ON STAIRWAYS SHALL NOT EXCEED 7 3/4 INCHES, AND RUNS SHALL NOT BE LESS THAN 10 INCHES.

3) MINIMUM 6'-8" HEAD CLEARANCE VERTICAL FROM TREAD NOSING.

4) HANDRAILS SHOULD NOT PROJECT MORE THAN 3 1/2" INTO EACH SIDE OF THE REQUIRED STAIRWAY WIDTH. STRINGERS AND OTHER PROJECTIONS SUCH AS TRIM ARE LIMITED TO 1 1/2 INCHES ON EACH SIDE.

5) THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" OR MORE THAN 2" IN CROSS SECTION.

6) HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

7) HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN WALL AND HANDRAIL.

8) OPEN RAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

9) TOP OF HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF THE TREADS

10) THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHOULD HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

GENERAL NOTES:

1. FIREBLOCKING SHALL BE INSTALL IN BOTH VERTICAL AND HORIZONTAL BETWEEN FLOORS AND IN ROOF OR ATTIC SPACE AND IN CONCEALED SPACES OF STUD WALLS AND PARTITION AT 10'-0" O.C. MAX. FIREBLOCKING SHALL BE INSTALLED AT INTERSECTIONS OF WALLS AND CEILINGS OR FLOORS, SOFFITS, DROP CEILINGS AND SIMILAR LOCATIONS. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS. AT CORNICES OR A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

2. FIREBLOCKING MATERIALS SHALL CONSIST OF 2" NOMINAL LUMBER OR 2-1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR WOOD STRUCTURAL PANEL @.75" BACKED BY WOOD STRUCTURAL PANEL @.75" OR (1) .75" PARTICALE BOARD WITH JOINTS BACKED BY .75" PARTICLE BOARD OR GYPSUM BOARD. CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS SECURELY FASTEN. LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCKING UNLESS SPECIFICALLY TESTED TO REMAIN IN PLACE AND RETARD THE SPREAD OF FIRE AND HOT GASES.

3. FOR FIRE-RESISTANT PURPOSES (0.5 INCH (12.1 MM)) OF UNSANDED GYPSUM PLASTER SHALL BE DEEMED EQUIVALENT TO (0.75 INCH (19.1 MM)) OF ONE-TO-THREE GYPSUM SAND PLASTER OR 1 INCH (25 MM) OF PORTLAND CEMENT SAND PLASTER OR 3 COAT STUCCO SYSTEM.
NOTE: GYPSUM PLASTER SHALL NOT BE USED ON EXTERIOR SURFACES.

4. WITHIN AN ATTIC OR CRAWL SPACE WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY (3" THICK (38 mm) MINERAL FIBER INSULATION, (0.25" THICK (6.4 mm) WOOD STRUCTURAL PANEL, PARTICLEBOARD OR HARDBOARD, (0.375" (9.5 mm), GYPSUM WALLBOARD, CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF (0.016" (0.4 mm), OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC INSULATION IS NOT EXPOSED. THE PROTECTIVE COVERING SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION.

THERMAL BARRIER NOTE:

THERMAL BARRIER FOAM PLASTIC, EXCEPT WHERE OTHERWISE NOTED, SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY MINIMUM 1/2-INCH GYPSUM BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER TO LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED AFTER 15 MIN. OF FIRE EXPOSURE TO THE ASTM E * SURFACE TO NO MORE THAN 250 (13 STANDARD TIME TEMPERATURE CURVE. THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL FASTENING SYSTEM. RELIANCE ON ADHESIVES TO ENSURE THAT THE GYPSUM BOARD WILL REMAIN IN PLACE WHEN EXPOSED TO FIRE SHALL BE PROHIBITED. FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SEE DETAIL I/AD-10

SPECIAL CONSTUCTION NOTES

EACH INDIVIDUAL UNIT SHALL BE STRUCTURALLY INDEPENDENT AND SEPARATED WITH FIRE RESISTANT WALL ASSEMBLIES. DUE TO THE DIFFICULTY OF THIS TYPE OF CONSTRUCTION, EXTRA CARE IN CONSTRUCTION AND INSPECTION OF FIRE RESISTANT WALL ASSEMBLIES SHALL BE TAKEN THROUGHOUT CONSTRUCTION. PLEASE COORDINATE INSPECTION WITH ALL RATED WALL ASSEMBLIES WITH INSPECTION DIVISION PRIOR TO CONSTRUCTION.

NO THROUGH PENETRATIONS ALLOWED AT FIRE RESISTANCE RATED WALL ASSEMBLIES.

PR-75700
DATE 04/14/19

LARRY TINDALL
RESIDENTIAL DESIGNER
3047 E. WARM SPRINGS SUITE 600 LAS VEGAS, NEVADA 89120 OFFICE: (702) 897-5597 FAX (702) 896-8352

MONTAGE ESTATES
PLAN #3

LARRY TINDALL
RESIDENTIAL DESIGNER

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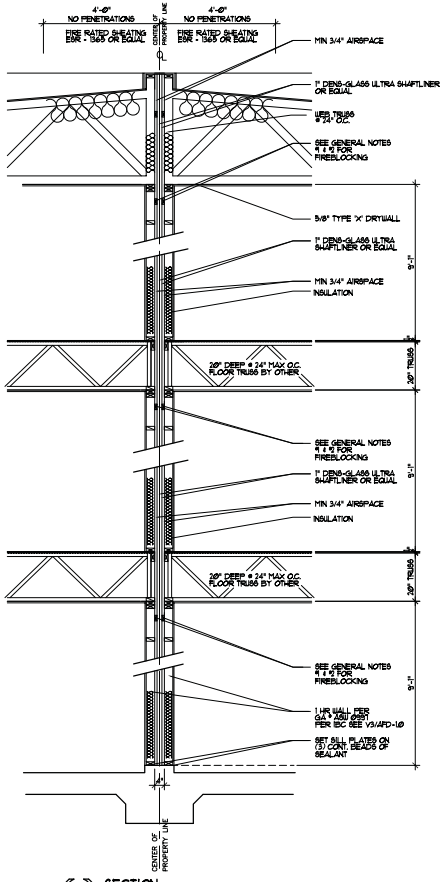
REVISION	DATE	NOTES

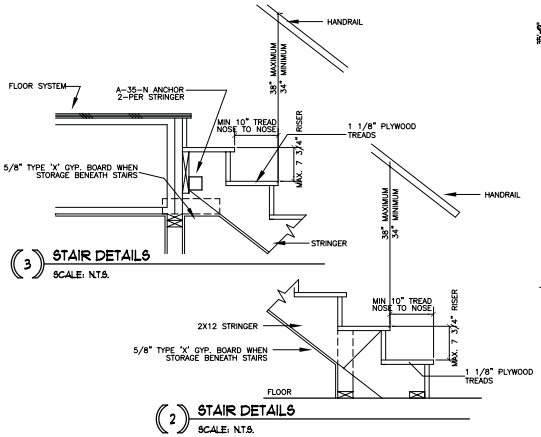
SECTIONS

JOB NO:
FILE NAME:
DATE: 10-23-18
UPDATE:

A051

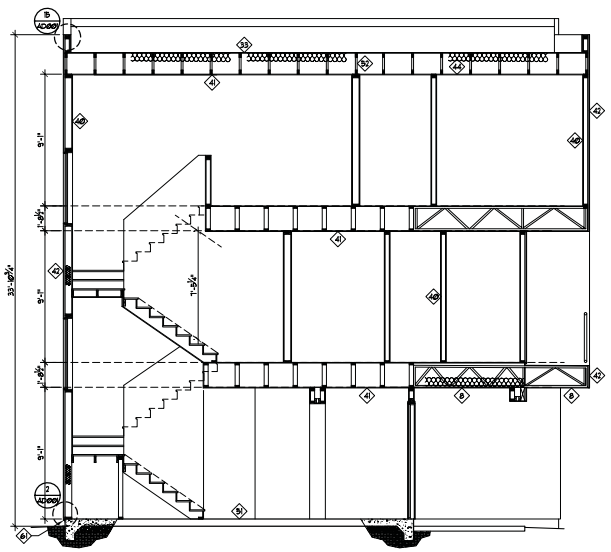


(A) SECTION
SCALE: N.T.S. FIRE RATED WALL COMPLIES W/ UL263

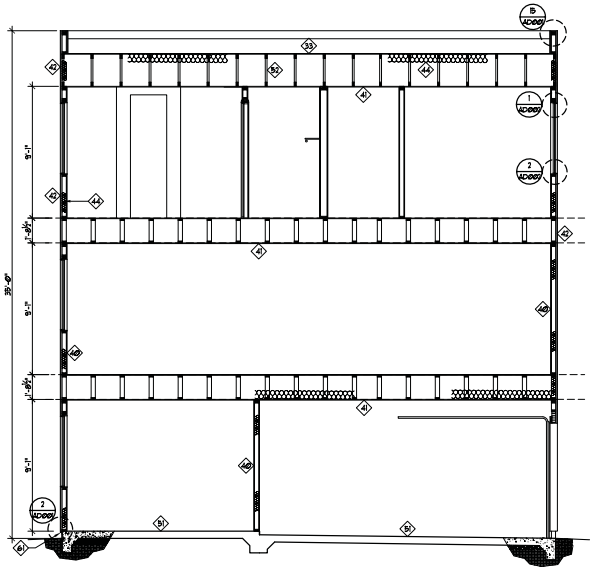


(3) STAIR DETAILS
SCALE: N.T.S.

(2) STAIR DETAILS
SCALE: N.T.S.



(C) SECTION
SCALE: 1/4" = 1'-0"



(B) SECTION
SCALE: 1/4" = 1'-0"

KEYNOTES:

- (8) STUCCO CEILING W/ EXPANDED METAL LATHE
- (17) WHEN FOUNDATION IS LESS THAN 5'-0" FROM PROPERTY LINE ROOF SHALL HAVE FIRE-RETARDANT TREATED WOOD OR ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD INSTALLED DIRECTLY BENEATH THE ROOF SHEATHING. GYPSUM BOARD IS DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF NOMINAL 2" (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A MINIMUM DISTANCE OF 4'-0" (1220 MM). NO ROOF OPENINGS ARE ALLOWED WITHIN 5'-0" OF THE 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR WALL TYPICAL.
- (33) ROOFING MATERIAL, SEE OWNER FOR FINISH AND COLOR.
- (40) 1/2" GYPSUM BOARD.
- (41) 5/8" TYPE 'X' GYPSUM BOARD
- (42) 1 COAT STUCCO SYSTEM, AS MFG. WESTERN L-KOTE EXTERIOR STUCCO SYSTEM ESR-1481 OR APPROVED EQUAL NOTE: TYPICAL AT ALL GABLE END. STUCCO SYSTEM SHALL BE AN APPROVED SYSTEM BY AN APPROVED APPLICATOR.
- (43) 2X4 FRAMING @ 16" O.C. TYP. U.N.O.
- (44) INSULATION PER IECC. SEE MECHANICAL PLANS FOR R-VALUES.
- (51) CONCRETE SLAB, SEE STRUCTURAL DWGS.
- (52) ROOF TRUSS, SEE STRUCTURAL DRAWINGS.
- (61) STUCCO WEEP SCREED TO BE 4" MINIMUM ABOVE GRADE.

STAIR NOTES

1) TREADS AND RISERS MUST ALL BE CONSISTANT TO 3/8" TOLERANCE.
2) RISERS ON STAIRWAYS SHALL NOT EXCEED 7 3/4 INCHES, AND RUNS SHALL NOT BE LESS THAN 10 INCHES.
3) MINIMUM 6'-8" HEAD CLEARANCE VERTICAL FROM TREAD NOSING.
4) HANDRAILS SHOULD NOT PROJECT MORE THAN 3 1/2" INTO EACH SIDE OF THE REQUIRED STAIRWAY WIDTH. STRINGERS AND OTHER PROJECTIONS SUCH AS TRIM ARE LIMITED TO 1 1/2 INCHES ON EACH SIDE.
5) THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" OR MORE THAN 2" IN CROSS SECTION.
6) HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
7) HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN WALL AND HANDRAIL.
8) OPEN RAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9) TOP OF HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF THE TREADS
10) THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHOULD HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.

GENERAL NOTES:

1. FIREBLOCKING SHALL BE INSTALL IN BOTH VERTICAL AND HORIZONTAL BETWEEN FLOORS AND IN ROOF OR ATTIC SPACE AND IN CONCEALED SPACES OF STUD WALLS AND PARTITION AT 10'-0" O.C. MAX. FIREBLOCKING SHALL BE INSTALLED AT INTERSECTIONS OF WALLS AND CEILINGS OR FLOORS, SOFFITS, DROP CEILINGS AND SIMILAR LOCATIONS. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS. AT CORNICES OR A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

2. FIREBLOCKING MATERIALS SHALL CONSIST OF 2" NOMINAL LUMBER OR 2-1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR WOOD STRUCTURAL PANEL. Ø.175" BACKED BY WOOD STRUCTURAL PANEL. Ø.175" OR (1) .75" PARTICALE BOARD WITH JOINTS BACKED BY .75" PARTICLE BOARD OR GYPSUM BOARD. CEMENT FIBER BOARD. BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS SECURELY FASTEN. LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCKING UNLESS SPECIFICALLY TESTED TO REMAIN IN PLACE AND RETARD THE SPREAD OF FIRE AND HOT GASES.

3. FOR FIRE-RESISTANT PURPOSES Ø.5 INCH (12.1 MM) OF UNSANDED GYPSUM PLASTER SHALL BE DEEMED EQUIVALENT TO Ø.75 INCH (19.1 MM) OF ONE-TO-THREE GYPSUM SAND PLASTER OR 1 INCH (25 MM) OF PORTLAND CEMENT SAND PLASTER OR 3 COAT STUCCO SYSTEM.
NOTE: GYPSUM PLASTER SHALL NOT BE USED ON EXTERIOR SURFACES.

4. WITHIN AN ATTIC OR CRAWL SPACE WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTIC INSULATION SHALL BE PROTECTED AGAINST IGNITION BY 1.5" THICK (38 MM) MINERAL FIBER INSULATION, Ø.25" THICK (6.4 MM) WOOD STRUCTURAL PANEL, PARTICLEBOARD OR HARDBOARD, Ø.375" (9.5 MM), GYPSUM WALLBOARD, CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF Ø.016" (0.4 MM) OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER THAT THE FOAM PLASTIC INSULATION IS NOT EXPOSED. THE PROTECTIVE COVERING SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION.

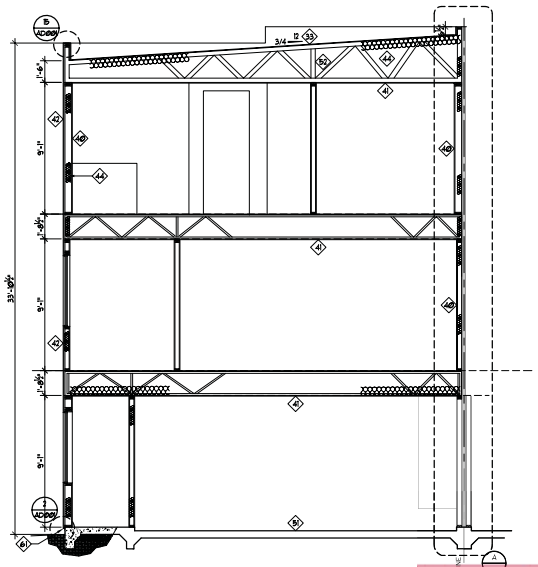
THERMAL BARRIER NOTE:

THERMAL BARRIER. FOAM PLASTIC, EXCEPT WHERE OTHERWISE NOTED, SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY MINIMUM 1/2-INCH GYPSUM BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER TO LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED AFTER 15 MIN. OF FIRE EXPOSURE TO THE ASTM E * SURFACE TO NO MORE THAN 250 (!!) STANDARD TIME TEMPERATURE CURVE. THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL FASTENING SYSTEM. RELIANCE ON ADHESIVES TO ENSURE THAT THE GYPSUM BOARD WILL REMAIN IN PLACE WHEN EXPOSED TO FIRE SHALL BE PROHIBITED. FLAME SPREAD INDEX NOT TO EXCEED 75 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SEE DETAIL I/AD-10

SPECIAL CONSTUCTION NOTES

EACH INDIVIDUAL UNIT SHALL BE STRUCTURALLY INDEPENDENT AND SEPARATED WITH FIRE RESISTANT WALL ASSEMBLIES. DUE TO THE DIFFICULTY OF THIS TYPE OF CONSTRUCTION, EXTRA CARE IN CONSTRUCTION AND INSPECTION OF FIRE RESISTANT WALL ASSEMBLIES SHALL BE TAKEN THROUGHOUT CONSTRUCTION. PLEASE COORDINATE INSPECTION WITH ALL RATED WALL ASSEMBLIES WITH INSPECTION DIVISION PRIOR TO CONSTRUCTION.

NO THROUGH PENETRATIONS ALLOWED AT FIRE RESISTANCE RATED WALL ASSEMBLIES.



(A) SECTION
SCALE: 1/4" = 1'-0"

PRE-75700
03/14/19

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MONTAGE ESTATES
PLAN #2

LARRY TINDALL
RESIDENTIAL DESIGNER
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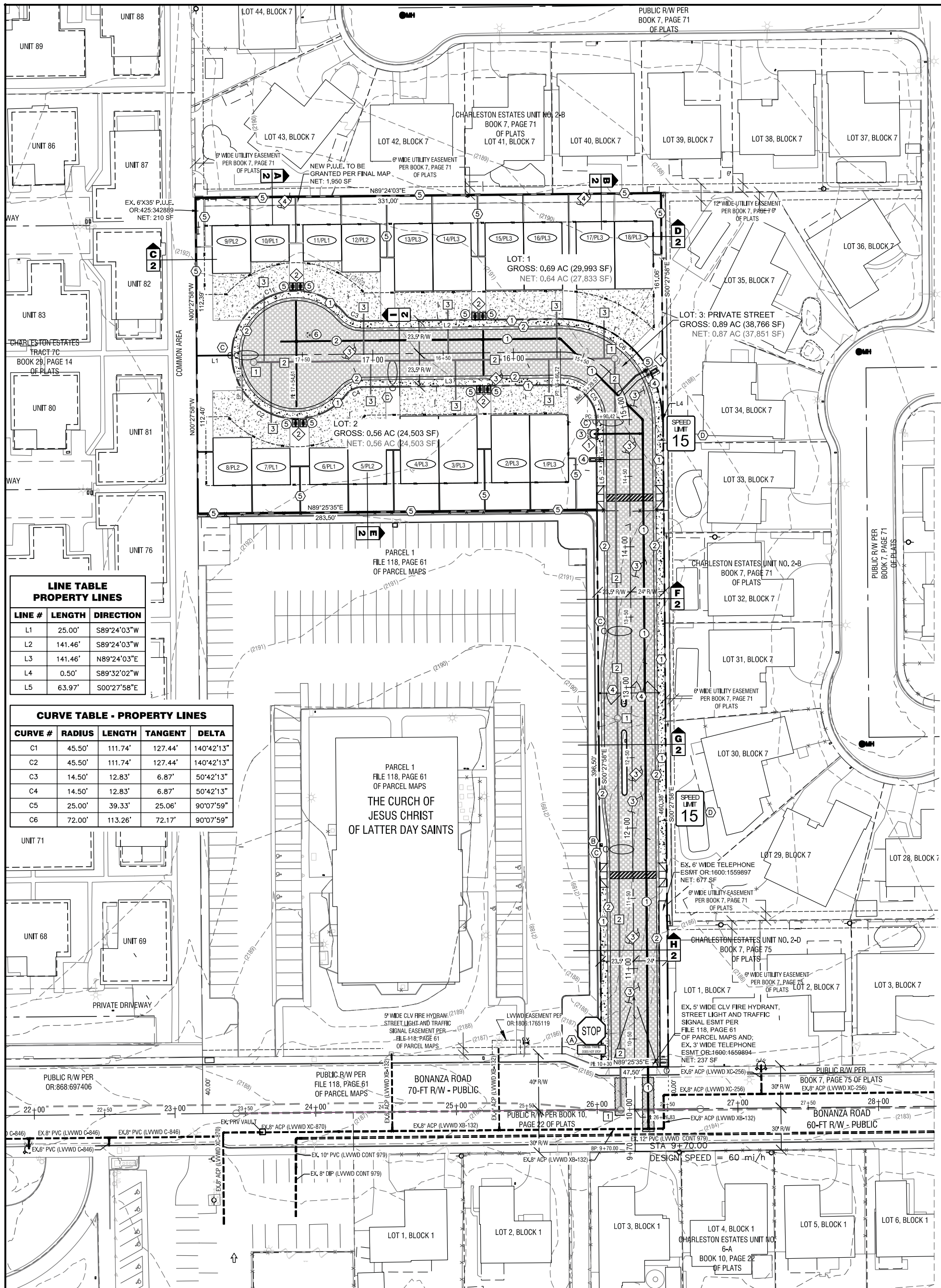
REVISION	DATE	NOTES

SECTIONS

JOB NO.:
FILE NAME:
DATE: 10-23-18
UPDATE:

A052



LINE TABLE PROPERTY LINES		
LINE #	LENGTH	DIRECTION
L1	25.00'	S89°24'03"W
L2	141.46'	S89°24'03"W
L3	141.46'	N89°24'03"E
L4	0.50'	S89°32'02"W
L5	63.97'	S00°27'58"E

CURVE TABLE - PROPERTY LINES				
CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C1	45.50'	111.74'	127.44'	140°42'13"
C2	45.50'	111.74'	127.44'	140°42'13"
C3	14.50'	12.83'	6.87'	50°42'13"
C4	14.50'	12.83'	6.87'	50°42'13"
C5	25.00'	39.33'	25.06'	90°07'59"
C6	72.00'	113.26'	72.17'	90°07'59"

EASEMENT / DEDICATION NOTES: ◇X SYMBOL

1. 6-FT X 6-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 6-FT X 10-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6-FT WIDE POWER EASEMENT ALONG NORTH BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATLEY MAINTAINED

SEWER CONSTRUCTION NOTES ☒ SEWER NOTE SYMBOL

1. INSTALL 48-IN SSMH PER DACSWCS STD DWG SD1A/SD7, SINGLE 24" LID
2. INSTALL 8-IN AWWA C900 WATER QUALITY PVC SEWER PIPE
3. INSTALL 6-IN PVC SEWER LATERAL PER DACSWCS STD DWG SD22 FOR EACH BUILDING. MINIMUM SLOPE 2% MIN.

WATER NOTES - (#) WATER CONSTRUCTION NOTE

1. INSTALL 8" C900 (CLASS 150) PVC WATER LINE
2. INSTALL 6" C900 (CLASS 150) PVC WATER LINE
3. FIRE HYDRANT INSTALLATION PER UDACS STD PLT 40 CONDITION G. A MINIMUM 3-FT CLEARANCE FROM THE BARREL OF THE FIRE HYDRANT TO ANY OBSTRUCTION. CURBING TO BE PAINTED WITH A SUITABLE COAT OF INDUSTRIAL GRADE ENAMEL (SAFETY RED) W/ "FIRE LANE, NO PARKING"
4. INSTALL 5/8-INCH METER AND 1-INCH RPPA FOR IRRIGATION USE PER UDACS STD PLT 4 AND PLT 8 WITH 1-INCH BRASS PIPE BETWEEN METER AND RPPA. CONNECT TO PROPOSED WATER MAIN WITH 1-INCH TYPE-K COPPER WATER LINE AND SERVICE SADDLE.
5. INSTALL 3/4-INCH DUAL RESIDENTIAL SERVICE PER UDACS STD PLT 7 FOR DOMESTIC USE. CONNECT TO PROPOSED WATER MAIN WITH 1-INCH TYPE-K COPPER WATER LINE AND SERVICE SADDLE
6. ABANDON EXISTING WELL IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THE NEVADA ADMINISTRATIVE CODE (NAC) 534.4365, AND ALL OTHER APPLICABLE RULES AND REGULATIONS FOR DRILLING/PLUGGING WELLS IN THE STATE OF NEVADA. REFER TO WELL ABANDONMENT NOTE.

CONSTRUCTION NOTES: ⬡X SYMBOL

1. PROVIDE MINIMUM 5-FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R-TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT CUL-DE-SAC AND PRIVATE STREET PER USDCCA STD DWG #212. REFER TO DEVIATION FROM STANDARDS ON SHEET C2.
   3.1. CUL-DE-SAC AND PRIVATE STREET: 2.5 INCHES AC OVER 4.5 TYPE II
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT 6-FT CMU SCREEN WALL. IN AREAS WHERE RETAINING WALLS ARE REQUIRED, MAXIMUM RETAINING HEIGHT VARIES UP TO 3-FT AND THE TOTAL WALL HEIGHT SHALL NOT EXCEED 9-FT.
   5.1. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS.

TRAFFIC CONSTRUCTION NOTES ⬡X SYMBOL

A. INSTALL 30-INCH R-1 STOP SIGN WITH TWO 9-INCH D3 STREET NAME SIGNS ON TOP PER USDCCA STD DWG #249 AT PRIVATE STREET AND BONANZA ROAD
B. INSTALL 200-AMP SERVICE PEDESTAL PER USDCCA STD DWG 331 AND FOUNDATION PER USDCCA 332.S2
C. INSTALL 100W LED EQUIVALENT STREETLIGHT PER USDCCA STD DWG #300.S3 AND #311.1
D. INSTALL R2-1 SPEED LIMIT SIGN (15 MPH)

DEVIATION FROM STANDARDS

1. ALLOW AN EXTENDED CUL-DE-SAC LENGTH WHERE 500-FT IS REQUIRED PER USDCCA #212; PERMISSIVE UP TO 600-FT PER LVMC TITLE 19.04.100; EXTENSION AS SHOWN WITH FIRE DEPARTMENT APPROVAL PROVIDED THAT ALL BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
2. PRINCIPAL VEHICULAR ENTRANCE GATE MUST HAVE MINIMUM WIDTH OF 50-FT. GATE PROVIDED TO BE LESS THAN 50-FT AND CONFORM TO LVMC 19.02.250
3. USE R-TYPE CURB & GUTTER PER USDCCA STD DWG #217.3.S1.
4. PROVIDE MINIMUM 47-FT PRIVATE STREET R/W WIDTH FOR CUL-DE-SAC WHERE 51-FT IS TYPICALLY REQUIRED PER USDCCA #212.
5. EXISTING PAN DRIVEWAY ACCESS TO SUBDIVISION FROM BONANZA ROAD TO REMAIN IN LIEU OF CURB RETURN DRIVEWAY
6. PROVIDE SIDEWALK ON ONLY ONE-SIDE OF PRIVATE STREET WITHIN THE THROAT DEPTH AREA OF THE CUL-DE-SAC.
7. CONNECTIVITY RATIO IS 1.0 WHERE 1.3 IS TYPICALLY REQUIRED PER LVMC 19.04.040

FIRE FLOW CALCS: TWO FAMILY DWELLINGS

MODEL HOME / PLAN #:	PLAN #1	PLAN #2	PLAN #3	PLAN #1+ PLAN #2	PLAN #3+ PLAN #3	
CONSTRUCTION TYPE (IBC):	V-B	V-B	V-B	V-B	V-B	
LIVABLE SQUARE FOOTAGE:	1735	2227	1910	3962	3820	SF
MAXIMUM UNDER ROOF (SF):	2452	2791	2573	5243	5146	SF
BUILDING HEIGHT:	35	35	25	35	25	FT
# OF STORIES:	3	3	2	3	2	
BLDG OCCUPANCY (IBC):	R3	R3	R3	R3	R3	
NFPA 13-D (2016 EDTION):	YES	YES	YES	YES	YES	
FIRE FLOW AT 20 PSI:	N/A	N/A	N/A	2000	2000	GPM
(%) PCT REDUCTION:	N/A	N/A	N/A	50%	50%	(%)
REQ'D FIRE FLOW-20 PSI:	N/A	N/A	N/A	1500	1500	GPM

NOTE: UNITS WITHIN EACH BUILDING ARE SEPARATED BY 2-HR SEPARATION WALLS.

811 Call before you Dig. 1-800-227-2600
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
Call before you Crane Overhead 702-227-2929

GENERAL INFORMATION

PARCEL: 139-30-306-003

GROSS ACREAGE: 2.14 ACRES

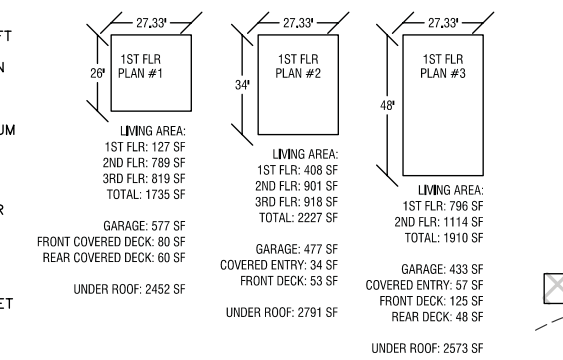
NUMBER OF LOTS: 3 LOTS

NUMBER OF UNITS: 18 UNITS

DENSITY: LOT 1: 14.53 (10 UNITS/0.688 ACRES)
LOT 2: 14.23 (8 UNITS/0.562 ACRES)
LOT 3: PRIVATE STREET (0.889 ACRES)
OVERALL: 8.41 (18 UNITS/2.14 ACRES)

ZONING CLASSIFICATION: MEDIUM LOW DENSITY RESIDENTIAL (R-2)
MINIMUM LOT SIZE: 6500 SF
MAXIMUM DWELLING UNITS PER LOT: 6-12

ZONING ACTIONS: GPA-70682 (GENERAL PLAN AMENDMENT)
ZON-70683 (REZONING RELATED TO GPA-70682)



LIVING AREA: 1ST FLR: 127 SF; 2ND FLR: 789 SF; 3RD FLR: 819 SF; TOTAL: 1735 SF
GARAGE: 577 SF; FRONT COVERED DECK: 80 SF; REAR COVERED DECK: 60 SF
UNDER ROOF: 2452 SF

LIVING AREA: 1ST FLR: 408 SF; 2ND FLR: 901 SF; 3RD FLR: 918 SF; TOTAL: 2227 SF
GARAGE: 477 SF; COVERED ENTRY: 34 SF; FRONT DECK: 53 SF
UNDER ROOF: 2791 SF

LIVING AREA: 1ST FLR: 796 SF; 2ND FLR: 1114 SF; TOTAL: 1910 SF
GARAGE: 433 SF; COVERED ENTRY: 57 SF; FRONT DECK: 125 SF; REAR DECK: 48 SF
UNDER ROOF: 2573 SF

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft

CONNECTIVITY RATIO: (LINKS / NODES)
MONTAGE ESTATES: 2 LINKS / 2 NODES=1.0 (ADMINISTRATIVE DEVIATION REQUIRED)

THE MINIMUM REQUIRED CONNECTIVITY RATIO IS 1.30 (LINKS/NODES) FOR ALL DEVELOPMENT IN R-D, R-1, R-SL, R-MH, R-CL, R-TH, R-2, R-3 AND R-4 ZONING DISTRICTS. THE REQUIRED CONNECTIVITY RATIO MAY BE REDUCED BY THE DIRECTOR, WITH THE ADVISEMENT OF THE DIRECTOR OF PUBLIC WORKS, THROUGH THE SUBMITTAL OF AN APPLICATION FOR AN ADMINISTRATIVE DEVATION, WHICH SHALL BE SUBJECT TO THE PROCEDURES AND STANDARDS SET FORTH IN LVMC 19.16.120, IF THE APPLICANT DEMONSTRATES IT IS IMPOSSIBLE OR IMPRACTICABLE TO ACHIEVE DUE TO TOPOGRAPHIC CONDITIONS, NATURAL FEATURES, ADJACENT EXISTING DEVELOPMENT PATTERNS, OR OTHER SITE LIMITATIONS.

PROPERTY OWNER STATEMENT / CC&R STATEMENT

THE SITE WILL BE SUBJECT TO ENFORCEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE GOVERNING DOCUMENTS WILL DICTATE HOW THE ASSOCIATION OPERATES AND GOVERNING RULES OF OWNERS, TENANTS, AND GUESTS.

GEOTECHNICAL ENGINEER STATEMENT

THE SITE IS LOCATED WITHIN THE LAS VEGAS VALLEY. THE NEAREST FAULT SHOWN ON THE CLARK COUNTY SOIL GUIDELINES MAP (MAY 20, 1998) IS LOCATED APPROXIMATELY 1/2 MILE SOUTHWEST OF THE SITE. FISSURES ARE SURFACE EXPRESSIONS OF DIFFERENTIAL STRESS RESULTING FROM LOCAL AND REGIONAL SUBSIDENCE. NO FISSURES WERE OBSERVED ON THE PROJECT SITE. BASED ON THE CLARK COUNTY SHEAR WAVE VELOCITY MAP, A SITE CLASS OF "D" IS APPROPRIATE USE FOR DESIGN. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING TO A DEPTH OF 15 FEET, THE MAXIMUM DEPTH EXPLORED.

ELEVATION NOTE:

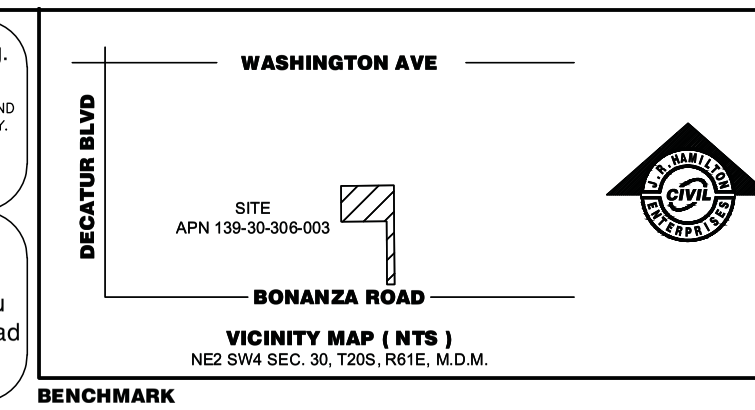
ADD 2100-FT TO ALL GRADE ELEVATION TAGS SHOWN ON PLANS.

STATIC WATER PRESSURE

THE SITE LIES WITHIN THE **2300** PRESSURE ZONE RESULTING IN AN OVERALL STATIC PRESSURE OF **46±** PSI

PRIVATE WELLS TO BE REMOVED FROM SERVICE:

IF THE EXISTING PRIVATE WELL IS TO BE ABANDONED, THE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY WILL NOT BE REQUIRED; HOWEVER, THE AGENCY WATER SERVICE WILL REMAIN IN THE OFF POSITION UNTIL THE WELL HAS BEEN ABANDONED (WHICH MUST BE ACCOMPLISHED WITHIN 30 DAYS OF THE INSTALLATION OF THE AGENCY SERVICE) OR PHYSICALLY DISCONNECTED FROM THE ONSITE SYSTEM. AN INSPECTION OF THE ON-SITE SYSTEM WILL BE MADE BY THE AGENCY'S INSPECTION DIVISION TO VERIFY THAT THE WELL HAS BEEN DISCONNECTED FROM THE ON-SITE SYSTEM AND THAT THE WELL IS NO LONGER FUNCTIONAL. THE STATE OF NEVADA DIVISION OF WATER RESOURCES (PH: 702-486-2770) MAY BE CONTACTED FOR INFORMATION CONCERNING THE REQUIREMENTS AND PROCEDURES FOR ABANDONING WELLS.



VICINITY MAP (NTS)
NE2 SW4 SEC. 30, T20S, R61E, M.D.M.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 2LV01 30SW6
RIVET & PLATE IN TOP OF N. SIDE CURB BONANZA RD. 1/4 MILE E. OF DECATUR BLVD.
ELEVATION=666.949 METERS (NAVD'88)
ELEVATION=2188.15 US SURVEY FEET (NAVD'88)

BASIS OF BEARING

SOUTH 89°25'35" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 118, PAGE 61 OF PARCEL MAPS.

FLOOD ZONE

FIRM PANEL # 32003C1216SD, ZONE "X", MAP DATED NOVEMBER 16, 2011, WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.

LEGAL DESCRIPTION

LOT 2 FILE 118, PAGE 61 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, M.D.M.
APN 139-30-306-003 (2.14 ACRES)

GEOTECHNICAL ENGINEER: SOILS REPORT

SOILS REPORT DATED JUNE 18, 2018 BY AMERICAN SOILS ENGINEERING, LLC. 6000 SOUTH EASTERN AVENUE, SUITE 6B, LAS VEGAS, NEVADA 89119
PHONE 702-889-9617 FAX 702-889-9614

1. ALL GRADING AND PAVING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE SOILS REPORT FOR THIS PROJECT. REFER TO SOILS REPORT FOR ALTERNATIVES.
2. PAD ELEVATION IS BASED ON 4-INCH CONCRETE FLOOR SLABS SUPPORTED ON MINIMUM 4-INCHES TYPE II MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557 OVERLAIN BY A MINIMUM 10 MIL THICK VAPOR BARRIER WITH PLACEMENT IN ACCORDANCE WITH ACI 302 OVERLAIN WITH 2 INCHES OF SAND.
3. THE SOILS ARE ASSUMED TO HAVE AN R-VALUE OF 40 OR MORE AND SHOULD BE VERIFIED BASED ON SAMPLES COLLECTED FROM SUBGRADE AND SPECIFIC LABORATORY TESTING PERFORMED SUBSEQUENT TO ROUGH GRADING OF THE SITE. PAVEMENT DESIGN TO BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
   3.1. RESIDENTIAL: 2.5-INCHES ASPHALT, 4.5-INCHES TYPE II BASE
   3.2. MINOR COLLECTOR: 3.0-INCHES ASPHALT, 5.0-INCHES TYPE II BASE
   3.3. MAJOR COLLECTOR: 4.5-INCHES ASPHALT, 9.5-INCHES TYPE II BASE
   3.4. ARTERIAL: 5.5-INCHES ASPHALT, 13.0-INCHES TYPE II BASE

LEGEND

EP EDGE OF PAVEMENT
CL CENTERLINE
PL PROPERTY LINE
R/W PUBLIC ROAD RIGHT OF WAY
EXISTING CURB & GUTTER, SIDEWALK
BSL BUILDING SETBACK LINE
EX. CHAIN LINK FENCE
EX. WALL — PROPOSED WALL
ASPHALT SAWCUT LINE
(ELEV) DESC — EXISTING GRADE; ELEV DESC — PROPOSED GRADE
NEW ASPHALT; TRENCH AND BACKFILL (UNPAVED AREAS)
1800 EX. CONTOUR; 1800 FINISH CONTOUR

AC ASPHALTIC CONCRETE
APN ASSESSOR PARCEL NUMBER
BC BRASS CAP
BCR BACK OF CURB RETURN
BFE BASE FLOOD ELEVATION
BOB BASIS OF BEARING
BSL BUILDING SETBACK
BSW BACK OF SIDEWALK
BWV BACK WATER VALVE
CATV CABLE / TELEVISION
CB CABLE BOX
CL CENTERLINE
CONC CONCRETE
DCSWCS DESIGN AND CONSTRUCTION STANDARDS FOR WASTERWATER COLLECTION SYSTEMS
DESC DESCRIPTION
DW DRIVEWAY
EB ELECTRIC BOX
EG EDGE OF GRAVEL
ELEC ELECTRIC
ELEV ELEVATION
EM ELECTRIC METER
EP EDGE OF PAVEMENT
ER EDGE OF ROAD
EX EXISTING
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOW LINE
FNCE FENCE
FO FIBER OPTIC
FS FINISHED SURFACE
GB GRADE BREAK
GRTE GRATE
GW GUY WIRE
HC HANDICAP RAMP
HP HIGH POINT
HYD/FH FIRE HYDRANT
ICV IRRIGATION CONTROL VALVE
INV INVERT
LF LINEAR FEET
LP LOW POINT
MAX MAXIMUM
MIN MINIMUM
NG/GS NATURAL GRND / GRND SHOT
POC POINT OF CONNECTION
NPC NEVADA POWER CO. METER
UNIT/PLAN UNIT NUMBER/ MODEL HOME PLAN NUMBER

PP POWER POLE
PROTNK PROPANE TANK
PRV PRESSURE REDUCING VALVE
PVC POLYVINYL CHLORIDE
RAC REBAR AND ALUMINUM CAP
RET RETAINING
RPC REBAR AND PLASTIC CAP
SL STREET LIGHT
SNWA SO. NEVADA WATER AUTHORITY
SP SERVICE POLE
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STA STATION
SVRZ SIGHT VISIBILITY RESTRICTION ZONE
SWR SEWER
TB TELE-BOX
TBC/TC TOP BACK OF CURB
TBSW TOP BACK OF SIDE WALK
TELE TELEPHONE
TF TRANSFORMER
TMH TOP OF MANHOLE
TOE TOE OF SLOPE
TOP TOP OF SLOPE
TR TELE-RISER
TRW TOP OF RETAINING WALL
TSGN TRAFFIC SIGN
TW TOP OF WALL
TV TELE-VAULT
UDACS UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS
UGE UNDERGROUND ELECTRIC
CCAUSD CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
VG VALLEY GUTTER
VPC VERTICAL POINT OF CURVATURE
VPT VERTICAL POINT OF TANGENCY
WC WELL CASING
WT WATER TANK
WTR WATER
WM WATER METER
WV WATER VALVE

EARTHWORK DISCLAIMER

THE QUANTITIES SHOWN HEREON ARE FOR PERMIT FEE DETERMINATION ONLY. CONTRACTOR'S BID PRICE SHALL BE BASED UPON A SEPARATE ANALYSIS:

CUT (CY): 1,498 CY
FILL (CY): 1,835 CY
NET (FILL): 337 CY

SURVEY DISCLOSURE

THIS IS NOT A PROPERTY SURVEY. THIS PLAN IS INTENDED TO BE USED FOR LAYOUT AND GRADING PURPOSES ONLY. LOT LINE DIMENSIONS MAY DIFFER FROM THOSE SHOWN HEREON TO THAT OF THE OFFICIAL MAP.

JOHN R. HAMILTON ENTERPRISES, INC. UTILITY NOTE:

JOHN R. HAMILTON ENTERPRISES, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

CAUTION TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

OWNER / DEVELOPER INFORMATION:

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140
LAS VEGAS, NEVADA 89113
CONTACT: CSABA MEISZBURGER (702) 237-4070

PRJ-75700
03/14/19

REV	DATE	BY	DESCRIPTION

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
3945 PEBBLE CREEK AVENUE, LAS VEGAS, NEVADA 89147
PH: (702) 580-3658 ----- WWW.JRHAMILTONENTERPRISES.COM

SHEET: TENTATIVE MAP

PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

PRINTED: 03-12-2019
SUBMITTAL

PROJECT NO. 17-400-001
HORIZ: 1"=40'
VERT: N/A

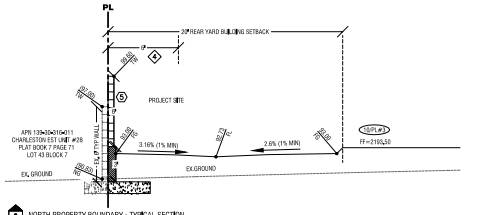
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
JOHN R. HAMILTON
Exp: 06/30/2019
CIVIL
No. 015732
3/12/19

FIRE DEPARTMENT:	N/A
TRAFFIC STDY:	N/A
DRAINAGE STDY:	N/A
SOILS REPORT:	N/A
LVVWD:	N/A
CLV HANSEN:	N/A

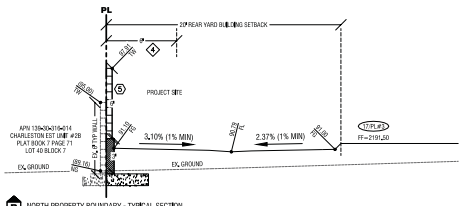
CLV DWG #:

PAGE: T1
1 OF 2 SHEETS

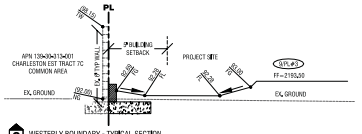
1/2019 9:15:07 PM



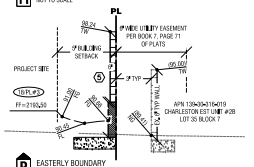
A 11 NORTH PROPERTY BOUNDARY - TYPICAL SECTION
NOT TO SCALE



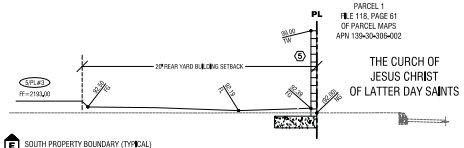
B 11 NORTH PROPERTY BOUNDARY - TYPICAL SECTION
NOT TO SCALE



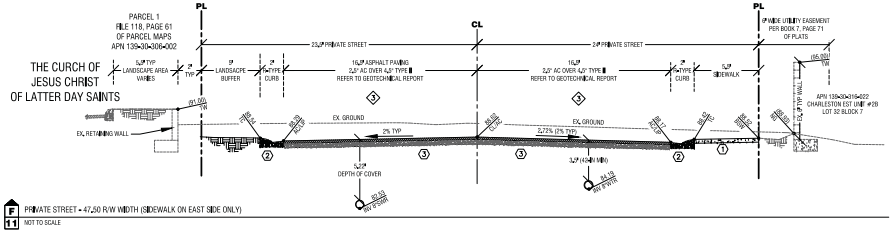
C 11 WESTERLY BOUNDARY - TYPICAL SECTION
NOT TO SCALE



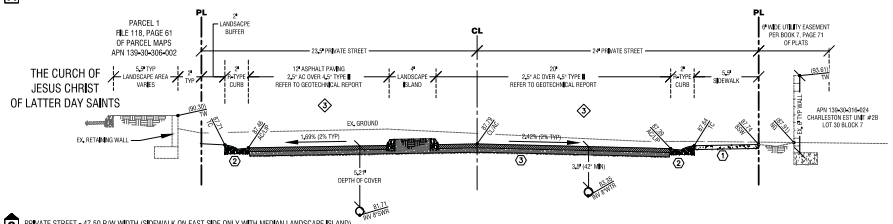
D 11 EASTERLY BOUNDARY
NOT TO SCALE



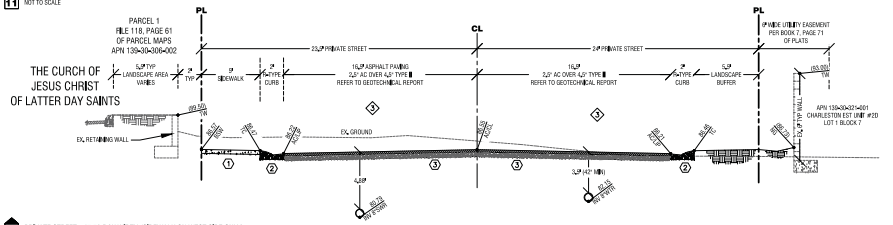
E 11 SOUTH PROPERTY BOUNDARY (TYPICAL)
NOT TO SCALE



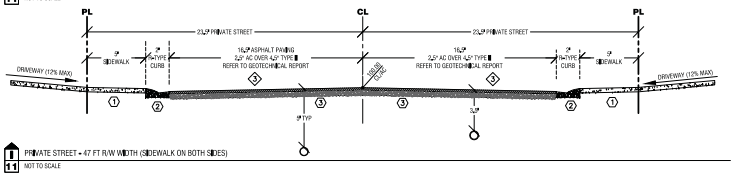
F 11 PRIVATE STREET - 47.50 R/W WIDTH (SIDEWALK ON EAST SIDE ONLY)
NOT TO SCALE



G 11 PRIVATE STREET - 47.50 R/W WIDTH (SIDEWALK ON EAST SIDE ONLY WITH MEDIAN LANDSCAPE ISLAND)
NOT TO SCALE



H 11 PRIVATE STREET - 47.50 R/W WIDTH (SIDEWALK ON WEST SIDE ONLY)
NOT TO SCALE



I 11 PRIVATE STREET - 47 FT R/W WIDTH (SIDEWALK ON BOTH SIDES)
NOT TO SCALE

EASEMENT / DEDICATION NOTES: ◇ SYMBOL

1. 6-FT X 6-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 6-FT X 10-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6-FT WIDE POWER EASEMENT ALONG NORTH BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATELY MAINTAINED

CONSTRUCTION NOTES: ⓧ SYMBOL

1. PROVIDE MINIMUM 5-FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R-TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT CUL-DE-SAC AND PRIVATE STREET PER USDCCA STD DWG #212. REFER TO DEVIATION FROM STANDARDS ON SHEET C2.
   3.1. CUL-DE-SAC AND PRIVATE STREET: 2.5 INCHES AC OVER 4.5 TYPE II
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT 6-FT CMU SCREEN WALL IN AREAS WHERE RETAINING WALLS ARE REQUIRED, MAXIMUM RETAINING HEIGHT VARIES UP TO 3-FT AND THE TOTAL WALL HEIGHT SHALL NOT EXCEED 9-FT.
   5.1. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS.

811 Call before you Dig.
1-800-227-2600
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.



ELEVATION NOTE:
ADD 2100-FT TO ALL GRADE ELEVATION TAGS SHOWN ON PLANS.

JOHN R. HAMILTON ENTERPRISES, INC.
UTILITY NOTE:
JOHN R. HAMILTON ENTERPRISES, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

PRJ-75700
03/14/19

REV	DATE	BY	DESCRIPTION

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
945 PETER C. ECK AVENUE • LAS VEGAS, NEVADA 89101
PH: (702) 595-3688 • WWW.JRHAMILTONENTERPRISES.COM

SHEET: TENTATIVE MAP DETAILS AND CROSS SECTIONS
PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

PRINTED: 03-12-2019
SUBMITTAL

PROJECT NO: 17-400-001
HORIZ: N/A
VERT: N/A



FIRE DEPART MENT	N/A
TRAFFIC S TDY	N/A
DRAINAGE S TDY	N/A
S O LS REPORT	N/A
LVWWD	N/A
CLV HANDBK	N/A
CLV DWG #	

PAGE: 2 T2 OF 2 SHEETS

3/2019 8:58:07 PM



VAR-75819 [PRJ-75700] - VARIANCE RELATED TO VAR-75820, VAR-75821, SDR-75822 AND TMP-75823 - APPLICANT/OWNER: SK USA, LLC
NORTH SIDE OF BONANZA ROAD, EAST OF DECATUR BOULEVARD

02/28/19



VAR-75819 [PRJ-75700] - VARIANCE RELATED TO VAR-75820, VAR-75821, SDR-75822 AND TMP-75823 - APPLICANT/OWNER: SK USA, LLC
NORTH SIDE OF BONANZA ROAD, EAST OF DECATUR BOULEVARD

02/28/19



VAR-75819 [PRJ-75700] - VARIANCE RELATED TO VAR-75820, VAR-75821, SDR-75822 AND TMP-75823 - APPLICANT/OWNER: SK USA, LLC
NORTH SIDE OF BONANZA ROAD, EAST OF DECATUR BOULEVARD

02/28/19

John R. Hamilton Enterprises, Inc.

3945 Pebble Creek Avenue ● Las Vegas ● Nevada ● 89147
Ph: (702) 580-3658 ● John@JRHamiltonEnterprises.com

Monday, February 18, 2019

City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106 Ph: (702) 229-6301

Re: APN 139-30-306-003 North side of Bonanza Road approximately 1630 ft east of intersection of Decatur Blvd.
MONTAGE ESTATES - WAIVER OF DEVELOPMENT STANDARDS

Attn: Planning Division,

The purpose of this letter is to provide the required justification to the City of Las Vegas for approval of the following deviations from standards as outlined within the Uniform Standard Drawings for Clark County Area (USDCCA), adopted by the City of Las Vegas, and Title 19, as well as a variance to allow residential buildings to have a height of three (3) stories where two stories (2) is the maximum allowed for the project development under Title 19 for R-2 Zoning.

The City of Las Vegas requires a 51-ft right of way for Cul-De-Sac private streets per USDCCA #212 and the principal vehicular entrance gate must have a minimum width of 50-feet per Title 19.04.070. The site has restricted access width from Bonanza Road limited to a maximum of 47.5-ft per File 118, Page 61 of Parcel Maps to preclude compliance. A minimum 47-ft private street right-of-way width is provided. To facilitate entrance gates while maintaining fire department access, sidewalk is provided on one side of the street within the throat depth area of the Cul-De-Sac. Title 19.04.230 allows a private street located within a gated community to have a minimum street width of 24-feet as measured from face of curb to face of curb with a minimum 5-ft sidewalk on 1-side. As interpreted from 19.040.070, when a street ends in a cul-de-sac, the private street cannot provide access to more than four single family residential lots. For clarity, this project development will be subdivided into 3 lots encompassing 9 buildings for a total of 18 condominium residential units being separate from free standing single-family residential lots. USDCCA #212 limits the length of a cul-de-sac to 500-feet; whereas, Title 19.04.100 is permissive up to 600-feet with declaration that excess length shall be allowed only if approved by the Fire Code Official. Therefore, the project development provides for a dead-end stub where a cul-de-sac is normally required. Along centerline of the private street, the cul-de-sac is 597 ft to its center and 635.50 ft to the projected lip of gutter. From this projected lip of gutter, the stub street is less than 150 ft being 136.61 ft to its lip of gutter.

PRJ-75700
02/19/19

The unique and restricting dimensions of the flag lot layout of the parcel precludes compliance without approval by the Fire Code Official, which has been secured per the attached email chain dated February 6, 2019. Please recognize that during the engineering phase of the project development will determine the actual fire code requirements including but not limited to the type of automatic fire sprinkler systems once a Fire Protection Engineer has been selected for this project development as there are inherently other variables to impact design. The significance of the attached email chain is to convey acceptance of the private street cul-de-sac layout by the Fire Code Official.

The unique and restricting dimensions of the flag lot layout of the parcel precludes compliance of adequately sized residential units without obtaining a variance to allow residential buildings having a height of three (3) stories where two stories (2) is the maximum allowed. This is made clearer of the limited building footprint of the residential units around the bulb of the cul-de-sac while adhering to Title 19 setback requirements.

The curb and gutter for the Cul-De-Sac is R-Type residential curbing per USDCCA #217.3.S1 to preclude the necessity of pan driveways within the Cul-De-Sac that would otherwise conflict with utility infrastructure including but not limited to electrical transformers and utility boxes. The site is accessed via an existing pan driveway from Bonanza Road that is to remain in place as a part of this project development since a typical curb return driveway would encroach onto the adjacent parcels of land.

We feel this project development conforms to the intent of Title 19 to request approval of these deviations from standards and variance request. I trust this letter concludes this portion of the review and approval process; however, if you should have any questions, please do not hesitate to contact my office at (702) 580-3658.

Respectfully submitted,

REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
JOHN R. HAMILTON
Exp: 06/30/2019
CIVIL
No. 015732

2/18/2019

John R. Hamilton, P.E.
President / Principal Civil Engineer

Att: Parcel Map File 118, Page 61
Cul-De-Sac Uniform Standard Drawings #212
R-Type Curb & Gutter Uniform Standard Drawings #217.3.S1

J.R. HAMILTON CIVIL ENTERPRISES

PRJ-75700
02/19/19

John R. Hamilton

From: David F. Klein <Dklein@LasVegasNevada.GOV>
Sent: Thursday, February 7, 2019 8:43 AM
To: John R. Hamilton; Jason Binks; Steve Swanton
Cc: csabameiszburger@me.com; 'George Varhelyi'; Larry Tindall; Brian Halvorson
Subject: RE: APN 139-30-306-003 - PREAPP2019-009926 - Montage Estates

Follow Up Flag: Follow up
Flag Status: Completed

Good morning. We seem to be going back and forth on code requirements when we do not have a definitive project. Once it is decided on what will be proposed, and obtain a planning approval for the development, we can have nail down fire code requirements.

Thanks

David F. Klein
Deputy Fire Marshal | Fire Protection Engineering
Las Vegas Fire & Rescue, Fire Prevention Division
333 N. Rancho Drive, #500, Las Vegas, NV 89106
Direct: 702-229-0336 | Cell 702-303-0720

lasvegasnevada.gov

From: John R. Hamilton <John@JRHamiltonEnterprises.com>
Sent: Wednesday, February 06, 2019 4:57 PM
To: David F. Klein <Dklein@LasVegasNevada.GOV>; Jason Binks <jbinks@LasVegasNevada.GOV>; Steve Swanton <sswanton@LasVegasNevada.GOV>
Cc: csabameiszburger@me.com; 'George Varhelyi' <gv23lasvegas@gmail.com>; Larry Tindall <larry@ltrdcorp.com>; Brian Halvorson <bhalvorson@LasVegasNevada.GOV>; John R. Hamilton <John@JRHamiltonEnterprises.com>
Subject: RE: APN 139-30-306-003 - PREAPP2019-009926 - Montage Estates

EXTERNAL EMAIL

Wednesday, February 6, 2019

Cc: Project Team,

Hi David,

PRJ-75700
02/19/19

My Client is working to get a Fire Protection Engineer involved on the project development.

a) In general, my concern with a 13R system is the Fire Department Connection. Since this is a "watered down" system from a 13 system, can the distance between a hydrant and the FDC be lengthened from 100-ft as outlined in the CLV Fire Notes. I took a look at the 2012 International Fire Code and I didn't see a specific reference to distance from a hydrant except that the distance should be relative to the type of system installed. Also, I don't have a copy of the NFPA manual. Once we have a Fire Protection Engineer involved, then I can look more closely at their design requirements but from what I gathered there seems to be flexibility with the Fire Chief or Fire Marshal on this established distance. For our site layout, it doesn't seem practical to comply with the 100-ft requirement outlined in the Fire Notes and to provide additional lead-ins would necessitate looping the system, which is something we can't implement due to site constraints. That being said, there seems to be some flexibility within the IFC Code at the discretion of the Fire Marshal on the distance from a hydrant to a FDC. I noticed some jurisdictions have this set more than 100-ft at 150-ft and other a bit less at 75-ft. For a 13R system, can this distance be increased.

b) With a NFPA 13 system, a fire riser room is required. With a 13R system, I suspect a hybrid between 13 and 13-D. Case being, is there a CLV requirement on this aspect? To build a temperature controlled and dedicated fire riser room with external fire department access as would be required with a 13 system isn't practical for this development. Again, likely a question for the Fire Protection Engineer but if you have any thoughts are certainly welcome.

c) Finally, with a FDC system. It will be inherently required to protect the municipal water supply in the case of pressurization. Since the system would be connected to the meter, there is the potential for back flow in such an event of pressurization. Therefore, each meter would need to be equipped with a ¾-inch RPPA backflow device. The concern I have here is that the pressure zone is 2300 resulting in 46± psi. I'll have to run the numbers but it seems we're going to have additional head loss crossing the backflow device in addition to the meter. Per the LVVWD charts, the head loss across a ¾-inch meter is 15 psi. This drops our pressure down to 31 psi. Per the LVVWD charts, the head loss across a ¾-inch backflow is 20 psi. This means that each residential unit will be left with 11 psi. Granted that 31 psi is not favorable but at least workable. At 11 psi, the water pressure in each unit is severely impacted.

d) Typically fire flow is reduced 50% when equipped with a sprinkler system. Does this apply to 13R as well in the City of Las Vegas? In other words, our fire flow is 2000 gpm but equipped with sprinkler system the flow requirement drop to 1500 gpm (i.e. minimum per IBC and IFC). Would you concur on this aspect as the code isn't clear on reductions across different types of sprinkler systems such as 13D, 13R, and 13, if any. My interpretation is simply sprinkler or not. If sprinkler, then 50% applies. In this case, the fire flow then becomes 1500 gpm.

Essentially, I am looking for options. We'll have to get a Fire Protection Engineer involved to answer some of my questions but at the moment if you have any feedback, it is certainly welcome.

What are your thoughts?

If you have a moment, perhaps we can discuss over the phone.

Thanks again,

PRJ-75700
02/19/19

John R. Hamilton, P.E.
PRESIDENT / PRINCIPAL CIVIL ENGINEER
Ph: (702) 580-3658
Email: John@JRHamiltonEnterprises.com

JOHN R. HAMILTON ENTERPRISES, INC.
3945 Pebble Creek Avenue
Las Vegas, Nevada 89147
Website: www.JRHamiltonEnterprises.com

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From: David F. Klein <Dklein@LasVegasNevada.GOV>
Sent: Wednesday, February 6, 2019 3:28 PM
To: John R. Hamilton <John@JRHamiltonEnterprises.com>; Jason Binks <jbinks@LasVegasNevada.GOV>; Steve Swanton <sswanton@LasVegasNevada.GOV>
Cc: csabameiszburger@me.com; 'George Varhelyi' <gv23lasvegas@gmail.com>; Larry Tindall <larry@ltrdcorp.com>; Brian Halvorson <bhalvorson@LasVegasNevada.GOV>
Subject: RE: APN 139-30-306-003 - PREAPP2019-009926 - Montage Estates

After review, the revision to relocate the turn-around is acceptable in addition to the following conditional items as discussed at the Pre-AP meeting.

1. Current Civil design reflects 13D systems. Such systems are intended for Single family dwellings which this is not. A NFPA 13R system shall be utilized.
2. Proposed access gate shall comply with the City Council 2018 International Fire Code and regulations related to Automatic emergency access gates.
3. Street marking throughout Turn-around shall be marked with appropriate red curbs and signage as required by code.
4. Required fire flow shall be provided.

If you should have any questions, please contact me.

David F. Klein
Deputy Fire Marshal | Fire Protection Engineering

PRJ-75700
02/19/19

Las Vegas Fire & Rescue, Fire Prevention Division
333 N. Rancho Drive, #500, Las Vegas, NV 89106
Direct: 702-229-0336 | Cell 702-303-0720



lasvegasnevada.gov



From: John R. Hamilton <John@JRHamiltonEnterprises.com>
Sent: Wednesday, February 06, 2019 8:59 AM
To: Jason Binks <jbinks@LasVegasNevada.GOV>; Steve Swanton <sswanton@LasVegasNevada.GOV>; David F. Klein <Dklein@LasVegasNevada.GOV>
Cc: csabameiszburger@me.com; 'George Varhelyi' <gv23lasvegas@gmail.com>; Larry Tindall <larry@ltrdcorp.com>; John R. Hamilton <John@JRHamiltonEnterprises.com>
Subject: FW: APN 139-30-306-003 - PREAPP2019-009926 - Montage Estates

EXTERNAL EMAIL

Wednesday, February 6, 2019

Morning Jason,

Attached is the requested Tentative Map alternative procedure form. I have the original, which I will bring at our next meeting.

Did you have a some time to review the following email chain? I know you all have been very busy and your involvement is much appreciated.

I think we have resolved Fire Department concerns, however, I am pending feedback from David Klein, Deputy Fire Marshal. Also, I coordinate with the Architect and it looks like we will need the 3 stories with total height of 35 feet.

I think we'll still be OK with Fire Department but certainly want to get David's feedback. If we're OK, then it looks like it will come down to a Planning & Zoning process. In other words, do we do a variance or waiver for the 3 stories, etc. for R-2 zoning? I don't think we should go through another zone change because that could trigger concerns by the community that we're trying to a high density development such as an apartment development.

In either event, I think the main issue is getting the Fire Department onboard. I'm not that familiar with the differences between NFPA 13, 13R, and 13D; however, I recognize that a 13R system is a "watered down" version of the 13 system in that is allows for lower water discharge and shorter water supply duration. If not mistaken, I think a 13R system requires a FDC connection. In this instance, can it be external or does it require a fire riser room per building in the City of Las Vegas. Rather, I think a 13D system should be OK being less than 4-stories. We'll have to coordinate with our Fire Protection Engineer for design requirements but the issue I have is getting the 100-ft max distance to an FDC for each building under a 13R system. Rather, I would like to go with a 13D system if allowed although we're looking at 3 stories but less than 35-ft height since a 13D system does not require an FDC connection.

PRJ-75700
02/19/19

I posed the questions in the email chain below. Perhaps we can touch base shortly as we want to keep the project on schedule.

Thanks again,

John R. Hamilton, P.E.
PRESIDENT / PRINCIPAL CIVIL ENGINEER
Ph: (702) 580-3658
Email: John@JRHamiltonEnterprises.com

JOHN R. HAMILTON ENTERPRISES, INC.
3945 Pebble Creek Avenue
Las Vegas, Nevada 89147
Website: www.JRHamiltonEnterprises.com

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From: John R. Hamilton <John@JRHamiltonEnterprises.com>
Sent: Monday, February 4, 2019 3:28 PM
To: 'Albert Sung' <ysung@lasvegasnevada.gov>; 'David F. Klein' <Dklein@LasVegasNevada.GOV>; Jason Binks (JBinks@LasVegasNevada.gov) <JBinks@LasVegasNevada.gov>; Roger Bailey (RBailey@LasVegasNevada.gov) <RBailey@LasVegasNevada.gov>; 'Steve Swanton' <SSwanton@LasVegasNevada.gov>
Cc: csabameiszburger@me.com; 'George Varhelyi' <gv23lasvegas@gmail.com>; Larry Tindall <larry@ltrdcorp.com>; Mike Lathan <mlathan@tricoresurveying.com>; John R. Hamilton <John@JRHamiltonEnterprises.com>
Subject: APN 139-30-306-003 - PREAPP2019-009926 - Montage Estates

Cc: SK USA, LLC.

Albert Sung, P.E., City of Las Vegas Flood Control
David Klein, Deputy Fire Marshal
Jason Binks, MPA
Roger Baily, Senior Engineering Associate
Steve Swanton, Senior Planner (AICP)

Hi Albert,

PRJ-75700
02/19/19

I am in the Tentative Map phase for a project development, which the Tentative Map (DRAFT) is attached. There are many factors that would trigger the need for a drainage study. One of these factors is site acreage. In general the site is 2.13 Acres being slightly over the trigger point of 2 acres that would generally necessitate a drainage study. In our particular case, this flag lot identified as APN 139-30-306-003 is not impacted by offsite flows. This site is surrounded by developed parcels of land and an existing block wall on the west and north boundaries. Onsite flows will discharge to the private street towards Bonanza Road. Assuming a rule of thumb of approximately 1.5 cfs per acre for residential, the anticipated site generated flow is on the order 3 to 4 cfs. One of the purposes of this email is to request a waiver of the drainage study so it is not made to be a condition of approval for our land use applications. Simply we would like to navigate the land use applications and once approved at City Council, we want to move forward with submittal of our Civil Improvement Plans. There are no existing or proposed drainage easements and all finish floor elevations are to comply with standard drainage requirements of 18-inches above TC.

What are your thoughts. If you concur that we can waive the drainage study requirement, please respond to all in this email to all parties as Planning will need to know if this will be required or not.

Thank you in advance for your consideration and if there is anything else you need, please let me know,

CLV Project Team,

Again, thank your for the pre-application meeting on January 30, 2019 for the Montage Estates project development. To this extent, the purpose of this email is to address the comments and/or concerns raised during this meeting. In addition to making these changes, it is inherent that certain questions may arise that need clarification. If you can, please take a moment to provide any additional feedback:

1) Complete. ADA Clarification: The site is accessed via an existing dustpan driveway. To provide ADA access, a 5-ft sidewalk will be provided along the westerly boundary being similar to the existing church development to the west. No other changes were made as a result of ADA access concerns. See photos below.
2) Complete. A single Condominium Map with 3-lots. The private street shall being a single lot. Provide property line and/or curve tables, if warranted.
3) Complete. Cul-De-Sac shift to be closer to 600-ft to avoid fire department secondary access. The center of the cul-de-sac is at Station 16+27.00. The property line is Station 10+30.00. This is a total distance of 597 ft. The private street west of the bulb is consider a fire apparatus access road and is less than 150-FT in length as measured from Station 18+02.11 to Station 16+65.50 being a difference of 136.61 feet.
4) Complete. Due to reconfiguration. Add another hydrant since the distance from the hydrant to the end of a dead-end street is greater than 200-ft.
5) Complete. Use a 13-R fire sprinkler system being appropriate for a duplex building where a 13-D system is more appropriate for a single family residence.

The attached Tentative Map is marked **DRAFT** as I am pending Architectural data on the buildings, which leads to the following questions specific to Fire Department and Planning. In the meantime, I am reporting the prior building data; however, it will be helpful to have more insight on the following questions.

Questions:

PRJ-75700
02/19/19

Approved secondary fire apparatus access shall be provided for 100 or more dwelling units, road(s) with dead-ends or with a single point of access in excess of 600 ft. Commercial and industrial developments where buildings exceed 2 stories or 30 feet in height, or exceeding 62,000 square feet in area. [IFC § 503.1.2].

Question to David Klein: Now that the center of the bulb is at 597 ft, I think we have the secondary access resolved. We are evaluating the usefulness or practicality of 3 stories. If we do 3 stories but less than 35 ft total height, does this meet fire code. In other words, does the Fire Department consider this commercial instead of residential at 3 story height. If yes, then more than 2 stories requires secondary access and a maximum height of 30-ft. Since we cannot provide secondary access, then we will have to certainly restrict to 2-stories. In general what are your thoughts on this matter.

Question to David Klein: If we stay with 2-stories, then I presume the Fire Department will consider this residential instead of commercial and buildings are allowed at 35-ft instead of 30-ft, is this correct understanding? At what stage does the Fire Department consider this a commercial development versus a residential development?

Question to Steve Swanton and Jason Binks: If Fire is OK with 3 stories and 35-ft, does this change the development to multi-family to require rezoning to something else? In other words, are these still considered duplexes? What is your feedback.

Question to Steve Swanton and Jason Binks: In my mind, there is much overlap between a variance and a waiver. What is the difference? In the event that Fire Department is OK for 3-stories and 35 ft, do we need a waiver or a variance? If yes, is it a variance or a waiver? Please advise.

QUESTION TO ALL: I believe the attached Tentative Map resolves raised concerns. Any thoughts?

Thanks again,



PRJ-75700
02/19/19



John R. Hamilton, P.E.
PRESIDENT / PRINCIPAL CIVIL ENGINEER
Ph: (702) 580-3658
Email: John@JRHamiltonEnterprises.com

JOHN R. HAMILTON ENTERPRISES, INC.
3945 Pebble Creek Avenue
Las Vegas, Nevada 89147
Website: www.JRHamiltonEnterprises.com

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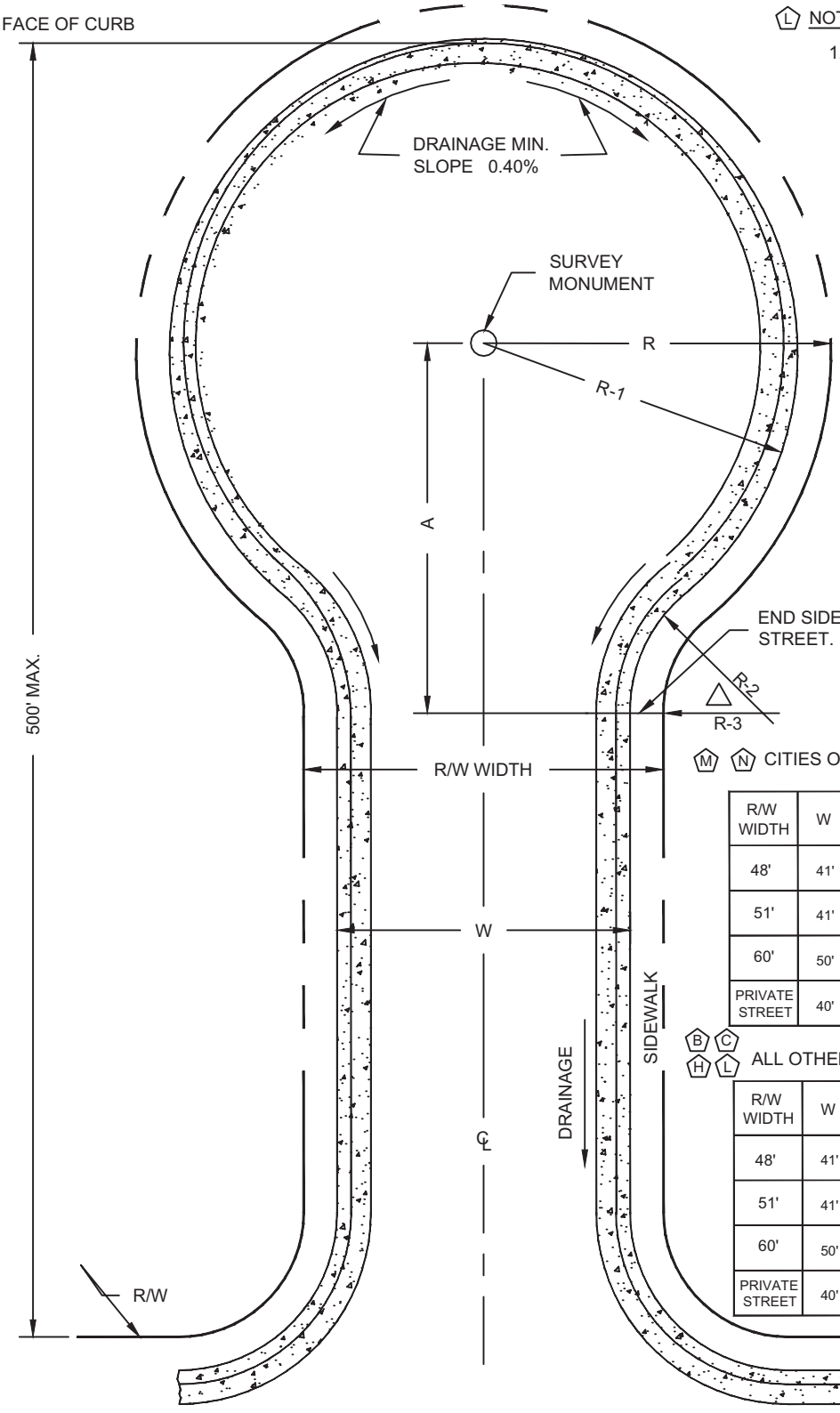
PRJ-75700
02/19/19



L NOTES:

1. ONLY 51' R/W AND PRIVATE STREET CUL-DE-SACS WILL BE ALLOWED IN THE CITY OF LAS VEGAS.

M N CITIES OF NORTH LAS VEGAS AND MESQUITE ONLY

R/W WIDTH	W	A	R	R-1	R-2	R-3
48'	41'	51.23' MIN.	49' MIN.	45.5' MIN.	19.5' MIN.	16' MIN.
51'	41'	51.23' MIN.	50.5' MIN.	45.5' MIN.	19.5' MIN.	14.5' MIN.
60'	50'	47.38' MIN.	50.5' MIN.	45.5' MIN.	19.5' MIN.	14.5' MIN.
PRIVATE STREET	40'	51.62' MIN.	45.5' MIN.	45.5' MIN.	19.5' MIN.	19.5' MIN.

B C H L ALL OTHER ENTITIES (CC, CLV, HEN, BC)

R/W WIDTH	W	A	R	R-1	R-2	R-3
48'	41'	44.72' MIN.	44' MIN.	40.5' MIN.	19.5' MIN.	16' MIN.
51'	41'	44.72' MIN.	45.5' MIN.	40.5' MIN.	19.5' MIN.	14.5' MIN.
60'	50'	40.25' MIN.	45.5' MIN.	40.5' MIN.	19.5' MIN.	14.5' MIN.
PRIVATE STREET	40'	45.16' MIN.	40.5' MIN.	40.5' MIN.	19.5' MIN.	19.5' MIN.

AGENCY APPROVED	B	C	H	L	M	N

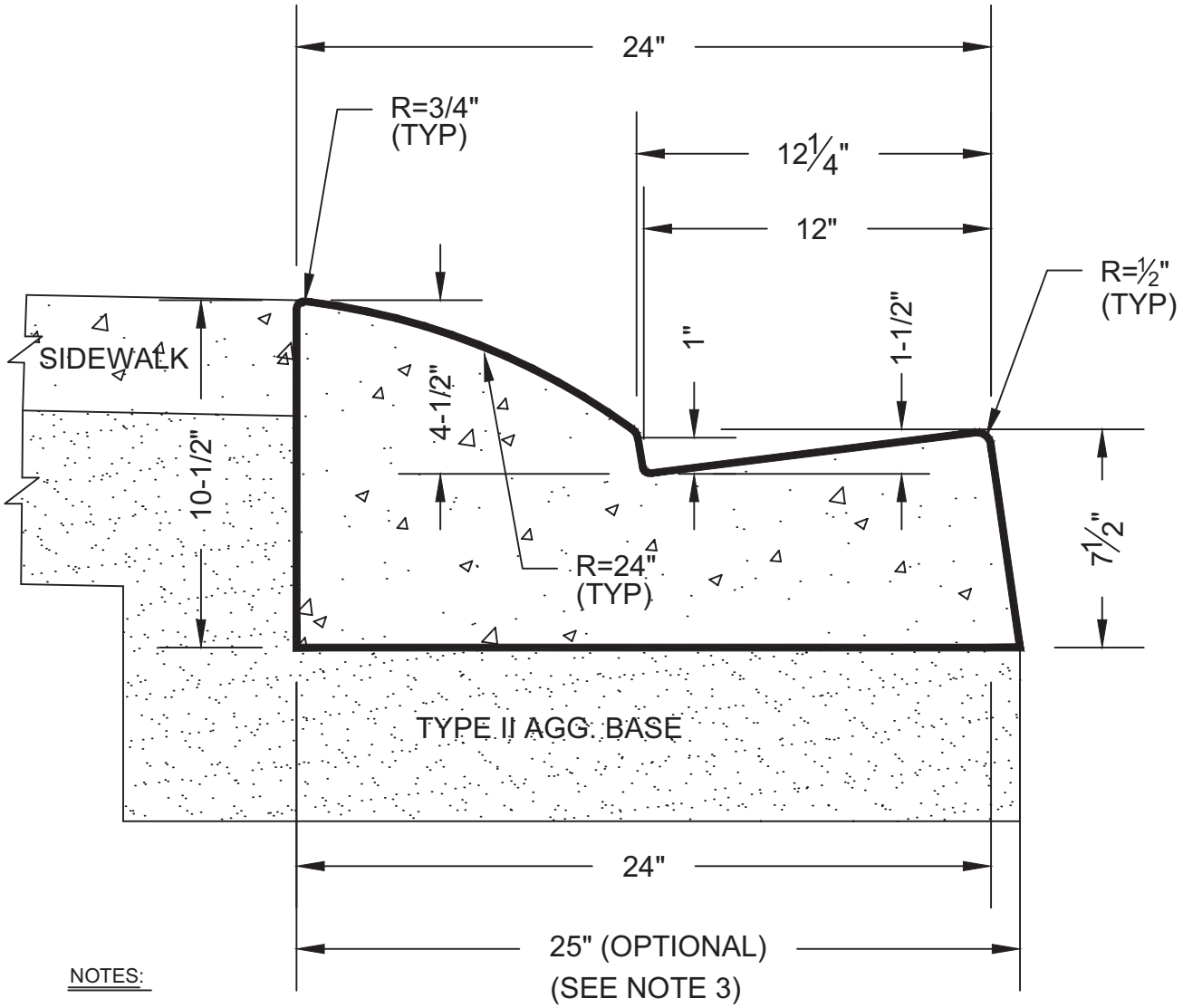
SPECIFICATION REFERENCE

UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA

CUL-DE-SAC

PRJ-75700
02/19/19

DATE 6-8-00 | DWG. NO. 212



NOTES:

1. WHERE LONGITUDINAL SLOPE IS LESS THAN 0.4% THE FLOW LINE SHALL BE WATER TESTED.
2. CONSTRUCT 1/2" EXPANSION JOINT AT ALL COLD JOINTS, AT BEGINNING AND END OF CURB RETURNS, AND AT 300 FT. MAX. INTERVALS FOR EXTRUDED CURB AND 30 FT. MAX. INTERVALS FOR FORMED CURB. WEAKENED PLANE JOINTS SHALL BE FORMED AT THE REMAINING 15 FT. INTERVALS. SEE STD. DWG. NO. 234 FOR JOINT DETAILS.
3. ONE INCH BATTER AT GUTTER FACE IS OPTIONAL.
4. NO UTILITY BOXES AND COVERS ADJACENT TO R-TYPE CURB SHALL BE ALLOWED AT DRIVEWAY LOCATIONS.
5. IF R-TYPE CURB IS APPROVED FOR OTHER LOCATIONS THAT ARE SUBJECTED TO REGULAR TRAFFIC, THEN UTILITY BOXES AND COVERS ADJACENT TO R-TYPE CURB SHALL MEET H20-44 FOR STEEL BOXES AND ANSI/SCTE 77-2007 (TIER-22) FOR FIBERGLASS POLYMER CONCRETE BOXES RATED "TRAFFIC BEARING" TYPE.
6. FOR NEW CONSTRUCTION ON RESIDENTIAL SUBDIVISION STREETS ONLY.

AGENCY APPROVED		C		L	M	N

SPECIFICATION REFERENCE	
320	AGGREGATE BASE
501	CONCRETE
502	CONCRETE STRUCTURES
707	JOINT MATERIAL

UNIFORM STANDARD DRAWINGS
CLARK COUNTY AREA

SUPPLEMENTAL DRAWING

RESIDENTIAL CURB & GUTTER R-TYPE

PRJ-75700
02/19/19

DATE 01-01-18 | DWG. NO. 217.3.S1

PARCEL MAP

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE & DEDICATION

WE, THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN HEREON, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BY: Terry F. Rudd 8-9-12
AUTHORIZED AGENT DATE
TERRY F. RUDD

ACKNOWLEDGMENT

STATE OF ~~NEVADA~~ UTAH
COUNTY OF ~~CLARK~~ SALT LAKE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF August, 2012,
BY: Terry F. Rudd AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE.

Kimo D. Wood
KIMO D. WOOD
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: 11/18/2014
#603203

KIMO D. WOOD
Notary Public - State of Utah
My Comm. Exp. 11/18/2014
Commission # 603203

SURVEYOR'S CERTIFICATE

I, R. GUY DOTY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF: THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINT, A UTAH CORPORATION SOLE
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 20, 2012.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED BY JULY 30, 2013 AND BY ~~APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.~~

R. GUY DOTY
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7635
EXPIRES DECEMBER 31, 2012

R. GUY DOTY
Day 15-96-12
7635
7-20-12

LEGAL DESCRIPTION (PER DEED, OR:312:252690)

COMMENCING AT THE WEST QUARTER CORNER, SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA; THENCE NORTH 88°38'57" EAST ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 30 A DISTANCE OF 1327.57 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 3 THENCE SOUTH 00°29'32" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 686.03 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°25'45" EAST A DISTANCE OF 331.00 FEET TO A POINT; THENCE SOUTH 00°29'32" EAST A DISTANCE OF 652.00 FEET TO A POINT; THENCE SOUTH 89°25'45" WEST A DISTANCE OF 331.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 0°29'32" WEST ALONG THE EAST LINE OF GOVERNMENT LOT 3 A DISTANCE OF 652.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.95± ACRES.

BASIS OF BEARINGS

SOUTH 89°25'35" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS DELINEATED BY THAT RECORD OF SURVEYS ON FILE IN 22, PAGE 45 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 6th DAY OF ~~SEPTEMBER~~ 2012

FLINN FAGG, A.I.C.P. 9/6/12
DIRECTOR OF PLANNING APPROVAL DATE
CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF CITY SURVEYOR

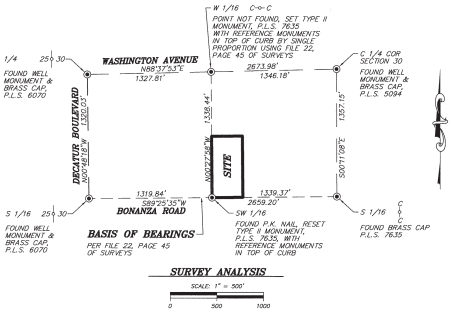
I, ALAN R. RIEKKI, CITY SURVEYOR FOR THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PARCEL MAP SHOWN HEREON, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. ~~THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE~~

THE 24th DAY OF September, 2012.

for Hamid Johanpour-Burke PLS 13929
ALAN R. RIEKKI DATE
CITY OF LAS VEGAS SURVEYOR 9/24/2012
NEVADA CERTIFICATE NO. 12469

NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.



SURVEY ANALYSIS

SCALE: 1" = 500'

0 500 1000

IN COOPERATION WITH:

INTEGRITY ENGINEERING
4588 Coachman Circle
Las Vegas, NV 89119
Phone: 702-456-4664
Fax: 702-798-4455

SHEET 1 OF 2

PMP-43732

PARCEL MAP
FOR
THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

RGD SURVEYING LLC
P. O. Box 145 Logandale, NV 89021
Telephone: Ofc: 397-8250 Fax: 397-8257 Mobile: 429-5224

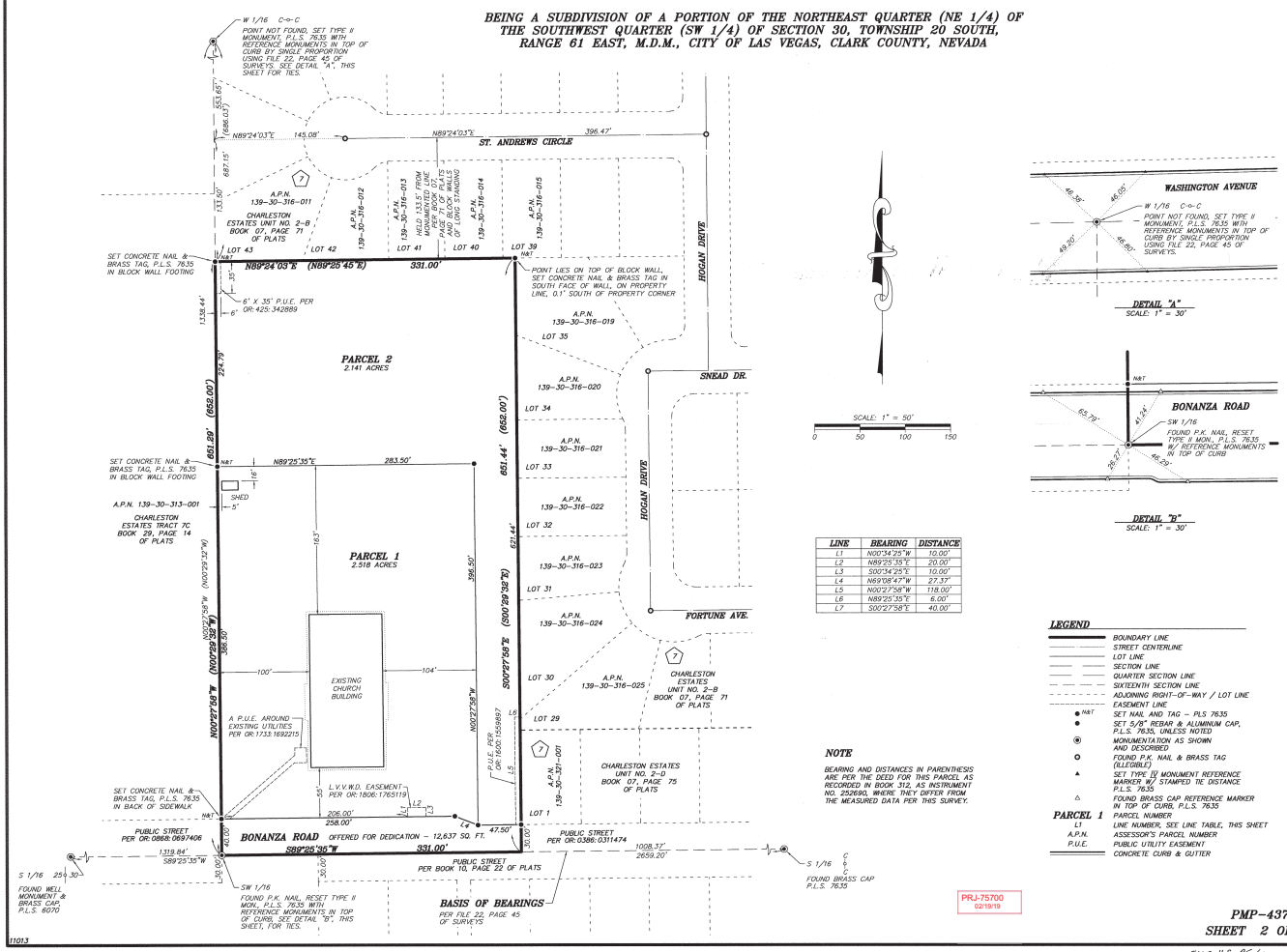
INSTRUMENT NO. 02781
FILED AT THE REQUEST OF
RGD Surveying LLC
DATE 09/27/2012 AT 15:39
FILE 118 PAGE 61
OF PARCEL MAPS
OFFICIAL RECORDS BOOK
NO. 20120927
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $36.00 DEPUTY HGH

11013

FILE 118 PG 61

PARCEL MAP

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LINE	BEARING	DISTANCE
L1	N00°34'25"W	10.00'
L2	N89°25'35"E	20.00'
L3	S00°34'25"E	10.00'
L4	N69°08'47"W	27.37'
L5	N00°27'58"W	118.00'
L6	N89°25'35"E	6.00'
L7	S00°27'58"E	40.00'

NOTE

BEARING AND DISTANCES IN PARENTHESIS ARE PER THE DEED FOR THIS PARCEL AS RECORDED IN BOOK 312, AS INSTRUMENT NO. 252690, WHERE THEY DIFFER FROM THE MEASURED DATA PER THIS SURVEY.

LEGEND

- BOUNDARY LINE
- STREET CENTERLINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING RIGHT-OF-WAY / LOT LINE
- EASEMENT LINE
- N&T — SET NAIL AND TAG – PLS 7635
- ● — SET 5/8" REBAR & ALUMINUM CAP, P.L.S. 7635, UNLESS NOTED
- ◉ — MONUMENTATION AS SHOWN AND DESCRIBED
- ○ — FOUND P.K. NAIL & BRASS TAG (ILLEGIBLE)
- ▲ — SET TYPE II MONUMENT REFERENCE MARKER W/ STAMPED TIE DISTANCE P.L.S. 7635
- △ — FOUND BRASS CAP REFERENCE MARKER IN TOP OF CURB, P.L.S. 7635
- PARCEL 1 — PARCEL NUMBER
- L1 — LINE NUMBER, SEE LINE TABLE, THIS SHEET
- A.P.N. — ASSESSOR'S PARCEL NUMBER
- P.U.E. — PUBLIC UTILITY EASEMENT
- CONCRETE CURB & GUTTER

PRJ-75700
02/19/19

PMP-43732
SHEET 2 OF 2

1101.3

FILE 118 PG 61

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
APR 0 9 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address 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

Please use available blank space on card for your comments.

VAR-75819 and VAR-75820 [PRJ-75700]
Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930316035
ANDERSON DAGMAR M
712 HOGAN DR
LAS VEGAS NV 89107-2084

89107

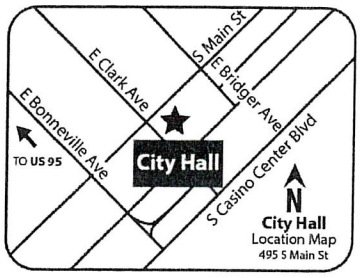
Submitted after final agenda

32-33P

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



2 Story Neighborhood

post 3

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APR 02 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75819 and VAR-75820 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930315012
WINSLOW DENIS L
4409 THOMPSON CIR
LAS VEGAS NV 89107-2076

97 BRDGNP1 89107

32P
33P

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

2 stay near by Hood
Not 3

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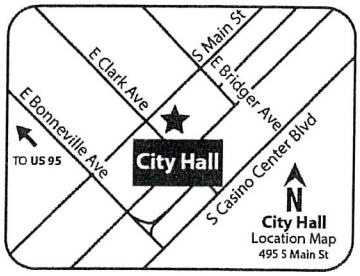
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
APR 02 2019
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75819 and VAR-75820 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930316005
WINSLOW DENIS L & MYRNA L
4408 ST ANDREWS CIR
LAS VEGAS NV 89107-2024

97 BRDGNP1 89107

32P
33P

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 8, 2019 2:04 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
APR 08 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 2:04 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75700
Position:	I OPPOSE the project and all related applications.
Name:	Allen Ivie
Residential or Business Address:	4308 Fortune Ave Las Vegas, NV 89107
Phone:	(702) 255-4797
Email:	adi3212@embarqmail.com
Comments:	I oppose all applications concerning project 75700

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

Submitted after final agenda

32-36P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
33

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

SUBJECT:
VAR-75820 - VARIANCE RELATED TO VAR-75819 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW RESIDENTIAL BUILDINGS TO HAVE A HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM ALLOWED ON LOT TWO on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

C.C.: 05/15/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) TENTATIVE MAP / WAIVER OF STANDARDS

Project Address (Location) North side of Bonanza Road approximately 1630 ft east of intersection of Decatur Blvd.

Project Name Montage Estates **Proposed Use** R-2 (Residential Condos)

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric Crear

General Plan: Existing ML Proposed _____ **Zoning:** Existing R-2 Proposed _____

Additional Information R-2 Zoning Requires 6500 sq.ft. lots and a maximum of 6-12 dwelling units per lot. In light of this aspect, a parcel map will subdivide into 2 lots, then a condo map for 10 units on Lot 1 and a condo map for 8 units on Lot 2. A total of 3 maps.

Property Owner SK USA, LLC Contact George Varhelyi
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail GV23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail CsabaMeiszburger@me.com Phone (702) 237-4070

Representative SK USA, LLC. Contact Csaba Meiszburger
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail CsabaMeiszburger@me.com Phone (702) 237-4070

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

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

City Official _____ **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 GVarhelyi
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name GEORGE VARHELYI

Subscribed and sworn before me State of Nevada County of Clark

This 22nd day of January, 20 19

Jim Liaos
Notary Public in and for said County and State

Clark

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-75700
02/19/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
34

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

SUBJECT:
VAR-75821 - VARIANCE RELATED TO VAR-75819 AND VAR-75820 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PRIVATE STREET IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED; TO ALLOW A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED; AND TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

C.C.: 05/15/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest Postcards for VAR-75821 and SDR-75822 [PRJ-75700]

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

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) TENTATIVE MAP / WAIVER OF STANDARDS

Project Address (Location) North side of Bonanza Road approximately 1630 ft east of intersection of Decatur Blvd.

Project Name Montage Estates **Proposed Use** R-2 (Residential Condos)

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric Crear

General Plan: Existing ML Proposed _____ **Zoning:** Existing R-2 Proposed _____

Additional Information R-2 Zoning Requires 6500 sq.ft. lots and a maximum of 6-12 dwelling units per lot. In light of this aspect, a parcel map will subdivide into 2 lots, then a condo map for 10 units on Lot 1 and a condo map for 8 units on Lot 2. A total of 3 maps.

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E-mail GV23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger
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Representative SK USA, LLC. Contact Csaba Meiszburger
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
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City Official _____ **Partner(s)** _____

Partner(s) _____

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

Print Name GEORGE VARHELYI

Subscribed and sworn before me State of Nevada County of Clark

This 22nd day of January, 20 19

Jim Liaos
Notary Public in and for said County and State

Clark

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-75700
02/19/19

City of LasApr. 5. 2019 9:51PM No. 6741 P. 1

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

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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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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-75821 and SDR-75822 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930316035
ANDERSON DAGMAR M
712 HOGAN DR
LAS VEGAS NV 89107-2084

97 BRDGNP1 89107

Submitted after final agenda

34-35P

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

2 Stop Neighborhood

Not 3

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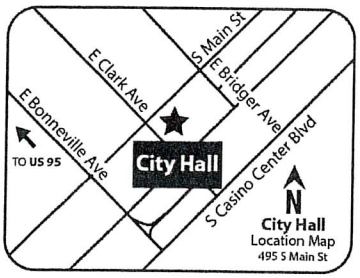
Las Vegas, NV
Permit No. 1630

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.

VAR-75821 and SDR-75822 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930316005
WINSLOW DENIS L & MYRNA L
4408 ST ANDREWS CIR
LAS VEGAS NV 89107-2024

97 BRDGNP1 89107

34 P
39P

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

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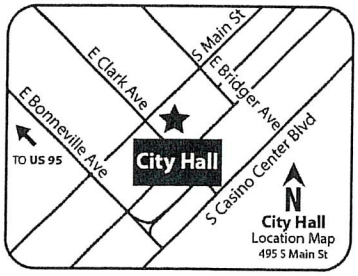
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

2 story neighborhood

Not 3



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Dept of Planning
City of Las Vegas

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VAR-75821 and SDR-75822 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930315012
WINSLOW DENIS L
4409 THOMPSON CIR
LAS VEGAS NV 89107-2076

97 BRDGNP1 89107

34P
35P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
35

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

SUBJECT:
SDR-75822 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75819, VAR-75820 AND VAR-75821 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-LOT RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

C.C.: 05/15/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Clark County School District School Tracking Form for SDR-75822 and TMP-75823 [PRJ-75700]
4. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division

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

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) TENTATIVE MAP / WAIVER OF STANDARDS

Project Address (Location) North side of Bonanza Road approximately 1630 ft east of intersection of Decatur Blvd.

Project Name Montage Estates **Proposed Use** R-2 (Residential Condos)

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric Crear

General Plan: Existing ML Proposed _____ **Zoning:** Existing R-2 Proposed _____

Additional Information R-2 Zoning Requires 6500 sq.ft. lots and a maximum of 6-12 dwelling units per lot. In light of this aspect, a parcel map will subdivide into 2 lots, then a condo map for 10 units on Lot 1 and a condo map for 8 units on Lot 2. A total of 3 maps.

Property Owner SK USA, LLC Contact George Varhelyi
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail GV23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail CsabaMeiszburger@me.com Phone (702) 237-4070

Representative SK USA, LLC. Contact Csaba Meiszburger
Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113
E-mail CsabaMeiszburger@me.com Phone (702) 237-4070

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

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

Partner(s) _____

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

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

Print Name GEORGE VARHELYI

Subscribed and sworn before me State of Nevada County of Clark

This 22nd day of January, 20 19

Jim Liaos
Notary Public in and for said County and State

Clark

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-75700
02/19/19

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

School Development Tracking Form

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

Date Filed _____ **Application Number** _____ **Entity** _____

Company Name _____

Contact Name _____

Contact Mailing Address _____

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

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

Project Name _____

Project Description

APN's _____

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

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date

*** CCSD Comments**

☐ Approved ☐ Disapproved

SDR 75822
SK USA, LLC

N side of Bonanza Road, 1,550' E of Decatur Boulevard

Proposed 18 unit duplex residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	18	9.44	**170**
AM Peak Hour			0.74	**13**
PM Peak Hour			0.99	**18**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road

Average Daily Traffic (ADT)	2,716
PM Peak Hour	217

(heaviest 60 minutes)

Decatur Boulevard

Average Daily Traffic (ADT)	46,454
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	12,480
Decatur Boulevard	53,445

This project will add approximately 170 trips per day on Bonanza Rd. and Decatur Blvd. Currently, Bonanza is at about 22 percent of capacity and Decatur is at about 87 percent of capacity. With this project, Bonanza is expected to be at about 23 percent of capacity and Decatur is expected to remain at about 87 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 18 additional cars, or about one every three minutes.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
36

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

SUBJECT:
TMP-75823 - TENTATIVE MAP RELATED TO VAR-75819, VAR-75820, VAR-75821 AND SDR-75822 - MONTAGE ESTATES - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Tentative Map FOR A THREE-LOT RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700]. Staff recommends DENIAL.

C.C.: 05/15/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest Postcards

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

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) TENTATIVE MAP / WAIVER OF STANDARDS

Project Address (Location) North side of Bonanza Road approximately 1630 ft east of intersection of Decatur Blvd.

Project Name Montage Estates **Proposed Use** R-2 (Residential Condos)

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric Crear

General Plan: Existing ML Proposed _____ **Zoning:** Existing R-2 Proposed _____

Additional Information R-2 Zoning Requires 6500 sq.ft. lots and a maximum of 6-12 dwelling units per lot. In light of this aspect, a parcel map will subdivide into 2 lots, then a condo map for 10 units on Lot 1 and a condo map for 8 units on Lot 2. A total of 3 maps.

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

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

Print Name GEORGE VARHELYI

Subscribed and sworn before me State of Nevada County of Clark

This 22nd day of January, 20 19

Jim Liaos
Notary Public in and for said County and State

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-75700
02/19/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

PED

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

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

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

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

B. Supplemental Information

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

☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer. NO

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

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 3/4/19

PRJ-75700
03/04/19

DEPARTMENT OF PLANNING

DATE:

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

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

To whom it may concern:

GEORGE VARHELYI (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 JOHN HAMILTON at (702)-580-3658. Thank you.

Sincerely,

(Signature)

GEORGE VARHELYI
(Print)

State of Nevada
County of Clark

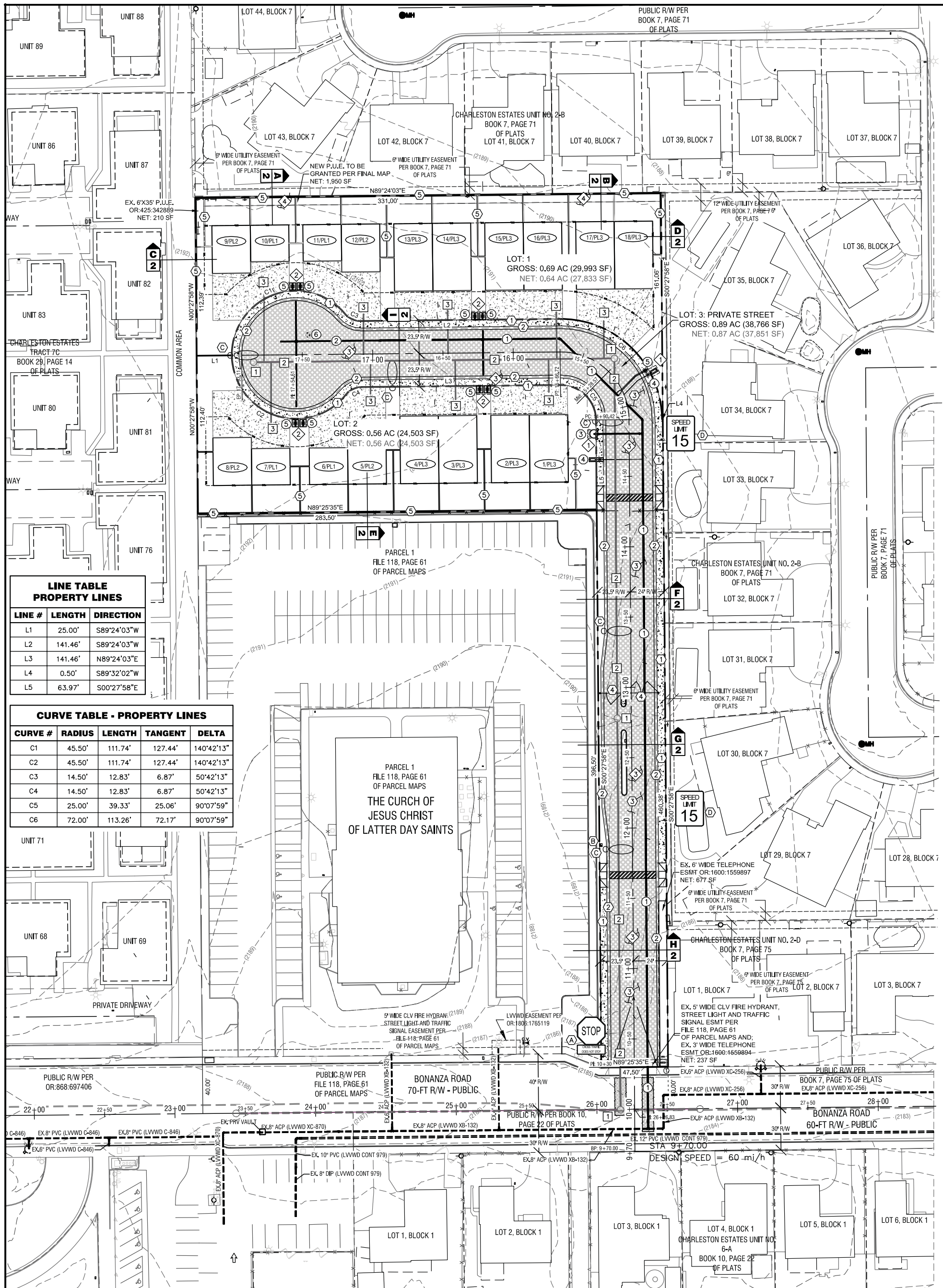
Subscribed and sworn before me

This 4th day of February, 2019.

Notary Public in and for said County and State

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-75700
02/19/19



LINE TABLE PROPERTY LINES

LINE #	LENGTH	DIRECTION
L1	25.00'	S89°24'03"W
L2	141.46'	S89°24'03"W
L3	141.46'	N89°24'03"E
L4	0.50'	S89°32'02"W
L5	63.97'	S00°27'58"E

CURVE TABLE - PROPERTY LINES

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C1	45.50'	111.74'	127.44'	140°42'13"
C2	45.50'	111.74'	127.44'	140°42'13"
C3	14.50'	12.83'	6.87'	50°42'13"
C4	14.50'	12.83'	6.87'	50°42'13"
C5	25.00'	39.33'	25.06'	90°07'59"
C6	72.00'	113.26'	72.17'	90°07'59"

EASEMENT / DEDICATION NOTES: (X) SYMBOL

1. 6-FT X 6-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 6-FT X 10-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6-FT WIDE POWER EASEMENT ALONG NORTH BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATLEY MAINTAINED

SEWER CONSTRUCTION NOTES [X] SEWER NOTE SYMBOL

1. INSTALL 48-IN SSMH PER DACSWCS STD DWG SD1A/SD7, SINGLE 24" LID
2. INSTALL 8-IN AWWA C900 WATER QUALITY PVC SEWER PIPE
3. INSTALL 6-IN PVC SEWER LATERAL PER DACSWCS STD DWG SD22 FOR EACH BUILDING. MINIMUM SLOPE 2% MIN.

WATER NOTES - (#) WATER CONSTRUCTION NOTE

1. INSTALL 8" C900 (CLASS 150) PVC WATER LINE
2. INSTALL 6" C900 (CLASS 150) PVC WATER LINE
3. FIRE HYDRANT INSTALLATION PER UDACS STD PLT 40 CONDITION G. A MINIMUM 3-FT CLEARANCE FROM THE BARREL OF THE FIRE HYDRANT TO ANY OBSTRUCTION. CURBING TO BE PAINTED WITH A SUITABLE COAT OF INDUSTRIAL GRADE ENAMEL (SAFETY RED) W/ "FIRE LANE, NO PARKING"
4. INSTALL 5/8-INCH METER AND 1-INCH RPPA FOR IRRIGATION USE PER UDACS STD PLT 4 AND PLT 8 WITH 1-INCH BRASS PIPE BETWEEN METER AND RPPA. CONNECT TO PROPOSED WATER MAIN WITH 1-INCH TYPE-K COPPER WATER LINE AND SERVICE SADDLE.
5. INSTALL 3/4-INCH DUAL RESIDENTIAL SERVICE PER UDACS STD PLT 7 FOR DOMESTIC USE. CONNECT TO PROPOSED WATER MAIN WITH 1-INCH TYPE-K COPPER WATER LINE AND SERVICE SADDLE
6. ABANDON EXISTING WELL IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THE NEVADA ADMINISTRATIVE CODE (NAC) 534.4365, AND ALL OTHER APPLICABLE RULES AND REGULATIONS FOR DRILLING/PLUGGING WELLS IN THE STATE OF NEVADA. REFER TO WELL ABANDONMENT NOTE.

CONSTRUCTION NOTES: (X) SYMBOL

1. PROVIDE MINIMUM 5-FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R-TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT CUL-DE-SAC AND PRIVATE STREET PER USDCCA STD DWG #212. REFER TO DEVIATION FROM STANDARDS ON SHEET C2.
   3.1. CUL-DE-SAC AND PRIVATE STREET: 2.5 INCHES AC OVER 4.5 TYPE II
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT 6-FT CMU SCREEN WALL. IN AREAS WHERE RETAINING WALLS ARE REQUIRED, MAXIMUM RETAINING HEIGHT VARIES UP TO 3-FT AND THE TOTAL WALL HEIGHT SHALL NOT EXCEED 9-FT.
   5.1. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS.

TRAFFIC CONSTRUCTION NOTES (X) SYMBOL

A. INSTALL 30-INCH R-1 STOP SIGN WITH TWO 9-INCH D3 STREET NAME SIGNS ON TOP PER USDCCA STD DWG #249 AT PRIVATE STREET AND BONANZA ROAD
B. INSTALL 200-AMP SERVICE PEDESTAL PER USDCCA STD DWG 331 AND FOUNDATION PER USDCCA 332.S2
C. INSTALL 100W LED EQUIVALENT STREETLIGHT PER USDCCA STD DWG #300.S3 AND #311.1
D. INSTALL R2-1 SPEED LIMIT SIGN (15 MPH)

DEVIATION FROM STANDARDS

1. ALLOW AN EXTENDED CUL-DE-SAC LENGTH WHERE 500-FT IS REQUIRED PER USDCCA #212; PERMISSIVE UP TO 600-FT PER LVMC TITLE 19.04.100; EXTENSION AS SHOWN WITH FIRE DEPARTMENT APPROVAL PROVIDED THAT ALL BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
2. PRINCIPAL VEHICULAR ENTRANCE GATE MUST HAVE MINIMUM WIDTH OF 50-FT. GATE PROVIDED TO BE LESS THAN 50-FT AND CONFORM TO LVMC 19.02.250
3. USE R-TYPE CURB & GUTTER PER USDCCA STD DWG #217.3.S1
4. PROVIDE MINIMUM 47-FT PRIVATE STREET R/W WIDTH FOR CUL-DE-SAC WHERE 51-FT IS TYPICALLY REQUIRED PER USDCCA #212.
5. EXISTING PAN DRIVEWAY ACCESS TO SUBDIVISION FROM BONANZA ROAD TO REMAIN IN LIEU OF CURB RETURN DRIVEWAY
6. PROVIDE SIDEWALK ON ONLY ONE-SIDE OF PRIVATE STREET WITHIN THE THROAT DEPTH AREA OF THE CUL-DE-SAC.
7. CONNECTIVITY RATIO IS 1.0 WHERE 1.3 IS TYPICALLY REQUIRED PER LVMC 19.04.040

FIRE FLOW CALCS: TWO FAMILY DWELLINGS

MODEL HOME / PLAN #:	PLAN #1	PLAN #2	PLAN #3	PLAN #1+ PLAN #2	PLAN #3+ PLAN #3
CONSTRUCTION TYPE (IBC):	V-B	V-B	V-B	V-B	V-B
LIVABLE SQUARE FOOTAGE:	1735	2227	1910	3962	3820 SF
MAXIMUM UNDER ROOF (SF):	2452	2791	2573	5243	5146 SF
BUILDING HEIGHT:	35	35	25	35	25 FT
# OF STORIES:	3	3	2	3	2
BLDG OCCUPANCY (IBC):	R3	R3	R3	R3	R3
NFPA 13-D (2016 EDTION):	YES	YES	YES	YES	YES
FIRE FLOW AT 20 PSI:	N/A	N/A	N/A	2000	2000 GPM
(%) PCT REDUCTION:	N/A	N/A	N/A	50%	50% (%)
REQ'D FIRE FLOW-20 PSI:	N/A	N/A	N/A	1500	1500 GPM

NOTE: UNITS WITHIN EACH BUILDING ARE SEPARATED BY 2-HR SEPARATION WALLS.

GRAPHIC SCALE

40 0 20 40

1 inch = 40 ft

GENERAL INFORMATION

PARCEL: 139-30-306-003

GROSS ACREAGE: 2.14 ACRES

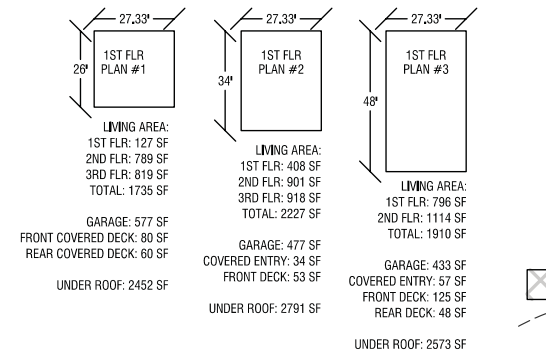
NUMBER OF LOTS: 3 LOTS

NUMBER OF UNITS: 18 UNITS

DENSITY: LOT 1: 14.53 (10 UNITS/0.688 ACRES)
LOT 2: 14.23 (8 UNITS/0.562 ACRES)
LOT 3: PRIVATE STREET (0.889 ACRES)
OVERALL: 8.41 (18 UNITS/2.14 ACRES)

ZONING CLASSIFICATION: MEDIUM LOW DENSITY RESIDENTIAL (R-2)
MINIMUM LOT SIZE: 6500 SF
MAXIMUM DWELLING UNITS PER LOT: 6-12

ZONING ACTIONS: GPA-70682 (GENERAL PLAN AMENDMENT)
ZON-70683 (REZONING RELATED TO GPA-70682)



CONNECTIVITY RATIO: (LINKS / NODES)

MONTAGE ESTATES: 2 LINKS / 2 NODES=1.0 (ADMINISTRATIVE DEVIATION REQUIRED)

THE MINIMUM REQUIRED CONNECTIVITY RATIO IS 1.30 (LINKS/NODES) FOR ALL DEVELOPMENT IN R-D, R-1, R-SL, R-MH, R-CL, R-TH, R-2, R-3 AND R-4 ZONING DISTRICTS. THE REQUIRED CONNECTIVITY RATIO MAY BE REDUCED BY THE DIRECTOR, WITH THE ADVISEMENT OF THE DIRECTOR OF PUBLIC WORKS, THROUGH THE SUBMITTAL OF AN APPLICATION FOR AN ADMINISTRATIVE DEVIATION, WHICH SHALL BE SUBJECT TO THE PROCEDURES AND STANDARDS SET FORTH IN LVMC 19.16.120, IF THE APPLICANT DEMONSTRATES IT IS IMPOSSIBLE OR IMPRACTICABLE TO ACHIEVE DUE TO TOPOGRAPHIC CONDITIONS, NATURAL FEATURES, ADJACENT EXISTING DEVELOPMENT PATTERNS, OR OTHER SITE LIMITATIONS.

PROPERTY OWNER STATEMENT / CC&R STATEMENT

THE SITE WILL BE SUBJECT TO ENFORCEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE GOVERNING DOCUMENTS WILL DICTATE HOW THE ASSOCIATION OPERATES AND GOVERNING RULES OF OWNERS, TENANTS, AND GUESTS.

GEOTECHNICAL ENGINEER STATEMENT

THE SITE IS LOCATED WITHIN THE LAS VEGAS VALLEY. THE NEAREST FAULT SHOWN ON THE CLARK COUNTY SOIL GUIDELINES MAP (MAY 20, 1998) IS LOCATED APPROXIMATELY 1/2 MILE SOUTHWEST OF THE SITE. FISSURES ARE SURFACE EXPRESSIONS OF DIFFERENTIAL STRESS RESULTING FROM LOCAL AND REGIONAL SUBSIDENCE. NO FISSURES WERE OBSERVED ON THE PROJECT SITE. BASED ON THE CLARK COUNTY SHEAR WAVE VELOCITY MAP, A SITE CLASS OF "D" IS APPROPRIATE USE FOR DESIGN. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING TO A DEPTH OF 15 FEET, THE MAXIMUM DEPTH EXPLORED.

ELEVATION NOTE:

ADD 2100-FT TO ALL GRADE ELEVATION TAGS SHOWN ON PLANS.

STATIC WATER PRESSURE

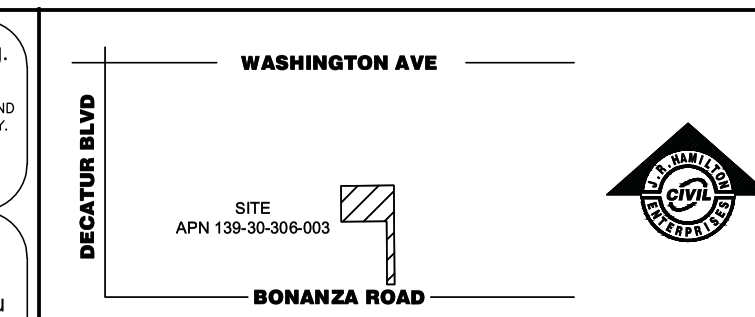
THE SITE LIES WITHIN THE **2300** PRESSURE ZONE RESULTING IN AN OVERALL STATIC PRESSURE OF **46±** PSI

PRIVATE WELLS TO BE REMOVED FROM SERVICE:

IF THE EXISTING PRIVATE WELL IS TO BE ABANDONED, THE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY WILL NOT BE REQUIRED; HOWEVER, THE AGENCY WATER SERVICE WILL REMAIN IN THE OFF POSITION UNTIL THE WELL HAS BEEN ABANDONED (WHICH MUST BE ACCOMPLISHED WITHIN 30 DAYS OF THE INSTALLATION OF THE AGENCY SERVICE) OR PHYSICALLY DISCONNECTED FROM THE ONSITE SYSTEM. AN INSPECTION OF THE ON-SITE SYSTEM WILL BE MADE BY THE AGENCY'S INSPECTION DIVISION TO VERIFY THAT THE WELL HAS BEEN DISCONNECTED FROM THE ON-SITE SYSTEM AND THAT THE WELL IS NO LONGER FUNCTIONAL. THE STATE OF NEVADA DIVISION OF WATER RESOURCES (PH: 702-486-2770) MAY BE CONTACTED FOR INFORMATION CONCERNING THE REQUIREMENTS AND PROCEDURES FOR ABANDONING WELLS.

811 Call before you Dig. 1-800-227-2600 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. Call before you Crane Overhead 702-227-2929



VICINITY MAP (NTS)

NE2 SW4 SEC. 30, T20S, R61E, M.D.M.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 2LV01 30SW6
RIVET & PLATE IN TOP OF N. SIDE CURB BONANZA RD. 1/4 MILE E. OF DECATUR BLVD.
ELEVATION=666.949 METERS (NAVD'88)
ELEVATION=2188.15 US SURVEY FEET (NAVD'88)

BASIS OF BEARING

SOUTH 89°25'35" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 118, PAGE 61 OF PARCEL MAPS.

FLOOD ZONE

FIRM PANEL # 32003C1216SD, ZONE "X", MAP DATED NOVEMBER 16, 2011, WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.

LEGAL DESCRIPTION

LOT 2 FILE 118, PAGE 61 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, M.D.M.
APN 139-30-306-003 (2.14 ACRES)

GEOTECHNICAL ENGINEER: SOILS REPORT

SOILS REPORT DATED JUNE 18, 2018 BY AMERICAN SOILS ENGINEERING, LLC.
6000 SOUTH EASTERN AVENUE, SUITE 6B, LAS VEGAS, NEVADA 89119
PHONE 702-889-9617 FAX 702-889-9614

1. ALL GRADING AND PAVING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE SOILS REPORT FOR THIS PROJECT. REFER TO SOILS REPORT FOR ALTERNATIVES.
2. PAD ELEVATION IS BASED ON 4-INCH CONCRETE FLOOR SLABS SUPPORTED ON MINIMUM 4-INCHES TYPE II MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557 OVERLAIN BY A MINIMUM 10 MIL THICK VAPOR BARRIER WITH PLACEMENT IN ACCORDANCE WITH ACI 302 OVERLAIN WITH 2 INCHES OF SAND.
3. THE SOILS ARE ASSUMED TO HAVE AN R-VALUE OF 40 OR MORE AND SHOULD BE VERIFIED BASED ON SAMPLES COLLECTED FROM SUBGRADE AND SPECIFIC LABORATORY TESTING PERFORMED SUBSEQUENT TO ROUGH GRADING OF THE SITE. PAVEMENT DESIGN TO BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
   3.1. RESIDENTIAL: 2.5-INCHES ASPHALT, 4.5-INCHES TYPE II BASE
   3.2. MINOR COLLECTOR: 3.0-INCHES ASPHALT, 5.0-INCHES TYPE II BASE
   3.3. MAJOR COLLECTOR: 4.5-INCHES ASPHALT, 9.5-INCHES TYPE II BASE
   3.4. ARTERIAL: 5.5-INCHES ASPHALT, 13.0-INCHES TYPE II BASE

LEGEND

EP EDGE OF PAVEMENT
CL CENTERLINE
PL PROPERTY LINE
R/W PUBLIC ROAD RIGHT OF WAY
EXISTING CURB & GUTTER, SIDEWALK
BSL BUILDING SETBACK LINE
EX. CHAIN LINK FENCE
EX. WALL — PROPOSED WALL
ASPHALT SAWCUT LINE
(ELEV) DESC — EXISTING GRADE
ELEV DESC — PROPOSED GRADE
NEW ASPHALT
TRENCH AND BACKFILL (UNPAVED AREAS)
1800 EX. CONTOUR
1800 FINISH CONTOUR

AC	ASPHALTIC CONCRETE	PP	POWER POLE
APN	ASSESSOR PARCEL NUMBER	PROTNK	PROPANE TANK
BC	BRASS CAP	PRV	PRESSURE REDUCING VALVE
BCR	BACK OF CURB RETURN	PVC	POLYVINYL CHLORIDE
BFE	BASE FLOOD ELEVATION	RAC	REBAR AND ALUMINUM CAP
BOB	BASIS OF BEARING	RET	RETAINING
BSL	BUILDING SETBACK	RPC	REBAR AND PLASTIC CAP
BSW	BACK OF SIDEWALK	SL	STREET LIGHT
BWV	BACK WATER VALVE	SNWA	SO. NEVADA WATER AUTHORITY
CATV	CABLE / TELEVISION	SP	SERVICE POLE
CB	CABLE BOX	SSCO	SANITARY SEWER CLEANOUT
CL	CENTERLINE	SSMH	SANITARY SEWER MANHOLE
CONC	CONCRETE	STA	STATION
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTERWATER COLLECTION SYSTEMS	SVRZ	SIGHT VISIBILITY RESTRICTION ZONE
DESC	DESCRIPTION	SWR	SEWER
DW	DRIVEWAY	TB	TELE-BOX
EB	ELECTRIC BOX	TBC/TC	TOP BACK OF CURB
EG	EDGE OF GRAVEL	TBSW	TOP BACK OF SIDE WALK
ELEC	ELECTRIC	TELE	TELEPHONE
ELEV	ELEVATION	TF	TRANSFORMER
EM	ELECTRIC METER	TMH	TOP OF MANHOLE
EP	EDGE OF PAVEMENT	TOE	TOE OF SLOPE
ER	EDGE OF ROAD	TOP	TOP OF SLOPE
EX	EXISTING	TR	TELE-RISER
FF	FINISHED FLOOR	TRW	TOP OF RETAINING WALL
FG	FINISHED GRADE	TSGN	TRAFFIC SIGN
FL	FLOW LINE	TW	TOP OF WALL
FNCE	FENCE	TV	TELE-VAULT
FO	FIBER OPTIC	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS
FS	FINISHED SURFACE	UGE	UNDERGROUND ELECTRIC
GB	GRADE BREAK	CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
GRTE	GRATE	VG	VALLEY GUTTER
GW	GUY WIRE	VPC	VERTICAL POINT OF CURVATURE
HC	HANDICAP RAMP	VPT	VERTICAL POINT OF TANGENCY
HP	HIGH POINT	WC	WELL CASING
HYD/FH	FIRE HYDRANT	WT	WATER TANK
ICV	IRRIGATION CONTROL VALVE	WTR	WATER
INV	INVERT	WM	WATER METER
LF	LINEAR FEET	WV	WATER VALVE
LP	LOW POINT		
MAX	MAXIMUM		
MIN	MINIMUM		
NG/GS	NATURAL GRND / GRND SHOT		
POC	POINT OF CONNECTION		
NPC	NEVADA POWER CO. METER		

(UNIT/PLAN) UNIT NUMBER/ MODEL HOME PLAN NUMBER

EARTHWORK DISCLAIMER

THE QUANTITIES SHOWN HEREON ARE FOR PERMIT FEE DETERMINATION ONLY. CONTRACTOR'S BID PRICE SHALL BE BASED UPON A SEPARATE ANALYSIS:

CUT (CY): 1,498 CY
FILL (CY): 1,835 CY
NET (FILL): 337 CY

SURVEY DISCLOSURE

THIS IS NOT A PROPERTY SURVEY. THIS PLAN IS INTENDED TO BE USED FOR LAYOUT AND GRADING PURPOSES ONLY. LOT LINE DIMENSIONS MAY DIFFER FROM THOSE SHOWN HEREON TO THAT OF THE OFFICIAL MAP.

JOHN R. HAMILTON ENTERPRISES, INC. UTILITY NOTE:

JOHN R. HAMILTON ENTERPRISES, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

CAUTION TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

OWNER / DEVELOPER INFORMATION:

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140
LAS VEGAS, NEVADA 89113
CONTACT: CSABA MEISZBURGER (702) 237-4070

PRJ-75700
03/14/19

REV	DATE	BY	DESCRIPTION

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
3945 PEBBLE CREEK AVENUE, LAS VEGAS, NEVADA 89147
PH: (702) 580-3658 ----- WWW.JRHAMILTONENTERPRISES.COM

SHEET: TENTATIVE MAP

PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

PRINTED: 03-12-2019
SUBMITTAL

HORIZ: 1"=40'
VERT: N/A
PROJECT NO. 17-400-001

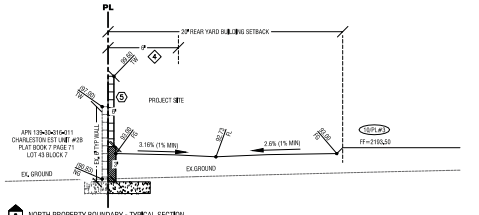
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
JOHN R. HAMILTON
Exp: 06/30/2019
CIVIL
No. 015732
3/12/19

FIRE DEPARTMENT:	N/A
TRAFFIC STDY:	N/A
DRAINAGE STDY:	N/A
SOILS REPORT:	N/A
LVVWD:	N/A
CLV HANSEN:	N/A

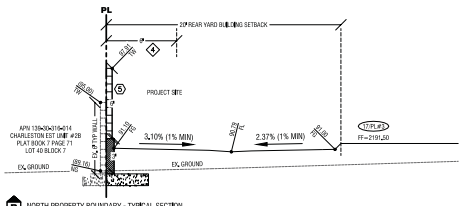
CLV DWG #:

PAGE: T1
1 OF 2 SHEETS

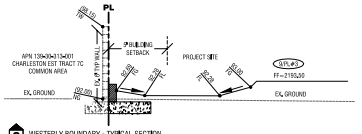
1/2019 9:15:07 PM



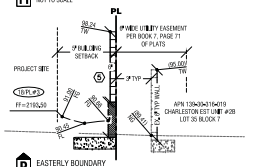
A 11 NORTH PROPERTY BOUNDARY - TYPICAL SECTION
NOT TO SCALE



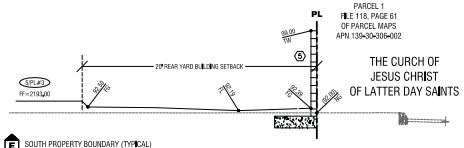
B 11 NORTH PROPERTY BOUNDARY - TYPICAL SECTION
NOT TO SCALE



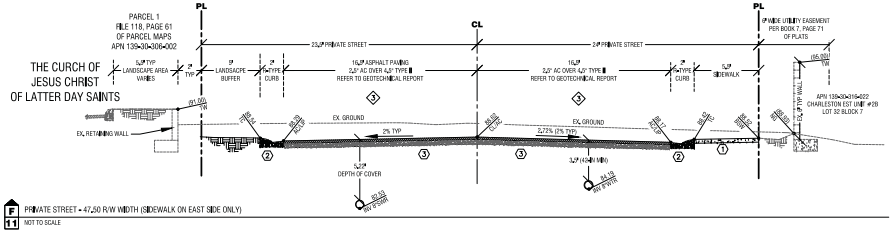
C 11 WESTERLY BOUNDARY - TYPICAL SECTION
NOT TO SCALE



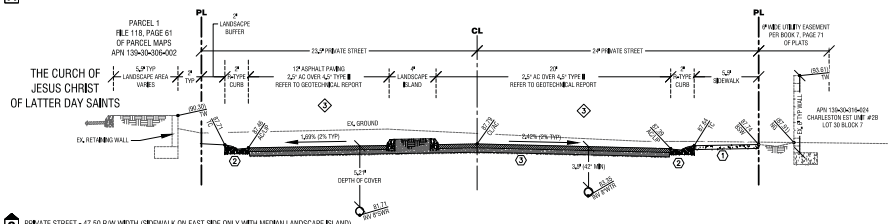
D 11 EASTERLY BOUNDARY
NOT TO SCALE



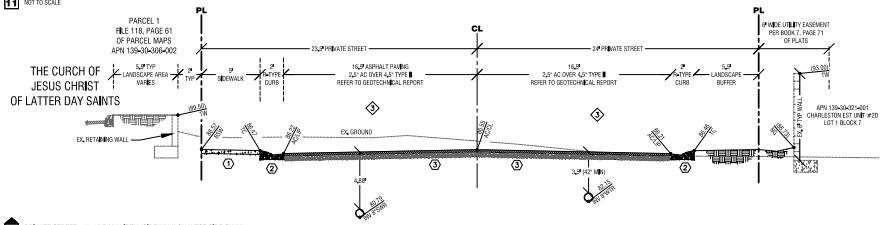
E 11 SOUTH PROPERTY BOUNDARY (TYPICAL)
NOT TO SCALE



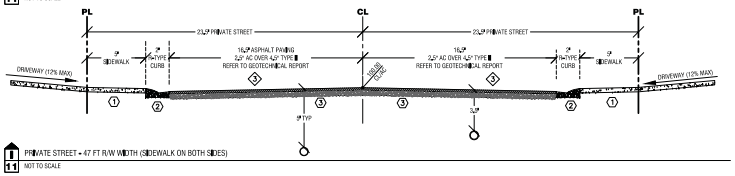
F 11 PRIVATE STREET - 47.50 R/W WIDTH (SIDEWALK ON EAST SIDE ONLY)
NOT TO SCALE



G 11 PRIVATE STREET - 47.50 R/W WIDTH (SIDEWALK ON EAST SIDE ONLY WITH MEDIAN LANDSCAPE ISLAND)
NOT TO SCALE



H 11 PRIVATE STREET - 47.50 R/W WIDTH (SIDEWALK ON WEST SIDE ONLY)
NOT TO SCALE



I 11 PRIVATE STREET - 47 FT R/W WIDTH (SIDEWALK ON BOTH SIDES)
NOT TO SCALE

EASEMENT / DEDICATION NOTES: ◇ SYMBOL

1. 6-FT X 6-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 6-FT X 10-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6-FT WIDE POWER EASEMENT ALONG NORTH BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATELY MAINTAINED

CONSTRUCTION NOTES: ⓧ SYMBOL

1. PROVIDE MINIMUM 5-FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R-TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT CUL-DE-SAC AND PRIVATE STREET PER USDCCA STD DWG #212. REFER TO DEVIATION FROM STANDARDS ON SHEET C2.
   3.1. CUL-DE-SAC AND PRIVATE STREET: 2.5 INCHES AC OVER 4.5 TYPE II
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT 6-FT CMU SCREEN WALL IN AREAS WHERE RETAINING WALLS ARE REQUIRED, MAXIMUM RETAINING HEIGHT VARIES UP TO 3-FT AND THE TOTAL WALL HEIGHT SHALL NOT EXCEED 9-FT.
   5.1. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS.

811 Call before you Dig. 1-800-227-2600 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.



ELEVATION NOTE:
ADD 2100-FT TO ALL GRADE ELEVATION TAGS SHOWN ON PLANS.

JOHN R. HAMILTON ENTERPRISES, INC.
UTILITY NOTE:
JOHN R. HAMILTON ENTERPRISES, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

PRJ-75700
03/14/19

REV	DATE	BY	DESCRIPTION

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
2441 FITZGERALD DRIVE • LAS VEGAS, NEVADA 89134
PH: (702) 595-3688 — WWW.JRHAMILTONENTERPRISES.COM

SHEET: TENTATIVE MAP DETAILS AND CROSS SECTIONS
PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

PRINTED: 03-12-2019
SUBMITTAL

PROJECT NO: 17-400-001
HORIZ: N/A
VERT: N/A



FIRE DEPART MENT	N/A
TRAFFIC S TDY	N/A
DRAINAGE S TDY	N/A
S O LS REPORT	N/A
LVWWD	N/A
CLV HANDBK	N/A
CLV DWG #	

PAGE: 2 T2 OF 2 SHEETS

3/2019 8:58:07 PM

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75823 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRSRT
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PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

PRJ-75700
13930316035
ANDERSON DAGMAR M
712 HOGAN DR
LAS VEGAS NV 89107-2084

97 BRDGNP1 89107

36P

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

3 Story is Too much. This is a 2 Story Neighborhood Not 3

PRSRT
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Las Vegas, NV
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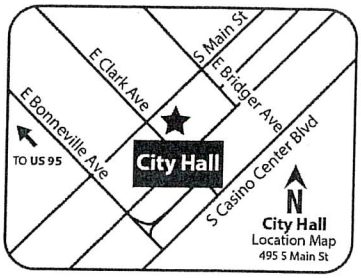
Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 02 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75823 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930315012
WINSLOW DENIS L
4409 THOMPSON CIR
LAS VEGAS NV 89107-2076

97 BRDGNP1 89107

36P

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

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Las Vegas, NV
Permit No. 1630

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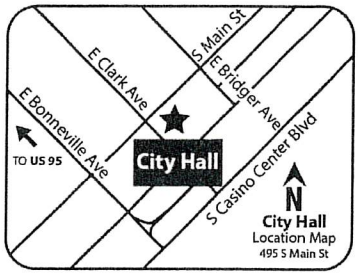
Official Notice of Public Hearing



RECEIVED
APR 02 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75823 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930316005
WINSLOW DENIS L & MYRNA L
4408 ST ANDREWS CIR
LAS VEGAS NV 89107-2024

97 BRDGNP1 89107

36P

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

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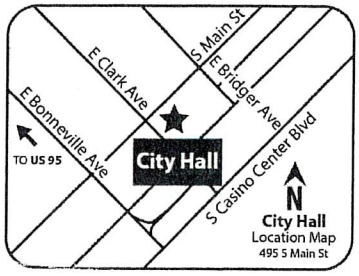
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 04 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75823 [PRJ-75700]

Planning Commission Meeting of **04/09/2019**

PRJ-75700
13930322017
WILCOX GARY & DIANNA
827 SEA PINES LN
LAS VEGAS NV 89107-2065

97 BRDGNP1 89107

36P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
37

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

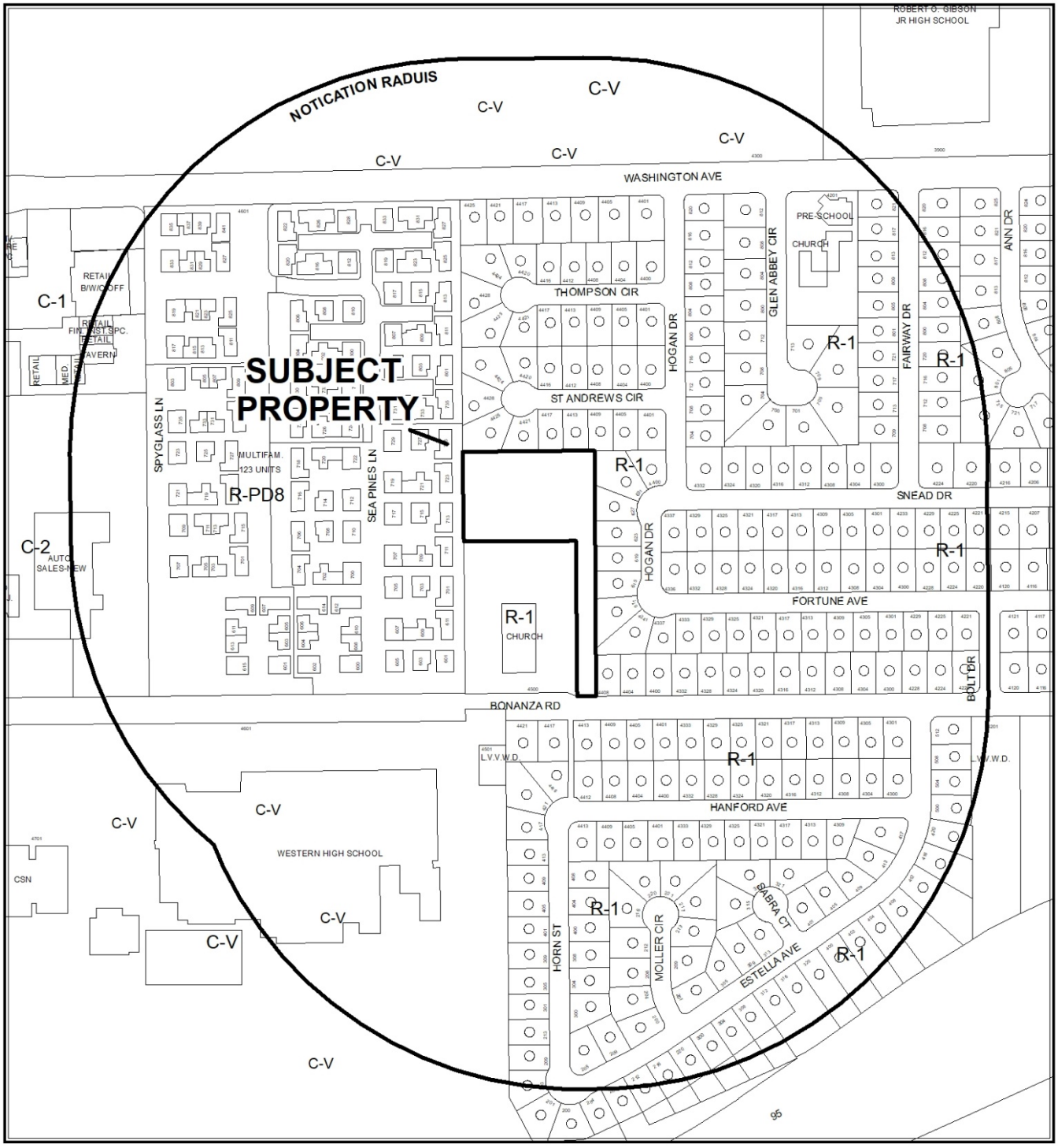
SUBJECT:
VAR-75829 - VARIANCE - PUBLIC HEARING - APPLICANT: JASON MAHEU - OWNER: MOORE MICHAEL & DIANA TRUST - For possible action on a request for a Variance TO ALLOW 20 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED on 0.42 acres on 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75829, VAR-75832 and SDR-75833 [PRJ-75798]
2. Conditions and Staff Report - VAR-75829, VAR-75832 and SDR-75833 [PRJ-75798]
3. Supporting Documentation - VAR-75829, VAR-75832 and SDR-75833 [PRJ-75798]
4. Photo(s) - VAR-75829, VAR-75832 and SDR-75833 [PRJ-75798]
5. Justification Letter - VAR-75829, VAR-75832 and SDR-75833 [PRJ-75798]
6. Submitted after Final Agenda - Location and Aerial Maps for VAR-75829, VAR-75832 and SDR-75833 [PRJ-75798] and Protest/Support Postcards for VAR-75829 and VAR-75832 [PRJ-75798]



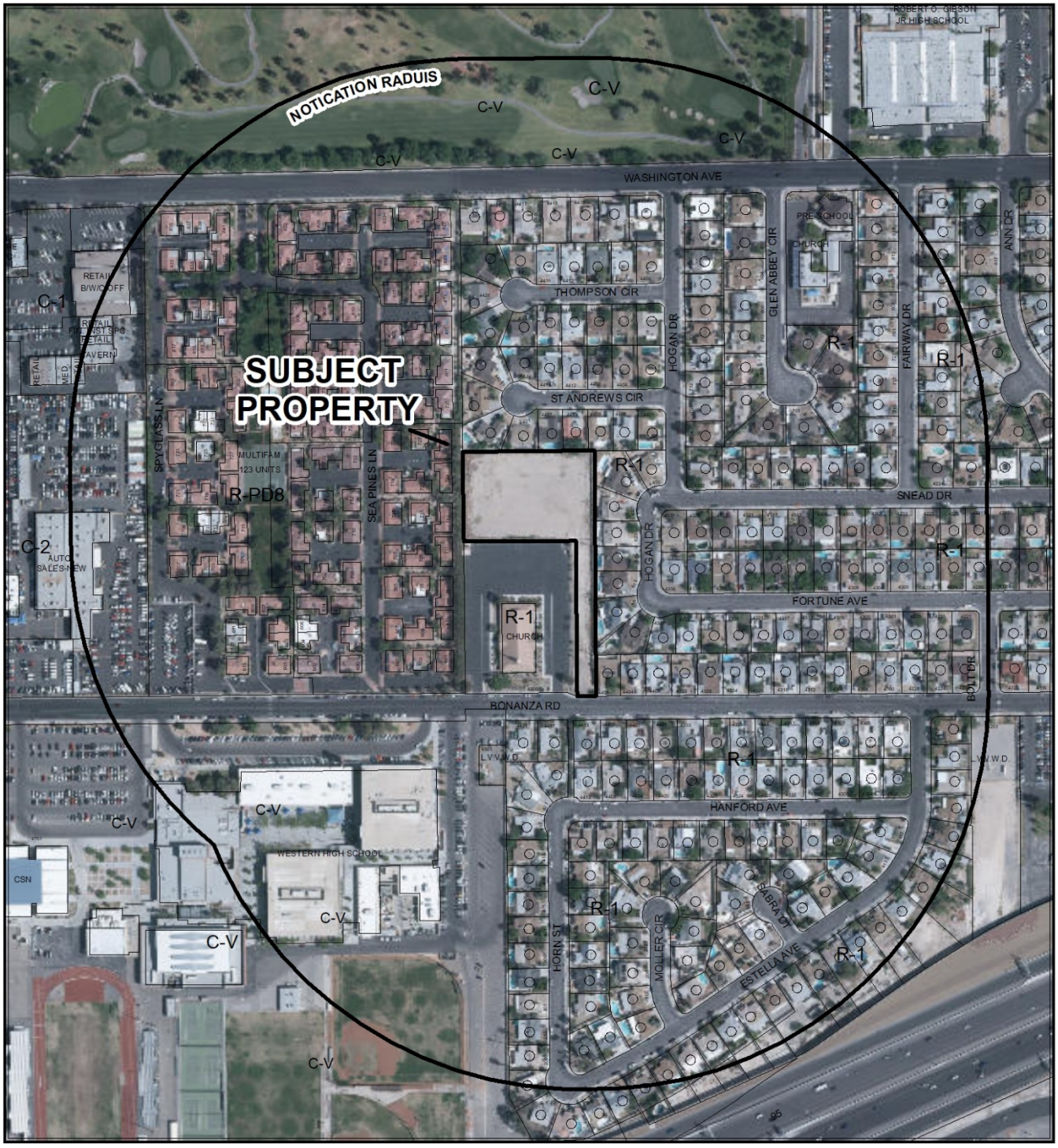
CASE: **VAR-75819, VAR-75820, VAR-75821, SDR-75822, TMP-75823 (PRJ-75700)**

0 295 590 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N



CASE: **VAR-75819, VAR-75820, VAR-75821, SDR-75822, TMP-75823 (PRJ-75700)**

0 295 590 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MOORE MICHAEL & DIANA TRUST AND MATTHEWS FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75829	Staff recommends DENIAL, if approved subject to conditions:	VAR-75832 SDR-75833
VAR-75832	Staff recommends DENIAL, if approved subject to conditions:	VAR-75829 SDR-75833
SDR-75833	Staff recommends DENIAL, if approved subject to conditions:	VAR-75829 VAR-75832

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 121 - VAR-75829 and VAR-75832
121 - SDR-75833

PROTESTS 0 - VAR-75829 and VAR-75832
0 - SDR-75833

APPROVALS 0 - VAR-75829 and VAR-75832
0 - SDR-75833

CC

** CONDITIONS **

VAR-75829 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75832) and Site Development Plan Review (SDR-75833) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning and Plot Plan Review (Z-0038-85), except where amended herein.

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

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

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

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

VAR-75832 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75829) and Site Development Plan Review (SDR-75833) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning and Plot Plan Review (Z-0038-85), except where amended herein.

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

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

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

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

SDR-75833 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75829) and Variance (VAR-75832) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning and Plot Plan Review (Z-0038-85), except where amended herein.

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

4. All development shall be in conformance with the site plans, landscape plan, building elevations, and floor plan, date stamped 02/25/19, except as amended by conditions herein.

5. A Waiver from Title 19.08 is hereby approved, to allow a six-foot wide landscape buffer and a 10-foot wide landscape buffer along a portion of the east property line where 15 feet is required.

6. A Waiver from Title 19.08 is hereby approved, to allow a to allow a zero-foot wide landscape buffer along the north, west and south property lines where eight feet is required.

7. A Waiver from Title 19.08 is hereby approved, to allow blank façades on the west and south elevations of the building where such treatments are not acceptable.

8. An Exception from Title 19.08.110(C) is hereby approved, to allow three landscape islands for 20 parking spaces where one landscape island is required for every six parking spaces.

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

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

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Shadow Lane adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. Concurrent with development, relocate the existing private sewer lateral which crosses this site so that it is not located underneath the proposed building. If applicable, grant a private sewer easement in favor of Lot 2 of Parcel Map File 92 Page 79. Prior to civil plan approval provide a copy of the recorded private sewer easement to the Sanitary Sewer Planning Section of the Department of Public Works.

16 Connect the proposed building to the public sewer in Shadow Lane independently of the private sewer traversing this site from Lot 2 of Parcel Map File 92 Page 79.

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

Fire Department

18. Must meet requirements of 2018 International Fire Code section 503.1.1.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed Site Development Plan Review for a new 4,860 square-foot Office, Medical or Dental building, along with Waivers and Variances to allow blank facades, a reduction in side and rear setbacks, parking, parking lot landscaping and perimeter landscaping buffers. The subject site is located at 1807 West Charleston Boulevard and obtains access from the western side of Shadow Lane.

ISSUES

- The subject site is located within the Las Vegas Medical District of the Downtown Las Vegas Overlay and is governed by Appendix F, Interim Downtown Las Vegas Development Standards.
- The subject site is also located within Area 2 of the Downtown Las Vegas Overlay and shall conform to Title 19 of the Las Vegas Municipal Code for development.
- Any deviation from Title 19 Development Standards that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts' goals and descriptions as per Chapter II of Appendix F, Interim Downtown Las Vegas Development Standards may only be granted by the City Council when supported through clear and convincing evidence, and shall require the approval of a Waiver per Section A.8.b of Appendix F, Interim Downtown Las Vegas Development Standards. Two components of this project do not support the goals expressed in the Vision 2045 Downtown Las Vegas Masterplan; firstly, the reduction of parking spaces required for an Office, Medical or Dental use fails to achieve Goal 4 Seamless Connections which aims to improve connectivity and mobility in the Downtown area; and secondly, the construction of a new building that does not meet setback requirements fails to achieve Goal 3 Vital Places which aims to promote design guidance and public realm enhancement to create a legible and vibrant Downtown area. As such, two Variances have been requested.
- A Variance is requested to allow 20 parking spaces where 32 are required for an Office, Medical or Dental use. Staff does not support this request.
- A Variance is requested to allow a five-foot side yard setback where ten feet is required, and to allow a six-foot rear yard setback where 20 feet is required in the C-1 (Limited Commercial) zoning district. Staff does not support this request.
- A Site Development Plan Review is requested for a 4,860 square-foot medical office development on land zoned C-1 (Limited Commercial).

- Waivers are requested to allow a six-foot wide perimeter landscape buffer and a 10-foot wide perimeter landscape buffer along portions of the east property line facing the Shadow Lane right-of-way where 15 feet is required; a zero-foot wide landscape buffer on the south property line where eight feet is required; and blank facades on the south and west elevations where such treatments are not acceptable. Staff does not support the requests.
- Waivers are requested to allow a zero-foot wide landscape buffer on the north and west property lines where eight feet is required. Staff supports this request as the subject site contains easements that allow cross access between the west and north adjoining properties; in this instance, the provision of landscape buffers would impede existing access arrangements.
- An Exception is requested to allow a reduced level of parking lot landscaping, providing a landscape island ratio of one per seven parking spaces where one landscape island is required for every six parking spaces. Staff does not support this request.

ANALYSIS

The applicant has proposed a Site Development Plan Review to develop an undeveloped 0.42 acre parcel with a 4,860 square-foot medical office building at 1807 West Charleston Boulevard. The subject site is located within the Downtown Las Vegas Overlay District (DTLV-O) within Area 2. Area 2 standards shall conform to Title 19 development standards; however, any deviation from these standards (including those normally requiring a variance) shall require approval of a Waiver that may be attached to a Site Development Plan Review, provided that the deviation supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts' goals and descriptions as per Chapter II of Appendix F, Interim Downtown Las Vegas Development Standards.

The subject parcel is included in the Vision 2045 Master Plan for Downtown Las Vegas within the Las Vegas Medical District, a significant employment node that functions as the center of health, education and research for Southern Nevada. The subject site is identified as suitable for mixed-use commercial land uses; the proposed medical office development is consistent with the intent of the Master Plan.

An Office, Medical or Dental use is described in Title 19.12 as: "A professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title." Per Title 19.12, an Office, Medical or Dental use is permitted by right in the C-1 (Limited Commercial) zoning district.

A Variance (VAR-75829) is requested to vary the parking space requirements generated by the proposed development. Title 19.12.070 prescribes an on-site parking requirement of one space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet; a 4,860 square-foot medical office development generates demand for 27 on-site parking spaces. A previous parking analysis approved as part of Rezoning and Plot Plan Review (Z-0038-85) calculated the parking requirements over three sites; 1801 West Charleston Boulevard (APN: 162-04-112-019); 1815 West Charleston Boulevard (APN: 162-04-112-020); and the subject site, 1807 West Charleston Boulevard (APN: 162-04-112-021). The subject site accommodated an additional five parking spaces above their individual parking requirement to meet the total parking requirements of the other uses over the three sites. The five parking spaces provided as overflow for development approved (Plot Plan Review Z-0038-85) need to be accounted for to meet the conditions of approval; as such, a total of 32 parking spaces are required. The applicant is proposing 20 parking spaces. A Variance is sought to allow for 20 parking spaces where 32 are required.

A second Variance (VAR-75832) is requested to vary the side yard and rear yard setback requirements in a C-1 (Limited Commercial) zone prescribed by Title 19.08.040. The proposed side yard setback on the south side of the site is five feet where 10 feet is required; the proposed rear yard setback is six feet where 20 feet is required.

The proposed Site Development Plan Review request (SDR-75833) proposes to construct a 4,860 square-foot building, 20 parking spaces including one ADA parking space, and associated landscaping. The building is 17.5 feet tall, positioned on the southern portion of the lot, and is designed to contain three tenant spaces. The building is north-facing and features a variety of materials including stone veneer, aluminum, metal and stucco. Blank façades are proposed on the south and west elevations constructed of concrete masonry; a Waiver is required to allow the blank façades where such treatments are not acceptable as per Title 19.08.040(5). The applicant's Justification Letter notes that the west elevation will align with the building directly west. In addition, the south elevation will face an existing block wall approximately five feet tall.

The submitted landscape plan incorporates a mix of 24-foot tall trees, shrubs and ground covers. Waivers are sought for landscape buffers; Title 19.08.070 requires a minimum landscape buffer zone depth of 15 feet to the adjacent right-of-way and eight feet to interior lot lines. A portion of the landscape buffer adjacent to the Shadow Lane right-of-way is six feet where parking spaces have been provided; additionally, a 10-foot wide landscape buffer adjacent to Shadow Lane is shown parallel to the proposed building. A zero-foot wide landscape buffer is requested to the south property line. A further Waiver is requested to allow a zero-foot wide landscape buffer to the north and west property lines where eight feet is required. The subject site contains easements that allow cross access between the west and north adjoining properties; in this instance, the provision of landscape buffers would impede existing access arrangements.

Title 19.08.110 provides standards for parking lot landscaping including landscape islands; in accordance with the Code, interior landscape islands shall be provided either parallel to parking spaces or at a ratio of one landscape island for six parking spaces. The submitted landscape plan makes provision for three landscape islands for 20 parking spaces at a ratio of one landscape island per seven parking spaces, and therefore does not comply with Title 19. In accordance with Title 19.08.110(C)(12)(f), an exception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. As such, an Exception has been sought to allow a reduced level of parking lot landscaping, providing a ratio of one landscape island per seven parking spaces where one landscape island per six parking spaces is required.

Residential adjacency standards do not apply to this site. All adjacent parcels are zoned for commercial uses, and there are no single-family residential parcels directly across a public right-of-way from the subject site. A trash collection area is provided on the northern adjoining parcel (APN 162-04-112-019); this arrangement was approved in Plot Plan Review (Z-0038-85). A condition will be imposed to ensure conformance with the approval and conditions of Z-0038-85.

The Las Vegas Valley Water District (LVVWD) provided the following comments: “This parcel is currently served by LVVWD but the service does not have the backflow prevention assembly required for the proposed use per NAC 445A.67195. Backflow retrofit is required to bring this property into compliance with state regulations. Developer’s contractor to contact LVVWD Project Support Team for a backflow retrofit permit.”

Two Variances, Waivers and an Exception are sought for reduced parking, a reduced side yard setback to the south and reduced rear yard setback to the west, the provision of blank façades where such treatments are not acceptable, reduced landscape buffers to all property lines, and reduced provision of parking lot landscaping, all of which do not comply with the provisions of Title 19. As such, staff recommends denial of the two Variances and the associated Site Development Plan Review.

FINDINGS (VAR-75829)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use that requires additional parking on the subject site. A less intense land use would allow conformance with Title 19.12 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-75832)

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

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

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation

would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development of a scale that cannot achieve the required setback and landscape standards prescribed in Title 19. A redesign of the proposed medical office building, parking areas and landscape buffers would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-75833)

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

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

   The proposed development is not compatible with the development in the area, as Variances and Waivers are required to address reduced parking, landscaping and building setbacks, representing an overdevelopment of the subject site.

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

   The proposed development is not consistent with the Vision 2045 Downtown Las Vegas Masterplan, nor the goals set forth by the Interim Downtown Las Vegas Development Standards for the Las Vegas Medical District as demonstrated by the request for five Waivers of the development standards.

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

   Site access is obtained from Shadow Lane, a 60-foot wide local street. Granting a Variance to allow 20 parking spaces where 32 are required will create parking congestion on the surrounding street network and adversely impact local traffic flow.

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

The proposed building materials are appropriate for the area. However, Waivers are sought for reduced landscape buffers and landscape islands.

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

The proposed south and west elevations of the building contain blank façades that are undesirable and aesthetically unpleasing.

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

If approved, the proposed addition will be subject to building permit review, as well as regular inspections during the construction phase thus protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/04/81	The City Council denied a request (Z-0052-81) to allow an office complex for twenty (20) medical suites and to amend the reclassification to P-R (Professional Offices and Parking) whereas the previous request was for C-1 (Limited Commercial) zoning for a convalescent center at 112 and 1120 Shadow Lane.
08/07/85	The City Council approved a request for a Rezoning (Z-0038-85) to allow reclassification of property from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed Professional Office and Retail Pharmacy at 1112 Shadow Lane. Planning Commission recommended approval.
03/20/02	The City Council approved a request for a Special Use Permit (U-0001-02) for a proposed social service provider (transition services) at 1807 West Charleston Boulevard.
04/18/12	The City Council approved a request for a General Plan Amendment (GPA-43991) to Establish Redevelopment Area 2 and Change the Future Land Use Designation on Various Parcels within the Redevelopment Area to Commercial or Mixed Use. Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/05/18	The City Council approved a request for a General Plan Amendment (GPA-73548) to amend portions of the Southeast Sector Land Use Map of the General Plan from C (Commercial), LI/R (Light Industry/Research), LVMD (Las Vegas Medical District), M (Medium Density Residential), MXU (Mixed Use) and SC (Service Commercial) to FBC (Form-Based Code) on approximately 307 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-73549) from C-1 (Limited Commercial), M (Industrial), PD (Planned Development), R-5 (Apartment) and R-PD19 (Residential Planned Development - 19 Units Per Acre) to T4-C (T4 Corridor), T5-C (T5 Corridor), T5-MS (T5 Main Street), T5-M (T5 Maker), T5-N (T5 Neighborhood), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited) on approximately 307.00 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
01/28/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No records were found related to the subject site.

Pre-Application Meeting	
02/13/19	A Pre-Application Meeting was conducted to discuss the submittal requirements for two Variances and a Site Development Plan Review for a proposed Medical Office development with the applicant.

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

Field Check	
02/28/19	According to a desktop analysis, an office building was located on the subject site with associated parking and perimeter landscaping. However, a field check revealed an undeveloped, cleared site.

Details of Application Request	
Site Area	
Net Acres	0.42

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	O (Office)	C-1 (Limited Commercial)
North	Restaurant	O (Office)	C-1 (Limited Commercial)
South	Office	O (Office)	P-R (Professional Office and Parking)
East	Restaurant	O (Office)	C-1 (Limited Commercial)
	Office, Medical or Dental	O (Office)	P-R (Professional Office and Parking)
West	Retail	O (Office)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Las Vegas Medical District)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area (Area 2)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front Yard	10 Feet	10 Feet	Y
• Side Yard (north)	10 Feet	93 Feet	Y
• Side Yard (south)	10 Feet	5 Feet	N*
• Corner Yard	10 Feet	N/A	N/A
• Rear Yard	20 Feet	6 Feet	N*
Max. Building Height	N/A	18 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Northern adjoining site as part of approval for Z-38-85.	Y

** The applicant has requested a Variance (VAR-75832) to allow a five-foot wide side yard setback where 10 feet is required, and a six-foot wide rear yard setback where 20 feet is required.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• East	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
TOTAL PERIMETER TREES		**6 Trees**	**6 Trees**	**Y**
Parking Lot Landscaping	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	3 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N**
• South	8 Feet		0 Feet	N**
• East	15 Feet		8 Feet	N***
• West	8 Feet		0 Feet	N**

** The applicant has requested an Exception to allow one landscape island per seven parking spaces where one landscape island per six parking spaces is required.*
*** The applicant has requested Waivers to allow zero-foot wide landscape buffers where eight feet is required.*

CC

**** The applicant has requested a Waiver to allow a six-foot wide landscape buffers where 15 feet is required.*

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

Pursuant to 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Medical or Dental	4,860 SF	One space per 200 SF up to 2,000 SF, then one space for each additional 175 SF	27				
Overflow spaces per Z-0038-85			5				
TOTAL SPACES REQUIRED			32		20		N*
Regular and Handicap Spaces Required			31	1	19	1	N*
Percent Deviation			37%				

** The applicant has requested a Variance (VAR-75829) to allow 20 parking spaces where 32 spaces are required.*

CC

Waivers		
Requirement	***Request***	***Staff Recommendation***
20-foot rear yard setback is required in the C-1 (Limited Commercial) zoning district.	To allow a six-foot rear yard setback.	Denial
Ten-foot side yard setback is required in the C-1 (Limited Commercial) zoning district.	To allow a five-foot side yard setback.	Denial
Eight-foot wide perimeter landscape buffer is required along the east property line.	To allow a six-foot wide landscape buffer along the east property line.	Denial
Eight-foot wide perimeter landscape buffer is required along the east property line.	To allow a zero-foot wide landscape buffer along the east property line.	Denial
Eight-foot wide perimeter landscape buffer is required along the north and west property lines.	To allow a zero-foot wide landscape buffer along the north and west property lines.	Approval*

** Pursuant to approved Rezoning and Plot Plan Review (Z-0038-85).*

Exceptions		
Requirement	***Request***	***Staff Recommendation***
A ratio of one landscape island for every six parking spaces.	To allow three landscape islands for 20 parking spaces at a ratio of 1:7.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, (2)VARIANCES

Project Address (Location) 1807 W. CHARLESTON BLVD.

Project Name NEW MEDICAL OFFICE **Proposed Use**

Assessor's Parcel #(s) 162-04-112-021 **Ward #** 1

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

Additional Information

Property Owner MOORE MICHAEL & DIANA TRUST AND MATTHEWS FAMILY TR Contact Diana Z Moore

Address 5395 S POLARIS AVE SUITE 100 City LAS VEGAS State NV Zip 89118

E-mail dzmoore13@yahoo.com AND jackie@josephsproperties.com Phone 702-232-0898

Applicant MOORE MICHAEL & DIANA TRUST AND MATTHEWS FAMILY TRUST Contact Adele Matthews

Address 5395 S POLARIS AVE SUITE 100 City LAS VEGAS State NV Zip 89118

E-mail matthewsdevelopment@yahoo.com Phone 702-385-2474

Representative KC CAMIS ARCHITECT Contact JASON MAHEU

Address 652 MIDDLEGATE RD #B City HENDERSON State NV Zip 89011

E-mail JAMDESIGN2@GMAIL.COM Phone 702-501-5909

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 D.Z. Moore

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

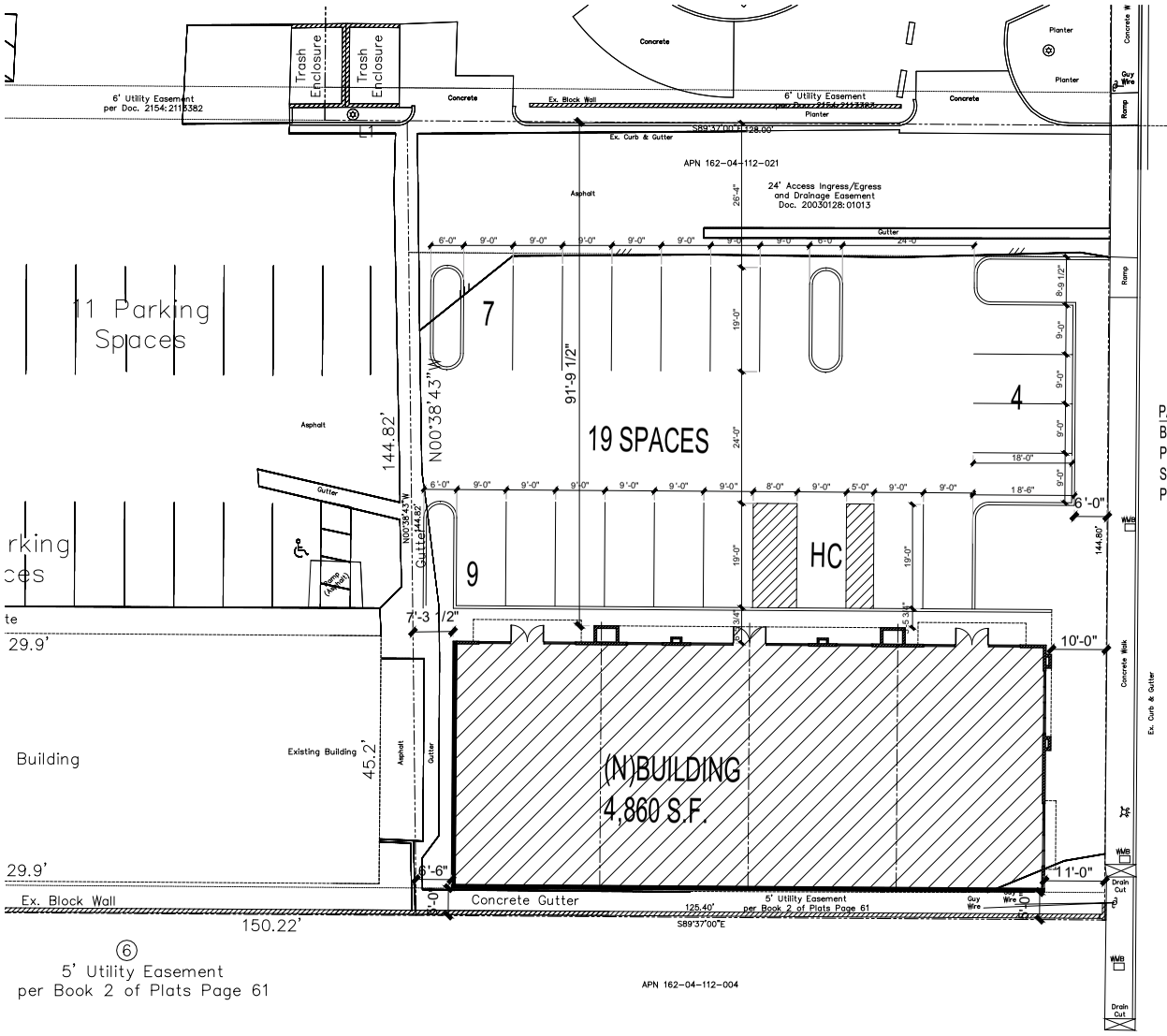
Print Name Diana Z. Moore

Subscribed and sworn before me

This 14th day of February, 20 19

S. TABACZYNSKI
Notary Public, State of Nevada
Appointment No. 06-104195-1
My Appt. Expires Mar 31, 2022

PRJ-75798
02/25/19



PARKING REQUIREMENT:
BASED ON ENTIRE CORNER 3 LOTS
PARKING ON THIS PARCEL IS 30 SPACES
PROVIDED 20 SPACES

1 SITE PLAN
SCALE: 1" = 20'-0"

PRJ-75798
02/25/19

CLV SUBMITTAL SET

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HENDERSON NEVADA 89011

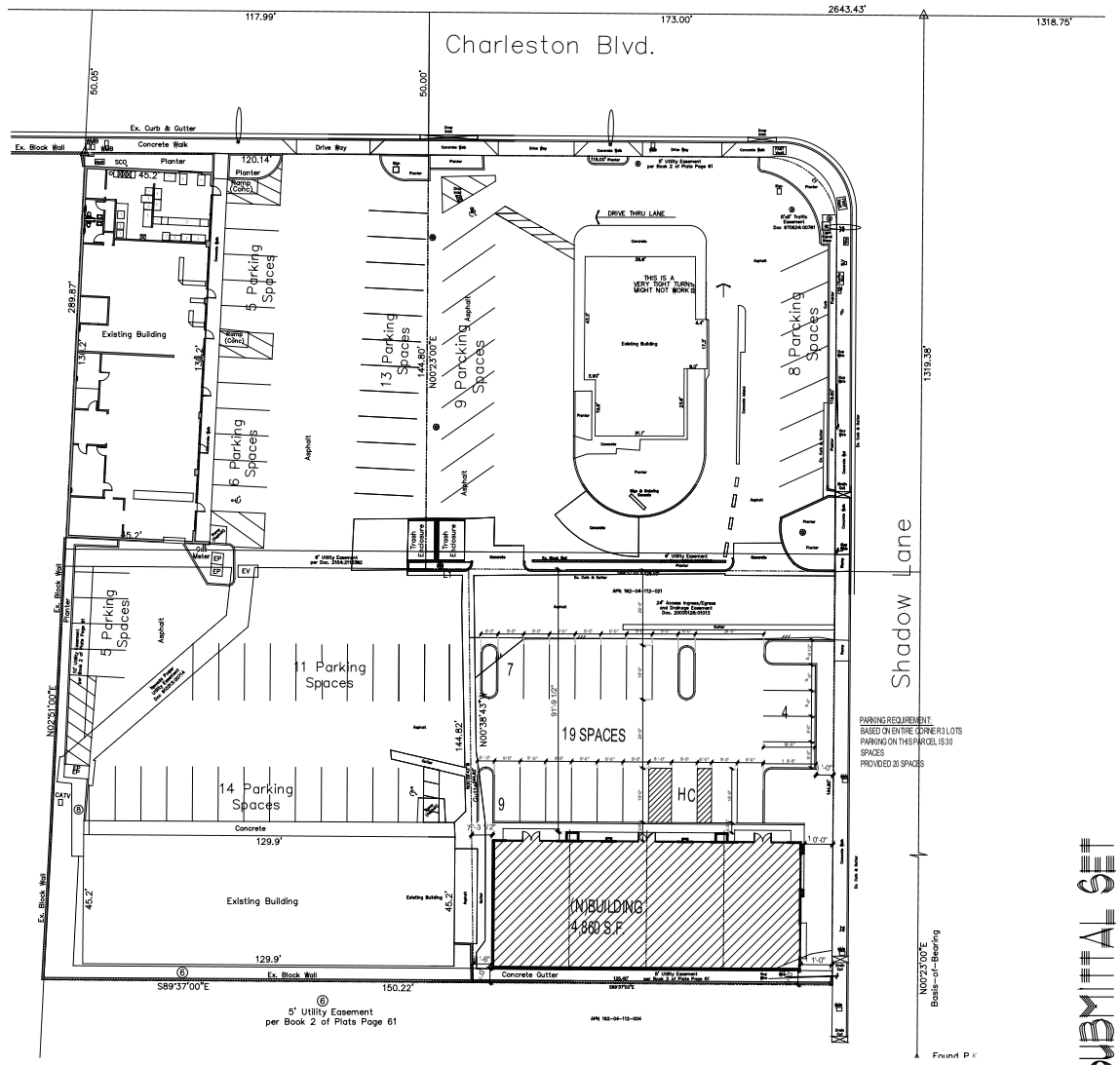
REVISIONS

JOB: CR436.18
DATE: 2/19/19

NEW MEDICAL BUILDING
AT: 1801 W. CHARLESTON BLVD.
LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OTHER REQUIRED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO FABRICATION, CONTRACT, PURCHASE, FABRICATION, AND INSTALLATION OF ALL BUILDING COMPONENTS / SYSTEMS

SHEET
A5.1



1 OVERALL CORNER SITE PLAN

SCALE: 1" = 20'-0"

PRJ-75798
02/25/19

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REVISIONS

JOB: CR49618

DATE: 2/19/19

NEW MEDICAL BUILDING
AT: 1807 W. CHARLESTON BLVD.
LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OTHER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

AS-2

SHEET

LANDSCAPE LEGEND

TREES	SIZE	QTY
SHOESTRING ACACIA ACACIA stenophylla	24" BOX	2
MEXICAN PALO VERDE PARKINSONIA aculeata	24" BOX	6
CALIFORNIA PEPPER TREE SCHINUS molle	24" BOX	3

SHRUBS and GROUND COVER

FEATHERY CASSIA CASSIA artemisioides	5 GAL	10
BOTTLE BRUSH CALLISTEMON citrinus	5 GAL	9
REDTIP PHOTINIA PHOTINIA fraseri	5 GAL	10
TRAILING LANTANA LANTANA montevidensis	5 GAL	4

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE [" INDIAN RED WASHED GRAVEL OVER ALL NON-PAVED OPEN AREAS

IRRIGATION

EMMITTERS

TREES - (3) HARDIE TURBO-SC (DPJ-08) PER TREE

SHRUBS - (1) HARDIE TURBO-SC (DPJ-08 PER SHRUB

NOTES:

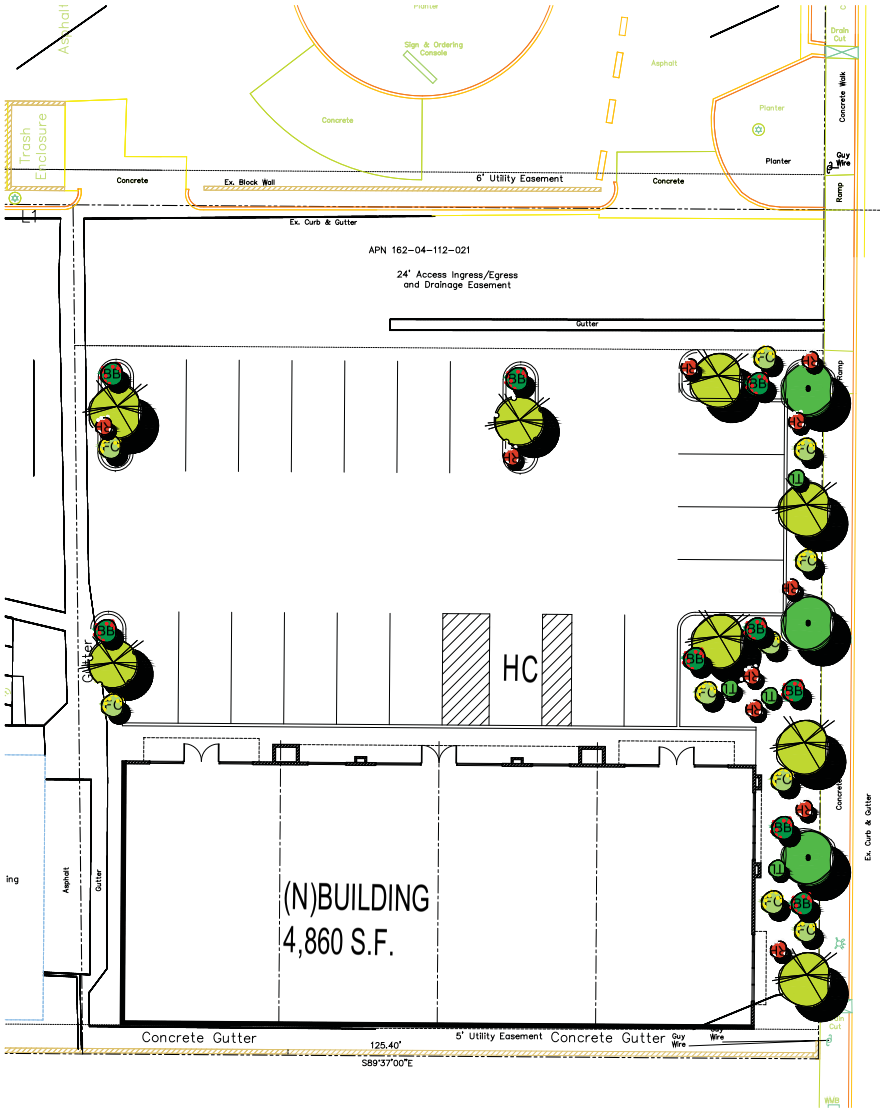
1. ALL 24-VOLT WIRING SHALL BE #14 UF DIRECT BURIAL, SOLID COPPER.

2. ALL PIPING AND DIRECT BURIAL WIRING UNDER PAVEMENT SHALL BE SLEEVED IN SCHEDULE 40 PVC SLEEVES. SLEEVES SHALL BE TWICE THE DIAMETER OF PIPE BEING SLEEVED.

3. CONTRACTOR SHALL INSTALL ALL 24-VOLT WIRING FROM CONTROLLERS TO ALL VALVES IN MAIN LINE TRENCH. IF WIRING LEAVES MAINLINE TRENCH, ENCLOSED IN 200 CLASS PVC PIPE.

4. INDIVIDUAL EMITTERS ARE NOT SHOWN ON DRAWINGS FOR CLARITY. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT AND COORDINATE WITH LANDSCAPE INSTALLER TO DETERMINE TOTAL QUANTITY OF EMITTERS.

5. DISTRIBUTION PIPE FOR DRIP (EMITTER) SYSTEM SHALL BE [" CLASS 200 PVC (min.)



1 LANDSCAPE PLAN
SCALE : 1" = 10'-0"

Shadow Lane

PRJ-75798
02/25/19

CLV SUBMITAL SET

NEW MEDICAL BUILDING
AT: 1807 W. CHARLESTON BLVD.
LAS VEGAS NEVADA

JOB: CR436.18
DATE: 2/19/19

REVISIONS

SHEET L1

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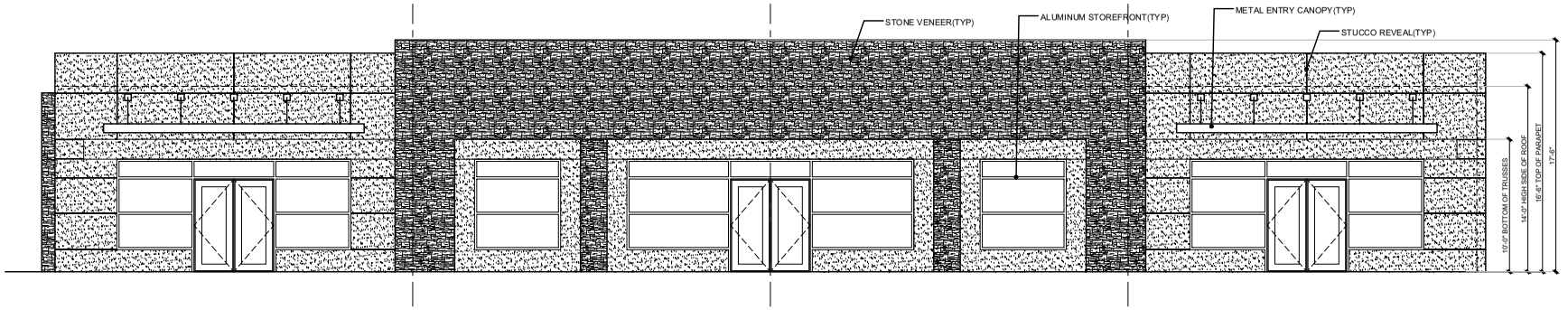
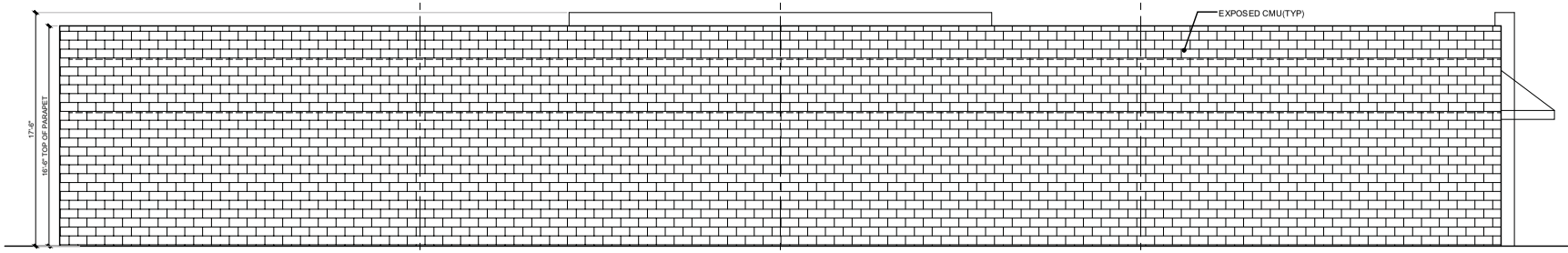
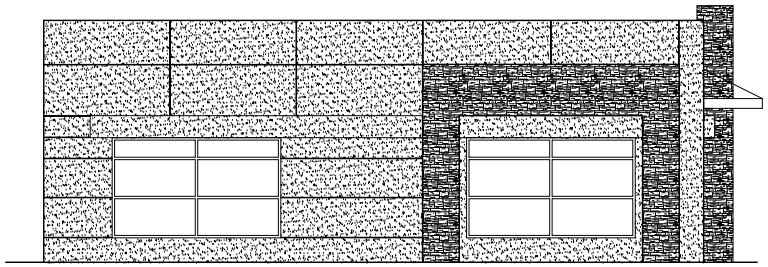


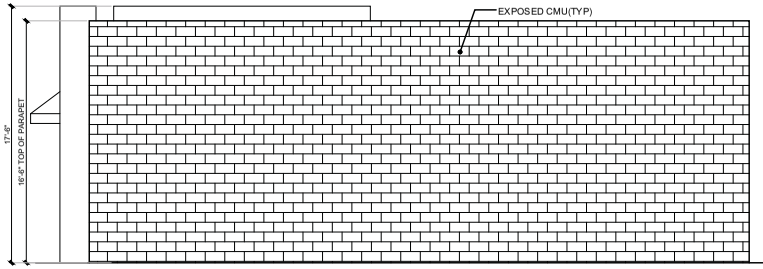
1 FRONT ELEVATION
SCALE : 1/4" = 1'-0"



2 REAR ELEVATION
SCALE : 1/4" = 1'-0"



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



3 SIDE ELEVATION
SCALE : 1/4" = 1'-0"

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
kccamis@gmail.com
702.353.3413
FAX 353-1616
491 MIDDLEGATE Suite B
HENDERSON NEVADA 89011

REVISIONS

JOB: CR436.18
DATE: 2/19/19

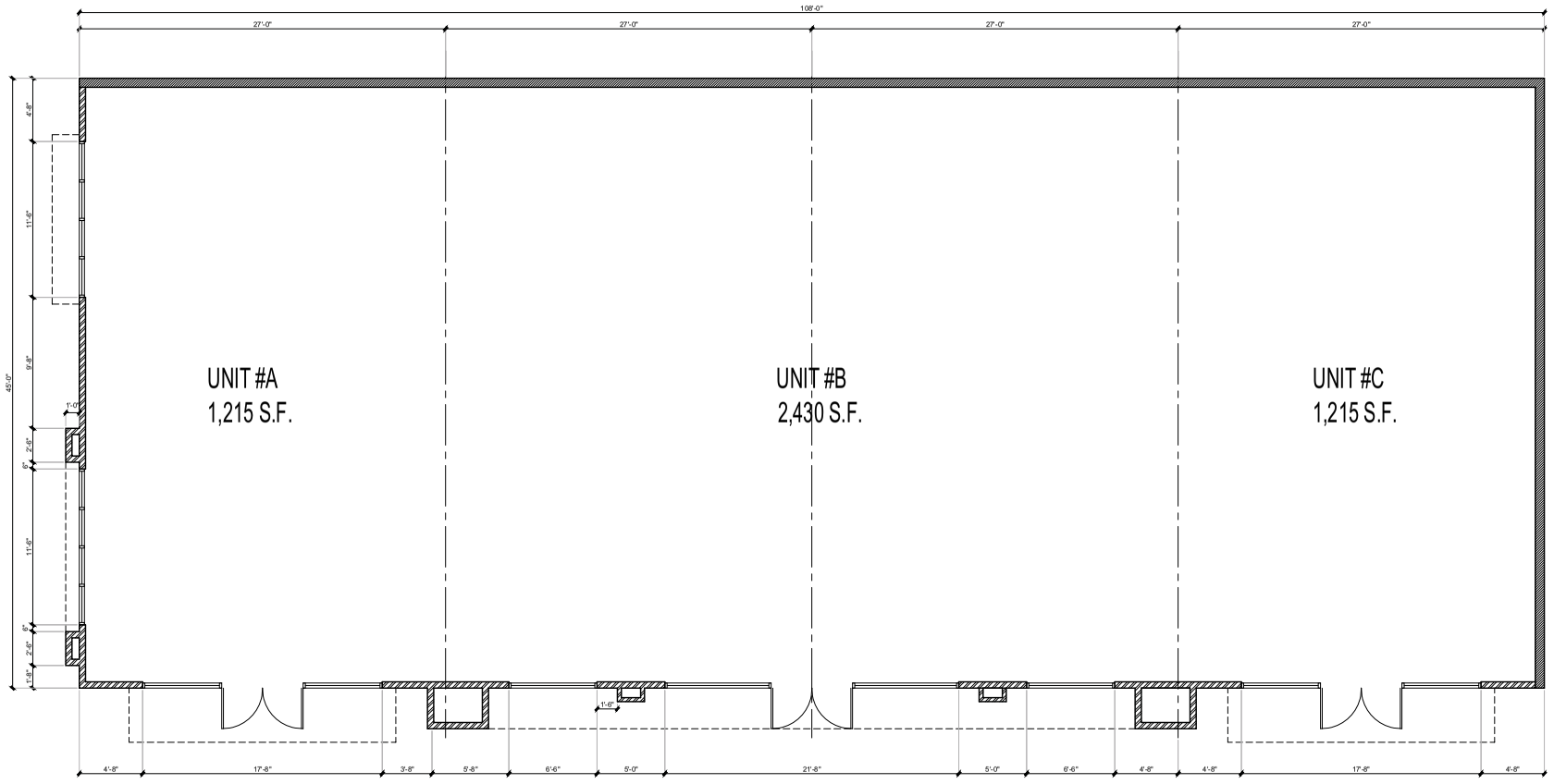
NEW MEDICAL BUILDING
AT: 1801 W. CHARLESTON BLVD.
LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN CHECK CORRECTIONS AND OTHER REQUIRED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO INSTALLATION, CONTRACT, PURCHASE, FABRICATION, AND INSTALLATION OF ALL BUILDING COMPONENTS + SYSTEMS

CITY SUBMITTAL SET

PRJ-75798
02/25/19

SHEET A-2



1 FLOOR PLAN

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

PRJ-75798
02/25/19

CLV SUBMITTAL SET

DRAWINGS & SPECIFICATIONS OF THIS ARCHITECT REMAIN SOLELY HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE PRODUCED UNTIL SIGNED, SEALED, DATED, THEY ARE NOT FINAL OR VALID. ANY USE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

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KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
kccamis@gmail.com
TEL 262-9473
FAX 253-1182

REVISIONS

JOB: CR49618

DATE: 2/19/19

NEW MEDICAL BUILDING
AT: 1807 W. CHARLESTON BLVD.
LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

A = 1

SHEET



VAR-75829 [PRJ-75798] - VARIANCE RELATED TO VAR-75832 AND SDR-75833 - APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST
1807 WEST CHARLESTON BOULEVARD

02/28/19



VAR-75829 [PRJ-75798] - VARIANCE RELATED TO VAR-75832 AND SDR-75833 - APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST
1807 WEST CHARLESTON BOULEVARD

02/28/19



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1807 WEST CHARLESTON BOULEVARD

02/28/19



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02/28/19



VAR-75829 [PRJ-75798] - VARIANCE RELATED TO VAR-75832 AND SDR-75833 - APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST
1807 WEST CHARLESTON BOULEVARD

02/28/19

KC CAMIS
ARCHITECT
652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
702 262-9473 kccamis@gmail.com

To: City of Las Vegas Planning
Attn: to whom it may concern
Re: 1807 W Charleston

The project proposes demolishing the existing fire damaged building (built in 1955 originally as a residence and then converted to commercial space). In place of the damaged and antiquated structure, the owner would like to construct a new ground up shell of 4860 sf for use as Medical or Dental office. The new structure would be on the south side of the lot. The Charleston widening project is having an impact on this site. It was hoped that the rebuilding of this could wait until the Charleston widening project impact was known, but it is necessary to keep business moving forward.

The project is requesting a reduction in parking to 20 where 30 are required, citing the loss of additional space due to creation of a drive to provide site access and cross access. Cross access agreement will be provided.

The project would also request a reduction in the landscape buffers on the front. 10' would be provided where 15' is required. Also at the parking where 6' is provided. The reduction is needed to maximize parking after the loss of property due to the addition of an access drive.

In addition to the reduction of landscape buffer, the owner would also request an exception for the parking lot landscaping. Planters every 6 spaces would reduce the available parking by an additional 2 spaces

To make better use of the site and be in keeping with the building on the site to the West the owner would request a variance for side setback to 5' where 10' is required, and a rear setback of 6'-6" where 20' is required.

The project is requesting a waiver for the South and West Facades of the building making note that those sides are screened from public view.

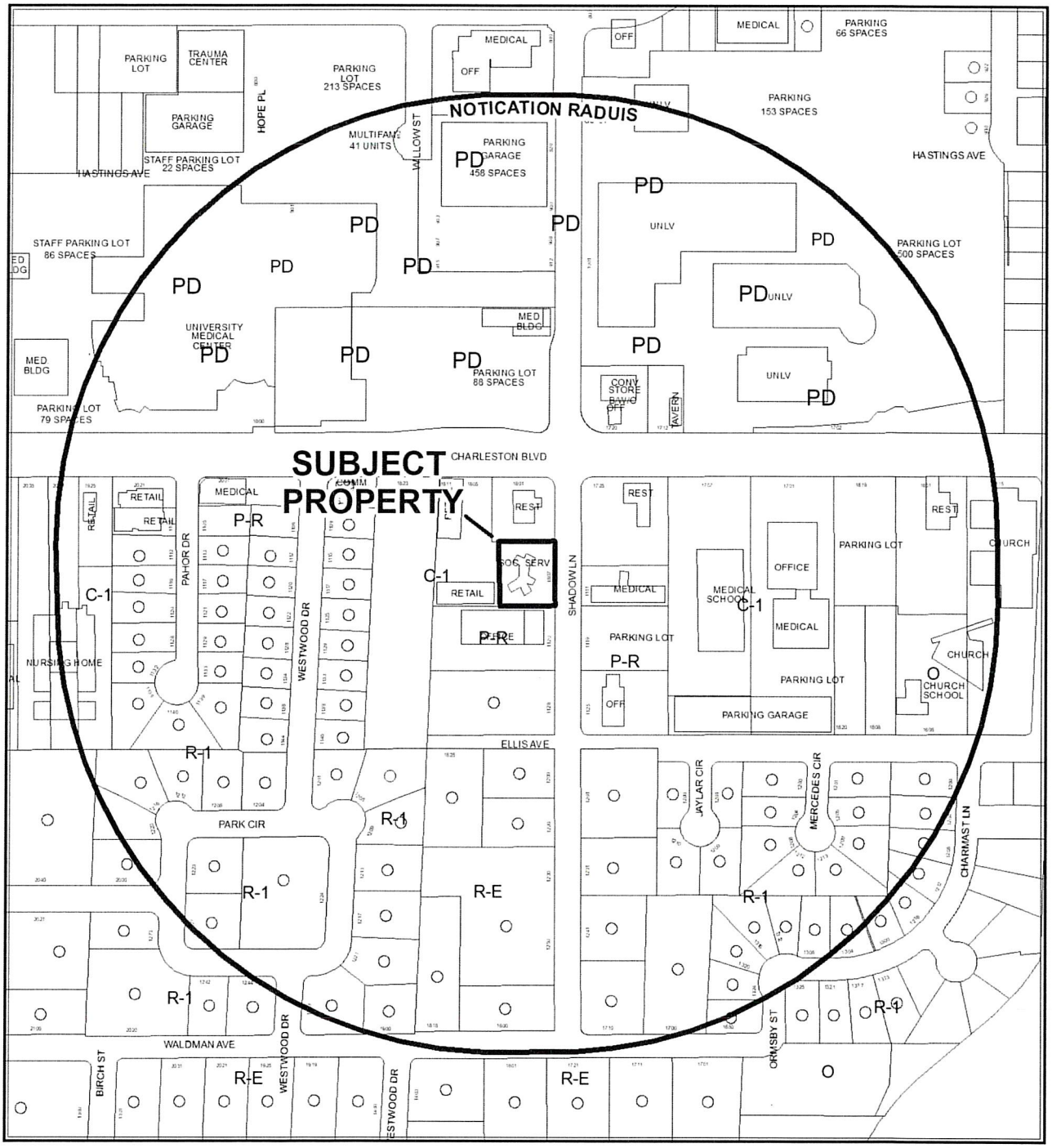
The existing 2 trash enclosures that serve the properties will be upgraded with a roof and are intended for shared use with the other properties.

The building will replace a structure that was damaged and originally intended for residential use with a newer more modern one for Commercial use. It is the opinion of this office that it would be a very appropriate use providing medical office in close proximity to the hospital.

Sincerely

KC Camis, Architect

PRJ-75798
02/25/19



CASE: **VAR-75829, VAR-75832, SDR-75833 (PRJ-75798)**

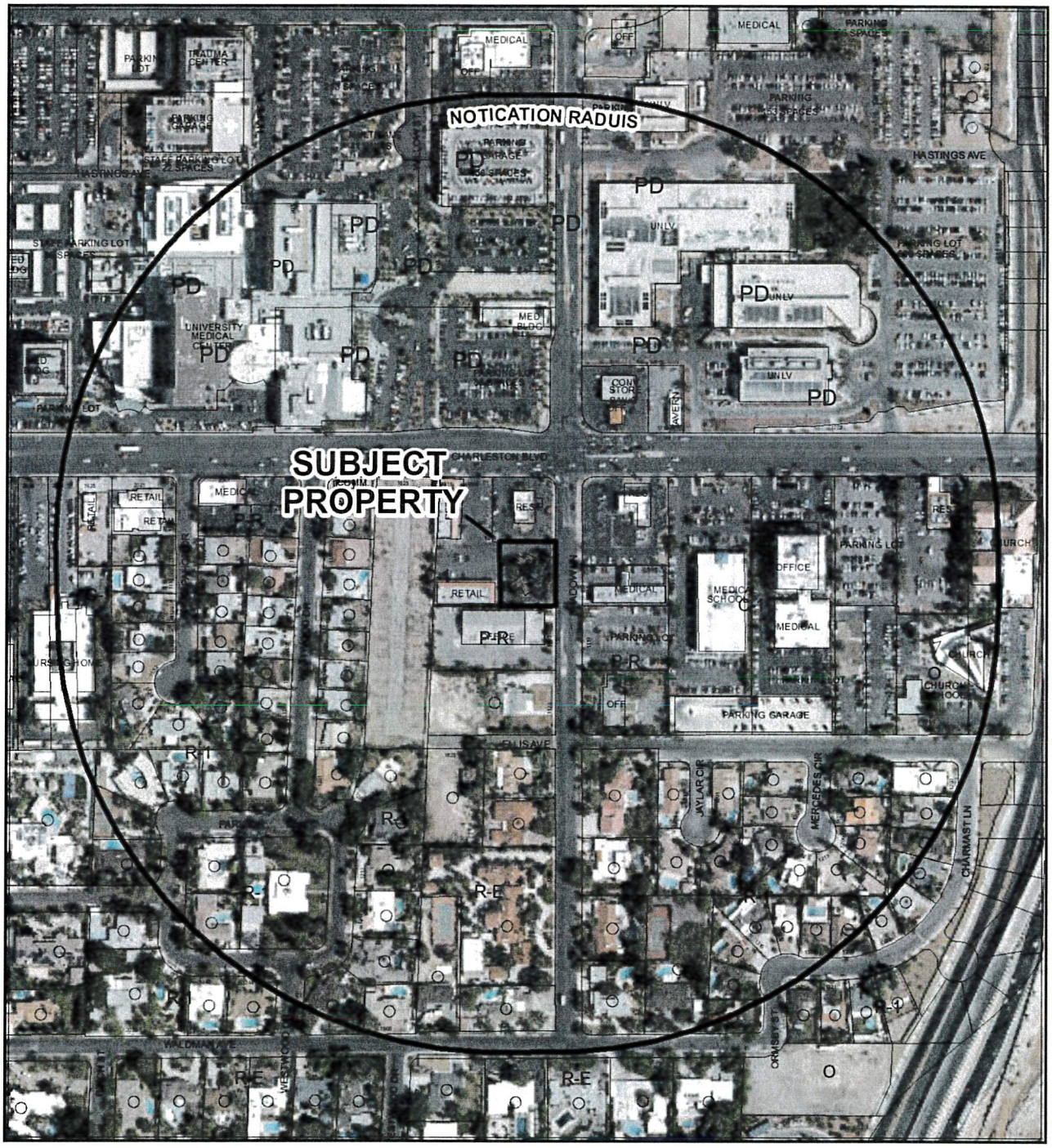
RADIUS: 1000 FEET

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

0 255 510 Feet

N

Submitted after final agenda
Items 37-39
4/9/19



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RADIUS: 1000 FEET

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

0 255 510 Feet

N

Submitted after final agenda
Items 37-39

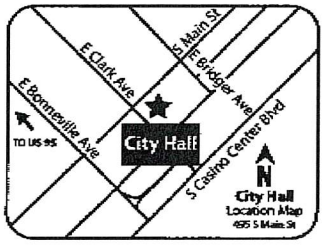
Apr.08.2019 03:40 PM LEWIS

7023849293

PAGE. 1/ 1

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75829 and VAR-75832 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

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PRJ-75798
16204112008
LOVETT JAMES V & THERESA L
LEWIS FAMILY LIVING TRUST
2021 EDGEWOOD AVE
LAS VEGAS NV 89102

89 BRDGNP1 89102

Submitted after final agenda

37-38P

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

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Please use available blank space on card for your comments.

VAR-75829 and VAR-75832 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204111012
SEAVIEW L L C
10313 POMPEI PL
LAS VEGAS NV 89144

131 BRDCNP1 89144

37-38 P

04/08/2019 16:10 091-702-9148984 LUK PAGE 01

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Department of Planning
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Las Vegas, Nevada 89106

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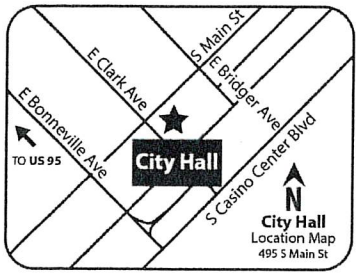

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-75829 and VAR-75832 [PRJ-75798]

Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112011
1701 CHARLESTON L L C
5 VENTANA CANYON DR
LAS VEGAS NV 89113

107 BRDGNP1 89113

37P
38P

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

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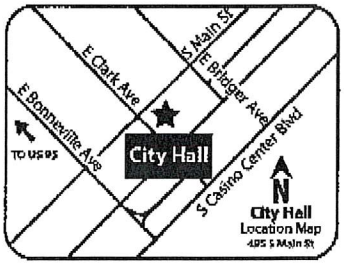

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City of Las Vegas

OWNER - Not Included In Count

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-75829 and VAR-75832 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112021
MOORE MICHAEL & DIANA TRUST
MATTHEWS FAMILY TRUST
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

37-38 A

115 BRDCNP1 89118

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

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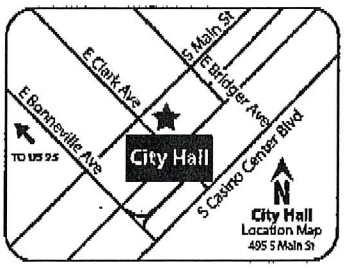

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75829 and VAR-75832 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112019
J D A REAL ESTATE HOLDINGS L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

Submitted after final agenda

37-38 A (x2)

115 BRDCNP1 89118

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

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75829 and VAR-75832 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112020
JOSEPHS FAMILY L P
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

115 BRDGNF1 89118

37-38A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
38

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

SUBJECT:
VAR-75832 - VARIANCE - PUBLIC HEARING - APPLICANT: APPLICANT:JASON MAHEU - OWNER: MOORE MICHAEL & DIANA TRUST - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE SETBACK WHERE TEN FEET IS REQUIRED AND TO ALLOW A SIX-FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 0.42 acres on 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, (2)VARIANCES

Project Address (Location) 1807 W. CHARLESTON BLVD.

Project Name NEW MEDICAL OFFICE **Proposed Use**

Assessor's Parcel #(s) 162-04-112-021 **Ward #** 1

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

Additional Information

Property Owner MOORE MICHAEL & DIANA TRUST AND MATTHEWS FAMILY TR Contact Diana Z Moore

Address 5395 S POLARIS AVE SUITE 100 City LAS VEGAS State NV Zip 89118

E-mail dzmoore13@yahoo.com AND jackie@josephsproperties.com Phone 702-232-0898

Applicant MOORE MICHAEL & DIANA TRUST AND MATTHEWS FAMILY TRUST Contact Adele Matthews

Address 5395 S POLARIS AVE SUITE 100 City LAS VEGAS State NV Zip 89118

E-mail matthewsdevelopment@yahoo.com Phone 702-385-2474

Representative KC CAMIS ARCHITECT Contact JASON MAHEU

Address 652 MIDDLEGATE RD #B City HENDERSON State NV Zip 89011

E-mail JAMDESIGN2@GMAIL.COM Phone 702-501-5909

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 D. Z. Moore

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

Print Name Diana Z. Moore

Subscribed and sworn before me

This 14th day of February, 20 19

S. TABACZYNSKI
Notary Public, State of Nevada
Appointment No. 06-104195-1
My Appt. Expires Mar 31, 2022

PRJ-75798
02/25/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
39

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

SUBJECT:
SDR-75833 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75829 AND VAR-75832 - PUBLIC HEARING - APPLICANT: JASON MAHEU - OWNER: MOORE MICHAEL & DIANA TRUST - Request for a Site Development Plan Review FOR A PROPOSED OFFICE, MEDICAL OR DENTAL DEVELOPMENT WITH WAIVERS TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW NO LANDSCAPING IN A LANDSCAPING BUFFER AREA WHERE SUCH IS REQUIRED, TO ALLOW BLANK FACADES WHERE SUCH IS NOT ALLOWED, AND TO ALLOW LESS PARKING LOT LANDSCAPING THAN WHAT IS ALLOWED on 0.42 acres on 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798]. Staff recommends DENIAL.

C.C.: 05/15/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards

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DEPARTMENT OF PLANNING

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, (2)VARIANCES

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Project Name NEW MEDICAL OFFICE **Proposed Use**

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

Additional Information

Property Owner MOORE MICHAEL & DIANA TRUST AND MATTHEWS FAMILY TR Contact Diana Z Moore

Address 5395 S POLARIS AVE SUITE 100 City LAS VEGAS State NV Zip 89118

E-mail dzmoore13@yahoo.com AND jackie@josephsproperties.com Phone 702-232-0898

Applicant MOORE MICHAEL & DIANA TRUST AND MATTHEWS FAMILY TRUST Contact Adele Matthews

Address 5395 S POLARIS AVE SUITE 100 City LAS VEGAS State NV Zip 89118

E-mail matthewsdevelopment@yahoo.com Phone 702-385-2474

Representative KC CAMIS ARCHITECT Contact JASON MAHEU

Address 652 MIDDLEGATE RD #B City HENDERSON State NV Zip 89011

E-mail JAMDESIGN2@GMAIL.COM Phone 702-501-5909

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

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

Print Name Diana Z. Moore

Subscribed and sworn before me

This 14th day of February, 20 19

S. TABACZYNSKI
Notary Public, State of Nevada
Appointment No. 06-104195-1
My Appt. Expires Mar 31, 2022

PRJ-75798
02/25/19

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

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75833 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204111012
SEAVIEW L L C
10313 POMPEI PL
LAS VEGAS NV 89144

131 SRDGMP1 89144

Submitted after final agenda

39P

04/08/2019 16:10 091-702-9148984 LUK PAGE 04

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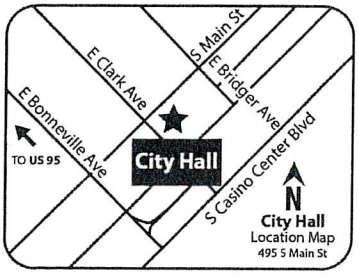

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APR 04 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75833 [PRJ-75798]

Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112011
1701 CHARLESTON L L C
5 VENTANA CANYON DR
LAS VEGAS NV 89113

107 BRDGNP1 89113

39P

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

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OWNER - Not Included In Count

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75833 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112021
MOORE MICHAEL & DIANA TRUST
MATTHEWS FAMILY TRUST
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

39A

115 89009NP1 89118

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

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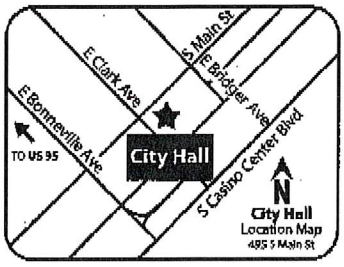

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APR 0 9 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75833 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112019
J D A REAL ESTATE HOLDINGS L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

Submitted after final agenda

39A

115 89009NP1 89118 (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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Permit No. 1630

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Official Notice of Public Hearing



RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75833 [PRJ-75798]
Planning Commission Meeting of **04/09/2019**

PRJ-75798
16204112020
JOSEPHS FAMILY L P
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

115 BRDCNP1 89118

39A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
40

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

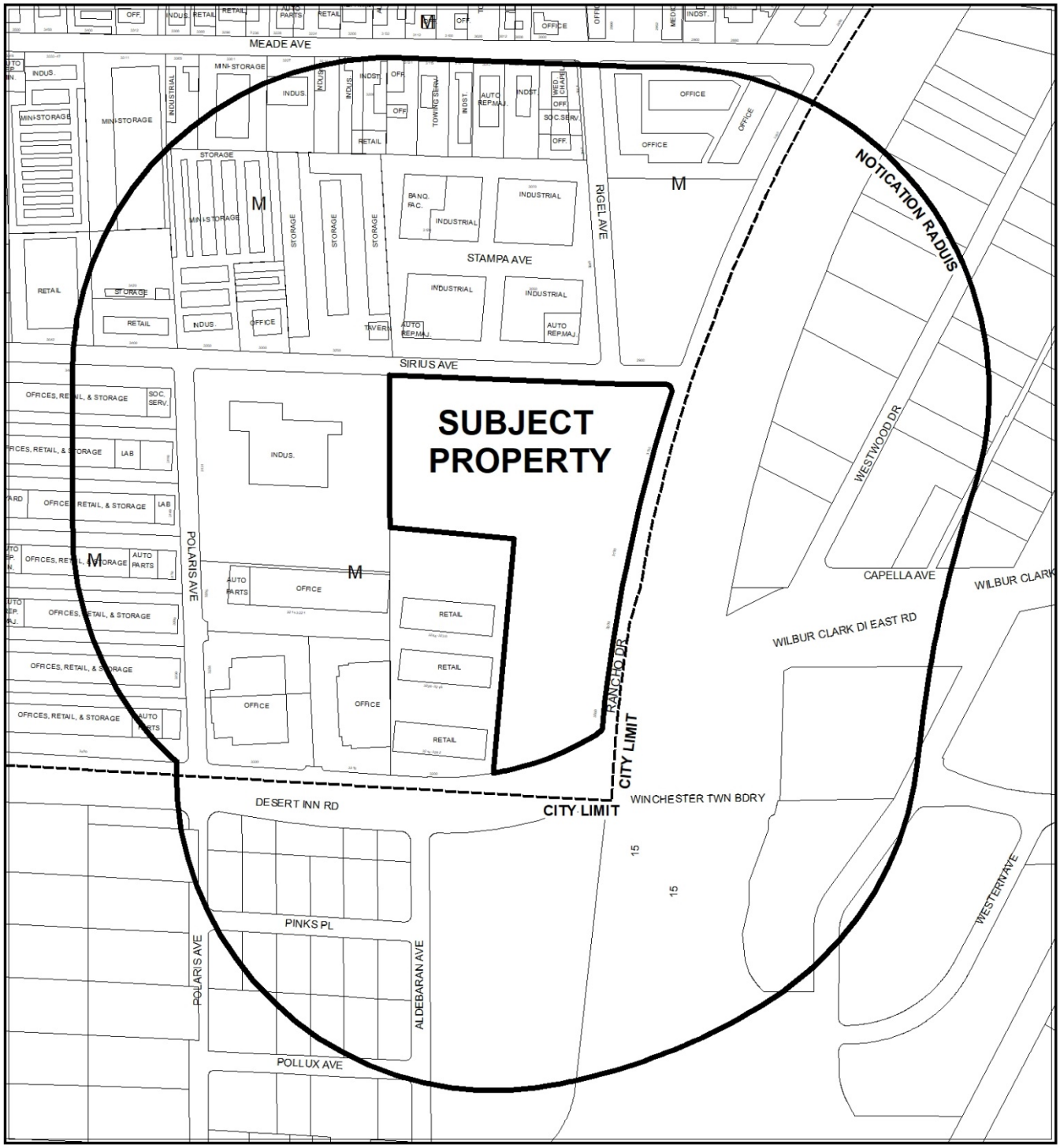
SUBJECT:
VAR-75852 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 2,545 ARE REQUIRED on 14.71 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

May go to City Council on: 05/15/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75852 and SDR-75854 [PRJ-75760]
2. Conditions and Staff Report - VAR-75852 and SDR-75854 [PRJ-75760]
3. Supporting Documentation - VAR-75852 and SDR-75854 [PRJ-75760]
4. Photo(s) - VAR-75852 and SDR-75854 [PRJ-75760]
5. Justification Letter - VAR-75852 and SDR-75854 [PRJ-75760]
6. Submitted after Final Agenda - Abeyance Request Letters for VAR-75852 and SDR-75854 [PRJ-75760]



CASE: **VAR-75852, SDR-75854 (PRJ-75760)**

RADIUS: 1000 FEET

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



CASE: **VAR-75852, SDR-75854 (PRJ-75760)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75852	Staff recommends DENIAL, if approved subject to conditions:	
SDR-75854	Staff recommends DENIAL, if approved subject to conditions:	VAR-75852

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED
81- VAR-75852
81 - SDR-75854

PROTESTS
0- VAR-75852
0 - SDR-75854

APPROVALS
0- VAR-75852
0 - SDR-75854

JB

** CONDITIONS **

VAR-75852 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75854) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-70652) and Site Development Plan Review (SDR-73309).

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

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

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

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

SDR-75854 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75852) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-70652) and Site Development Plan Review (SDR-73309).

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/19/19, except as amended by conditions herein.

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

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

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

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

Public Works

9. Prior to the issuance of any building permits, provide proof of payment to the Clark County Water Reclamation District (CCWRD) for sewer connection fees.

10. Site development to comply with all applicable conditions of approval for SDR-73309, and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has obtained previous approval for a 173,518 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) building at the southwest corner of Sirius Avenue and Rancho Drive and now wishes to add 6,800 square feet of floor area to a second floor mezzanine that will increase the total floor area to 180,318 square feet. Additional site improvements are also proposed.

ISSUES

- The additional floor area requires an increase of 34 parking spaces for the development.
- The applicant has requested a Variance (VAR-75852) to allow 921 parking spaces where 1,065 spaces are required. Staff does not support the request.

ANALYSIS

Site development is subject to Title 19 requirements. There are no overlay district regulatory requirements pertaining to the development on this site. Commercial Recreation/Amusement (Indoor) and Commercial Recreation/Amusement (Outdoor) are permitted uses in the C-2 (General Commercial) zoning district.

On August 16th, 2017 the City Council approved Site Development Plan Review (SDR-70652) for a proposed 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) Development with Waivers to allow a building to not be oriented to the corner and street frontages where such is required, a monolithic building design with no changes in wall plane or color, and large windowless areas at the southwest corner of Sirius Avenue and Rancho Drive.

On August 14th, 2018 the Planning Commission approved a Major Amendment (SDR-73309) of the approved Site Development Plan Review (SDR-70652), which increased the total floor area to 173,518 square feet with 32,454 square feet of Commercial Recreation/Amusement (Outdoor) – Other Than Listed area. In addition, the Planning Commission approved an associated Special Use Permit (SUP-73921) for an Alternative Parking Standard to allow 921 parking spaces where 1,031 spaces are required.

Changes are proposed to add 6,800 square feet of interior floor area to the mezzanine. The approved outdoor theme park area (containing 32,454 square feet) would not be affected by the proposal. As the additional floor area (6,800 square feet) would be added as a mezzanine level inside the approved building, no increase in the approved 46-foot building height is proposed. The elevations would remain as approved, except for the addition of an exterior staircase added to the west elevation that would reach approximately 22 feet in height.

A total of 921 parking spaces are proposed, which is consistent with the most recently approved Major Amendment (SDR-73309). The additional proposed building floor area requires 34 more parking spaces over and above the Title 19 requirement for the Commercial Recreation/Amusement use. Commercial Amusement/Recreation parking requirements allow for a ratio of one required parking space per 200 square feet of floor area inside the building and the same ratio for outdoor space dedicated to the use when the use cannot be specifically categorized. No unique or extraordinary evidence has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this request.

FINDINGS (VAR-75852)

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

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

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to deviate from Title 19.12 parking development standards. Alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-75854)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with surrounding development in the area as evidenced by the requested Variance to address insufficient on-site parking and will have a negative impact to the adjacent commercial developments.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The applicant has requested a Variance to address to address insufficient on-site parking, which is inconsistent with the development standards outlined in Title 19. Staff has determined the proposed project is not compatible with surrounding development in the area, and will have a negative impact to the adjacent commercial developments.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the site is from multiple driveways from Sirius Avenue, a 60-foot wide minor street and Rancho Drive, a 47-foot wide local street. These roadways are expected to be adequate in size to meet the requirements of the proposed expansion of the approved recreation/amusement facility.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials include painted tilt-up concrete panels, architectural metal, corrugated metal containers and open wire fencing. The materials are representative of the theme of the approved facility and are acceptable in this primarily industrial area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The appearance of the provided elevations was previously determined to be harmonious and compatible with the adjacent commercial and industrial uses. The proposed alterations to the west elevation are appropriate for the size of the building and would not be visible from Rancho Drive or Interstate 15.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   This development will be subject to building permit and business license review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/16/04	A Final Map (FMP-4056) for a one-lot commercial subdivision (Fletcher Jones Imports Property) on 21.04 acres at 3100 and 3200 South Rancho Drive was recorded.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to add the subject property to the Las Vegas Redevelopment Area as part of a larger request and designate the area as C (Commercial). The Planning Commission and staff recommended approval.
08/16/17	The City Council approved a request for a Rezoning (ZON-70650) from C-1 (Limited Commercial) to C-2 (General Commercial) on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-70652) for a proposed 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) Development with Waivers to allow a building to not be oriented to the corner and street frontages where such is required, a non-coherent building design with no changes in wall plane or color, and large windowless areas on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/14/18	The Planning Commission approved a Major Amendment (SDR-73309) of an approved Site Development Plan Review (SDR-70652) for a proposed 59,478 square-foot addition to an approved 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended approval of the request.
	The Planning Commission approved a Special Use Permit (SUP-73921) for an Alternative Parking Standard to allow 921 parking spaces where 1,031 parking spaces are required at the southwest corner of Sirius Avenue and Rancho Drive.
03/12/19	The Planning Commission will hear a Variance (VAR-75636) to allow proposed wall signs to cover 29 percent of the east elevation and 24 percent of the north elevation of the building where 20 percent is the maximum allowed at the southwest corner of Sirius Avenue and Rancho Drive.
	The Planning Commission will hear a Master Sign Plan (MSP-75637) for an approved Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive.

Most Recent Change of Ownership	
11/21/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/03/94	A building permit (#94355263) was issued for a freestanding sign at 3100 South Rancho Drive. A final inspection was completed 07/06/95.
11/30/95	A building permit (#95883297) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
	A building permit (#95883298) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
01/12/96	A building permit (#96390565) was issued for an addition to an existing auto showroom at 3100 South Rancho Drive. A final inspection was completed 11/21/96.
01/23/07	An application (80227) was submitted for a building permit for a chain link fence with barbed wire on top at 3200 South Rancho Drive. A permit was never issued and the application expired on 08/06/07.
04/12/18	A building permit (C18-01463) was issued for grading, clear and grub and stockpiling on property located at 3215 South Rancho Drive. A final inspection has not been approved.

Related Building Permits/Business Licenses	
04/17/18	A building permit (L18-00678) was issued for a 4'x5' bell hole at 3200 South Rancho Drive. The permit has not been finalized.
	A building permit (L18-00679) was issued for a 4'x5' bell hole at 3200 South Rancho Drive. The permit has not been finalized.
05/31/18	A building permit (L18-00086) was issued for Civil Improvements for a proposed Commercial Recreation/Amusement (Indoor and Outdoor) development at 3200 South Rancho Drive. The permit has not been finalized.
07/02/18	Building plan revisions (PRC18-00018-R001) were submitted for a 2nd floor addition to a commercial shell building at 3215 South Rancho Drive.
07/16/18	A building permit (C18-00607) was issued for a proposed standard commercial shell building at 3215 South Rancho Drive. A final inspection has not been approved.

Pre-Application Meeting	
02/11/19	A pre-application meeting was held with the applicant to discuss submittal requirements for an amendment to an approved Site Development Plan Review.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	During a routine site visit staff noted that the subject site was currently under construction and is surrounded by temporary chain link fencing.

Details of Application Request	
Site Area	
Net Acres	14.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Recreation/Amusement (Indoor and Outdoor)	C (Commercial)	C-2 (General Commercial)
North	Commercial Recreation/Amusement (Outdoor)	C (Commercial)	M (Industrial)
	Warehouse	LI/R (Light Industry/Research)	
	Auto Repair Garage, Major		
South	Office, Other Than Listed	CT (Commercial Tourist) – Clark County	M-1 (Light Manufacturing) – Clark County
East	Interstate 15	Right-of Way	Right-of-Way
West	General Retail Store	C (Commercial)	M (Industrial)
	Warehouse	LI/R (Light Industry/Research)	

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet/175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the approved Site Development Plan Review (SDR-70652 and 73309), the following standards apply:

Standard	*Approved SDR-70652*	*Provided*	*Change*
Min. Setbacks			
• Front (Sirius Ave)	186 Feet	186 Feet	No change
• Front (Desert Inn)	531 Feet	531 Feet	No change
• Side	10 Feet	10 Feet	No change
• Corner	65 Feet	65 Feet	No change
• Rear	N/A Feet	N/A	N/A
Max. Lot Coverage	18 %	18 %	No change
Max. Building Height	46 Feet	46 Feet	No change

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sirius Avenue	Minor Street	Title 13	60	N/A
Rancho Drive	Local Street	Title 13	47	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation/ Amusement (Indoor) – Other Than Listed	173,518 SF (Existing)	1 space per 200 SF GFA	868				
Commercial Recreation/ Amusement (Indoor) – Other Than Listed	6,800 SF (Addition)	1 space per 200 SF GFA	34				
Commercial Recreation/ Amusement (Outdoor) – Other Than Listed	32,454 SF (Existing)	1 space per 200 SF outdoor area	163				
TOTAL SPACES REQUIRED			1065		921		N*
Regular and Handicap Spaces Required			1044	21	897	24	N*
Loading Spaces	212,772 SF	3, plus 1 add'l per 100,000 SF over 50,000 SF	5		7		Y
Percent Deviation			14%				

*The applicant has requested a Variance (VAR-75852) to allow 921 parking spaces where 1,065 parking spaces are required.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Plan Review

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-002 **Ward #** 1- Tarkanian

General Plan: Existing C Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information

Property Owner Integral Partners Park Place Centre- Las Vegas, LLC **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail jjl@kcnvlaw.com Phone 702-792-7000

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Kenneth Fisher

Subscribed and sworn before me

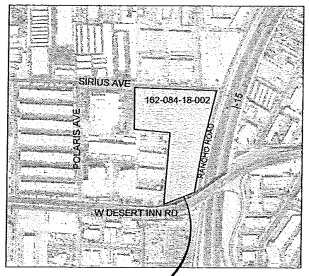
This 17th day of January, 20 19

_____

Notary Public in and for said County and State

State of New York
County of New York
ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 13, 2021

PRJ-75760
02/19/19



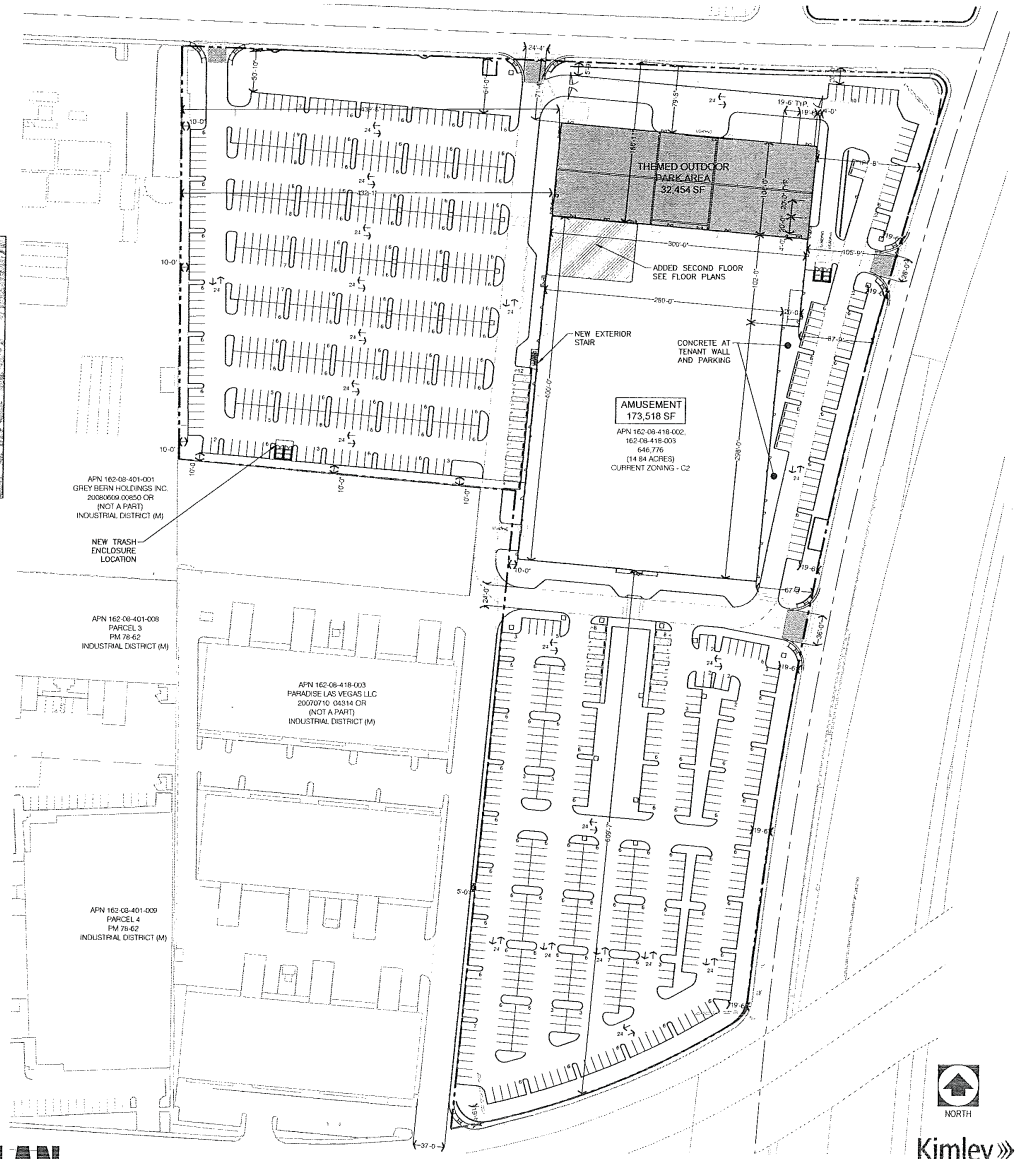
LOCATION MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS



NORTH

Site Information

Las Vegas Retail

Jurisdiction	Las Vegas, NV
Current Zoning	C-2 General Commercial
Planned Land Use	Limited Commercial District
APN #:	162-08-418-002 162-08-418-003 (5,612sf actual area used)

Area (approximate, to be verified)

Gross Area:	714,988 s.f	16.41 acres
Net Area:	646,776 s.f.	14.84 acres

Building Area

Buildings by Number see site plan for location	Size/Quantity	Unit
1. Amusement Building	114,040	sf
2. Second Floor	59,478	sf
2a. Additional Second Floor	6,800	sf
3. Amusement - Outdoor Space	32,454	sf
Total Building Square Footage	212,772	sf

Total Parking
Amusement - One Space per 3 people
2,760 people / 3 = 921 Required — **921 Provided**

Handicapped Parking
501 - 1000 = 2% of total required spaces
19 Required — **19 Provided**

Loading Spaces
3 + 1 additional for each 100,000 (or fraction thereof) over 50,000 — **4 Provided**

Lot Coverage
Allowed : **N/A**

Building Placement (Title 19: 19.08.100 - Table 1)

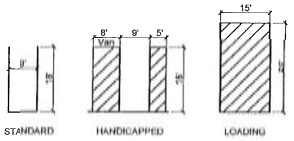
Front - Rancho Drive	Required:	10	ft.	Provided: 67'-3"
Side Street - Sirius Drive	Required:	10	ft.	Provided: 71'-4"
Side Street - Desert Inn Road	Required:	10	ft.	Provided: 609'-7"
Rear	Required:	0	ft.	Provided: 10'-0"

Building Heights (Title 19: 19.08.100 - Table 3)

A. Stories	**N/A**	**Provided: 2**
B. Floors	**N/A**	**Provided: 2**
C. Flat Roof - Max. Height	**N/A**	**Provided: 46'**
D. Pitched Roof - Max. Height	**N/A**	**Provided: N/A**

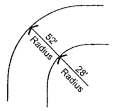
Landscape (Title 19: 19.08.100 - Table 4) Required
Landscape Islands every six parking stalls.
Adjacent to Rancho Drive - 15' / Tree Spacing 1 per 20 lf
Adjacent to Sirius Drive - 15' / Tree Spacing 1 per 20 lf
Adjacent to Desert Inn - 15' / Tree Spacing 1 per 20 lf
Minimum Zone at Interior Lot Lines- 8' / Tree Spacing 1 per 30 lf
Trees located 1 per 20 linear feet @ Residential Adjacency

***See Alternate Landscape Plan Proposal**



TYPICAL PARKING SPACES

SCALE: NTS



FIRE TURNING RADIUS

SCALE: NTS

PRJ-75760
02/19/19

Site Plan : Sheet Title
17-029 : Project Number
January 29, 2019 : Date

AREA 15 - SITE PLAN

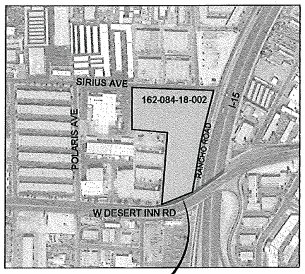
SIRIUS & RANCHO - LAS VEGAS - NV

Kimley»Horn

BENEVILLE STUDIOS

Scale: 1/64" = 1'-0"

MOSER architecture studio



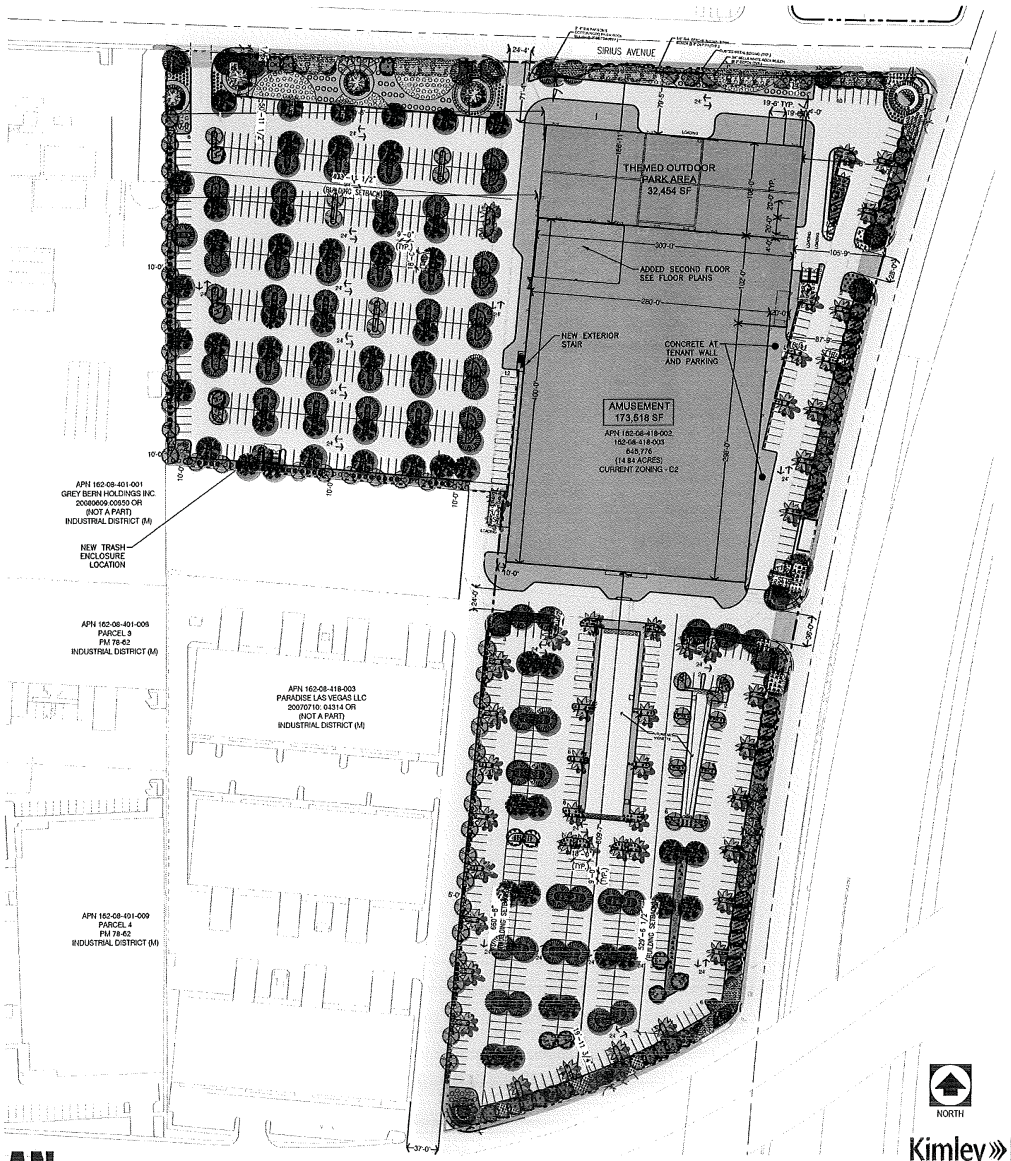
LOCATION MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS



NORTH

Site Information

Las Vegas Retail

Jurisdiction	Las Vegas, NV
Current Zoning	C-2 General Commercial
Planned Land Use	Limited Commercial District
APN #:	162-08-418-002 162-08-418-003 (5,612sf actual area used)

Area (approximate, to be verified)

Gross Area:	714,988 s.f	16.41 acres
Net Area:	646,776 s.f.	14.84 acres

Building Area

Buildings by Number see site plan for location	Size/Quantity	Unit
1. Amusement Building	114,040	sf
2. Second Floor	59,478	sf
2a. Additional Second Floor	6,800	sf
3. Amusement - Outdoor Space	32,454	sf
Total Building Square Footage	212,772	sf

Total Parking
Amusement - One Space per 3 people
2,760 people / 3 = 921 Required — **921 Provided**

Handicapped Parking
501 - 1000 = 2% of total required spaces
19 Required — **19 Provided**

Loading Spaces
3 + 1 additional for each 100,000 (or fraction thereof) over 50,000 — **4 Provided**

Lot Coverage
Allowed : **N/A**

Building Placement (Title 19: 19.08.100 - Table 1)

Front - Rancho Drive	Required:	10	ft.	Provided: 67'-3"
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Minimum Zone at Interior Lot Lines- 8' / Tree Spacing 1 per 30 lf
Trees located 1 per 20 linear feet @ Residential Adjacency

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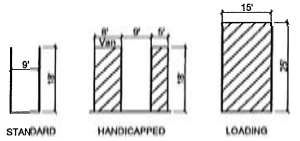
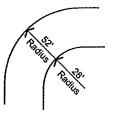


TYPICAL PARKING SPACES

SCALE: NTS



FIRE TURNING RADIUS

SCALE: NTS

PRJ-75760
02/19/19

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AREA 15 - SITE PLAN

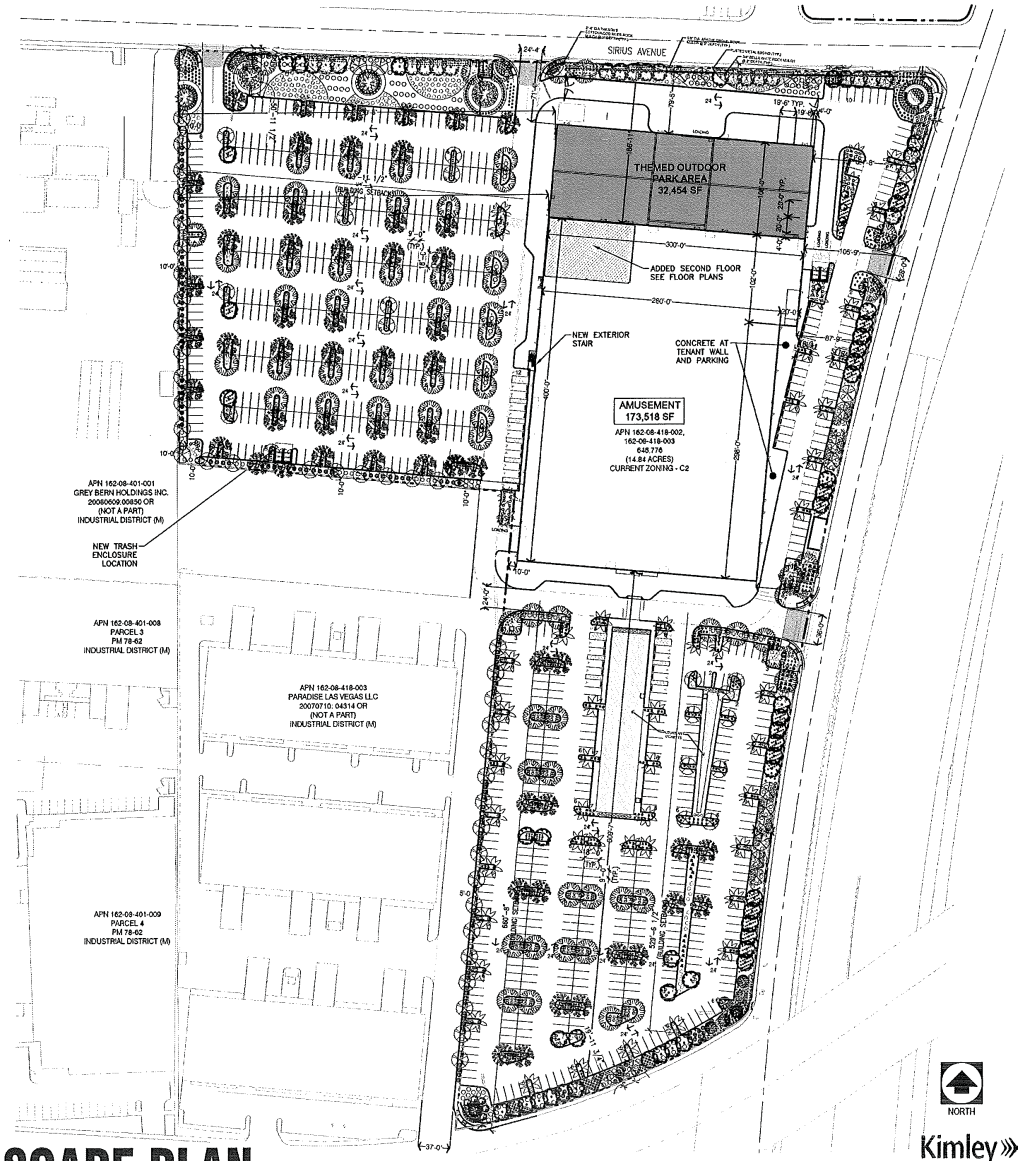
SIRIUS & RANCHO - LAS VEGAS - NV

Kimley»Horn

BENEVILLE STUDIOS

Scale: 1/64" = 1'-0"

MOSER architecture studio



PLANT LEGEND

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
	RED PUSH CHINESE PISTACHE	PISTACHIA CHINENSIS 'RED PUSH'	24" BOX	25'
	SWAN HILL OLIVE	OLEA 'SWAN HILL'	24" BOX	25'
	TEXAS EBONY	EBENOPSIS EBANO	24" BOX	25'
	DESERT MUSEUM PALO VERDE	CERCIDIUM 'DESERT MUSEUM'	24" BOX	25'
	CHILEAN MESQUITE	PROSOPIS CHILENSIS	24" BOX	25'
	BARHI DATE PALM	PHOENIX DACTYLIFERA 'BARHI'	14' BTH	50-60'
	SILVER PESO TEXAS MESCAL BEAN	SOPHORA SECUNDIFLORA 'SILVER PESO'	24" BOX	8-12'
	WEEPING YUCCA	YUCCA RECURVIFOLIA	5 GAL.	3'x4'
	BLUE AGAVE	AGAVE TEQUILANA	15 GAL.	3'
	OCTOPUS AGAVE	AGAVE VILLAORIANA	5 GAL.	5'
	ARTICHOKE AGAVE	AGAVE PALMERI	5 GAL.	2.5'
	GIANT HESPERALOE	HESPERALOE FUNIFERA	15 GAL.	5'
	MEXICAN FEATHER GRASS	STIPA TENNUISIMA	1 GAL.	2.5'
	RED YUCCA	HESPERALOE PARVIFOLIA	5 GAL.	3'-4'
	GREEN CLOUD TEXAS RANGER	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL.	6'
	DESERT SPOON	DASYLIRION WHEELERI	5 GAL.	6'
	RADIATION LANTANA	LANTANA 'RADIATION'	1 GAL.	2'x3-4'
	MEXICAN FENCEPOST CACTUS	PACHYCEREUS MARGINATUS	15 GAL.	10'
	SANTA RITA CACTUS	OPUNTIA 'SANTA RITA'	5 GAL.	5'
	GOLDEN BARREL CACTUS	ECHINOCACTUS GRUSONII	5 GAL.	2'
	SANTA CRUZ PYRACANTHA	PYRACANTHA 'SANTA CRUZ'	1 GAL.	2.5'x4-5'
	DESERT CARPET ACACIA	ACACIA REDOLENS 'DESERT CARPET'	5 GAL.	2.5'x6-9'

GENERAL NOTES

1. LANDSCAPE ARCHITECT/OWNER TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. NOTIFY 48 HOURS IN ADVANCE OF DELIVERY AND/OR INSTALLATION DATE.
2. PLANT MATERIAL IS TO HAVE SPECIES IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL # OF EACH SPECIES INDICATING GENUS, SPECIES, CULTIVAR, ETC.
3. ALL PLANTS TO BE INSTALLED A MINIMUM OF 2' FROM OUTER CURB/PATH LINE. SYMBOL PLACEMENT IS NOT EXACT
4. ALL PLANTERS TO RECEIVE A 2" DEPTH OF 5/8" SCREENED APACHE BROWN ROCK MULCH UNLESS OTHERWISE NOTED. AVAILABLE THROUGH KALAMAZOO MATERIALS (702)296.9131

NORTH

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BENEVILLE STUDIOS

AREA 15 - LANDSCAPE PLAN

SIRIUS & RANCHO - LAS VEGAS - NV

Plan : Sheet Title
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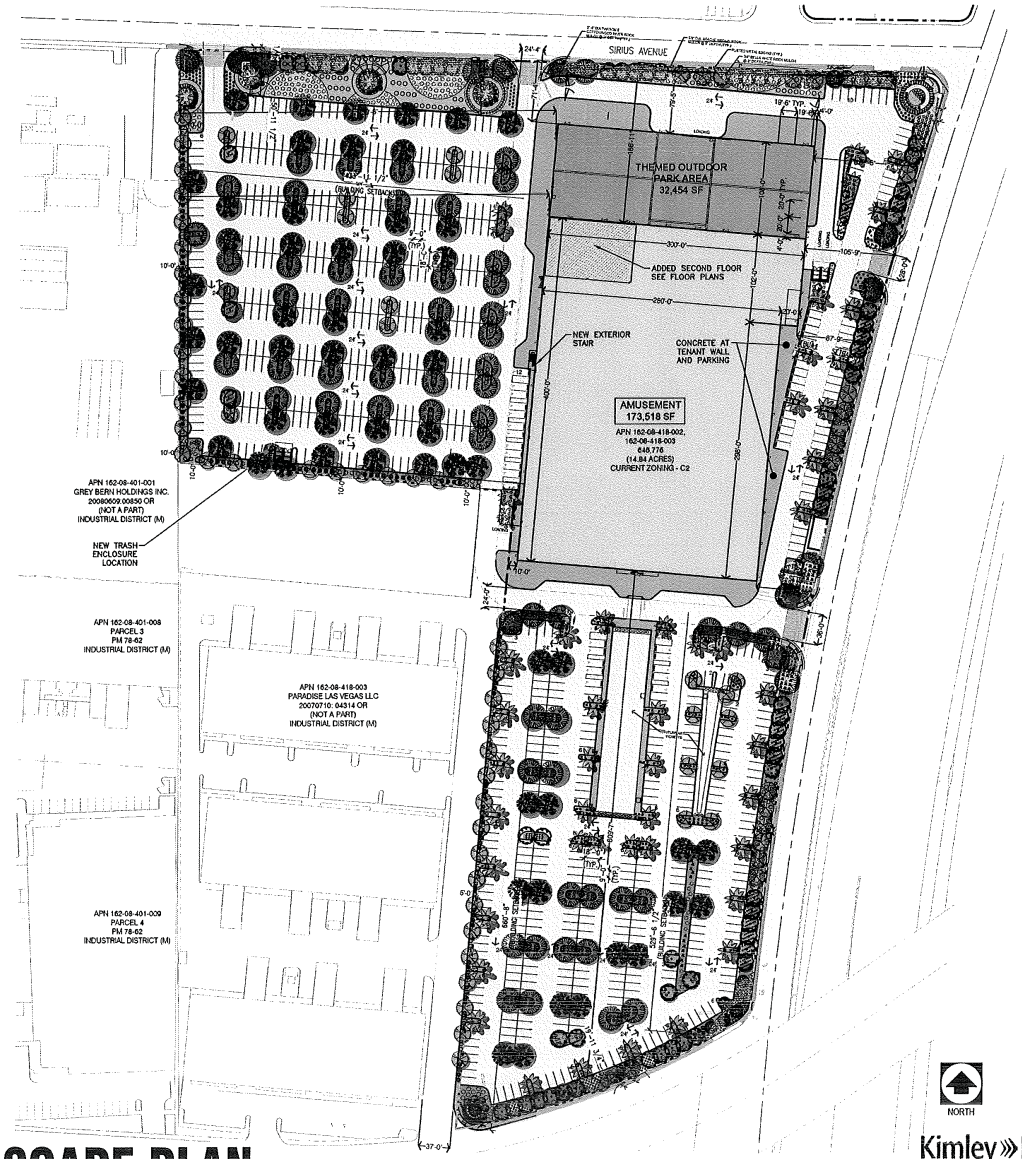
January 29, 2019 : Date

Scale: 1/64" = 1'-0"

MOSER architecture studio



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	WEEPING YUCCA	YUCCA RECURVIFOLIA	5 GAL.	3'x4'
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	OCTOPUS AGAVE	AGAVE VILMORINIANA	5 GAL.	6'
	ARTICHOKE AGAVE	AGAVE PALMERI	5 GAL.	2.5'
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	MEXICAN FEATHER GRASS	STIPA TENNUISIMA	1 GAL.	2.5'
	RED YUCCA	HESPERALOE PARVIFOLIA	5 GAL.	3'-4'
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	DESERT SPOON	DASYLIRION WHEELERI	5 GAL.	6'
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	SANTA RITA CACTUS	OPUNTIA 'SANTA RITA'	5 GAL.	5'
	GOLDEN BARREL CACTUS	ECHINOCACTUS GRUSONII	5 GAL.	3'
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AREA 15 - LANDSCAPE PLAN

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BENEVILLE STUDIOS

Scale: 1/64" = 1'-0"

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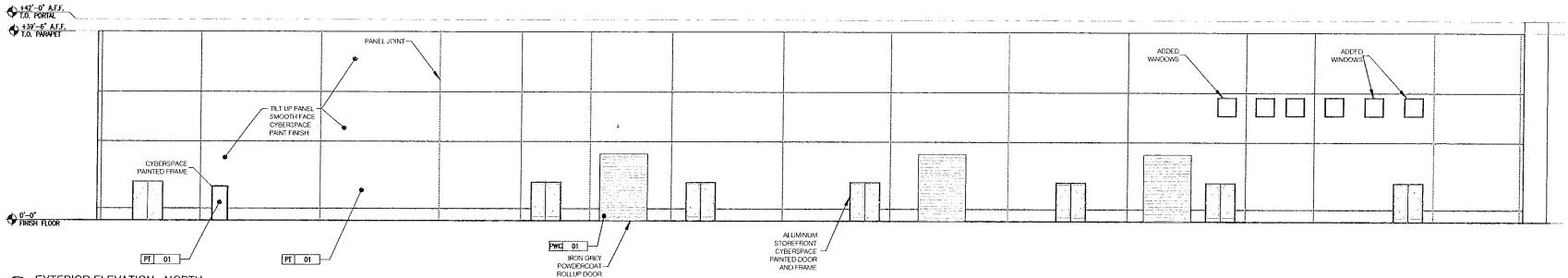
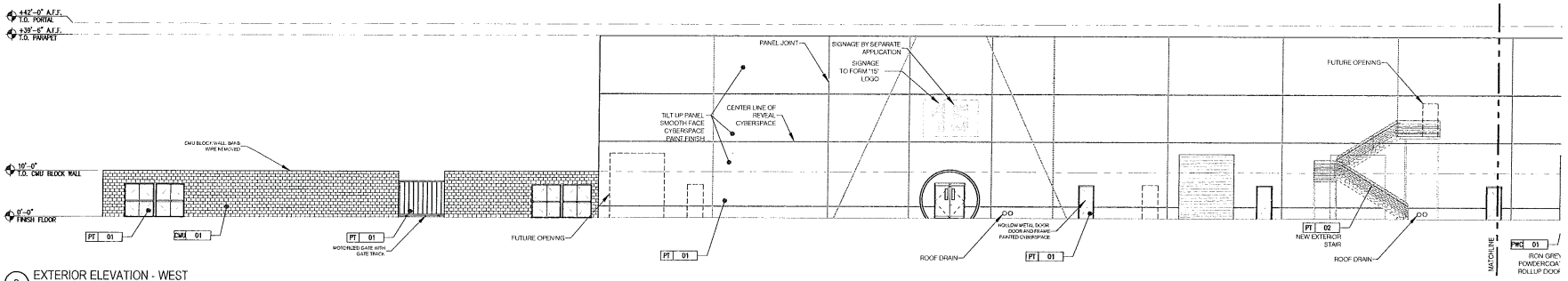
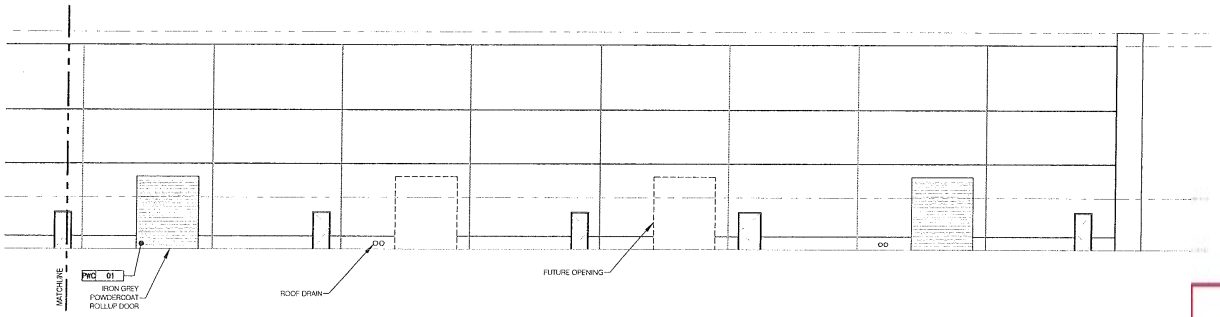


1 EXTERIOR ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION (CONTINUED) - WEST
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE

TAG	DESCRIPTION
PT 01	SHERWIN-WILLIAMS SW 7076 CYBERSPACE FINISH SATIN
PT 02	SHERWIN-WILLIAMS SW 6072 ONLINE FINISH SATIN
PT 04	BENJAMIN MOORE 2120-20 BLACK IRON FINISH SATIN
PT 07	SHERWIN-WILLIAMS SW 6077 ORIGINAL WHITE FINISH SATIN
PWC 01	CARDELL POWDERCOAT RAL 7015 IRON GREY FINISH
CMU 01	CHEEKRITE SPLIT FACE GRAY BLOCK

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AREA 15 - NORTH AND WEST ELEVATIONS

SIRIUS & RANCHO - LAS VEGAS - NV

Kimley»Horn

BENEVILLE STUDIOS

* SIGNAGE NOT A PART OF THE APPLICATION

Scale: 3/32" = 1'-0"

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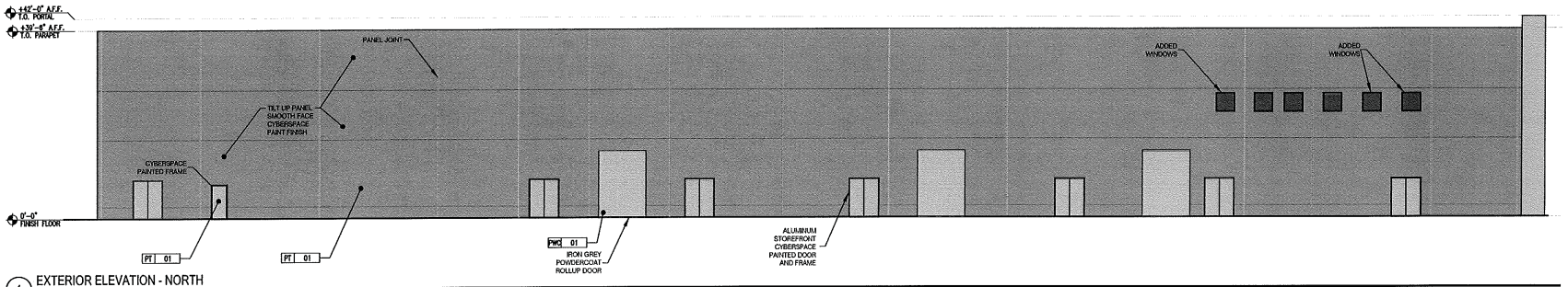
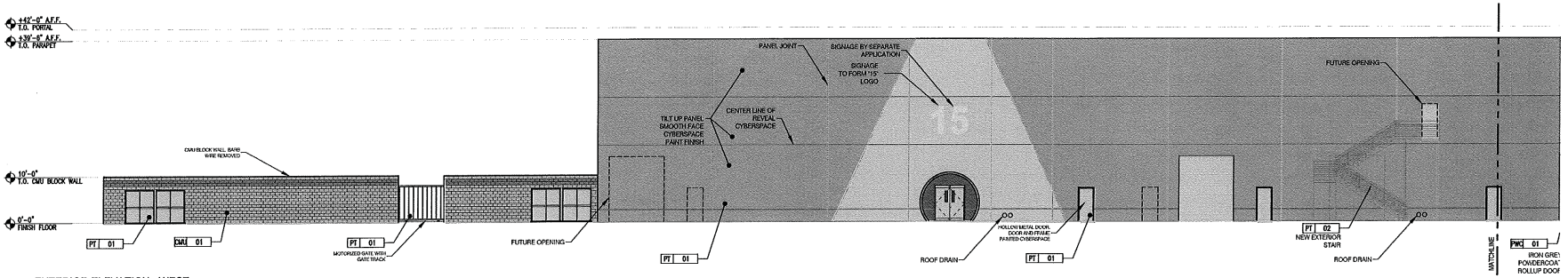
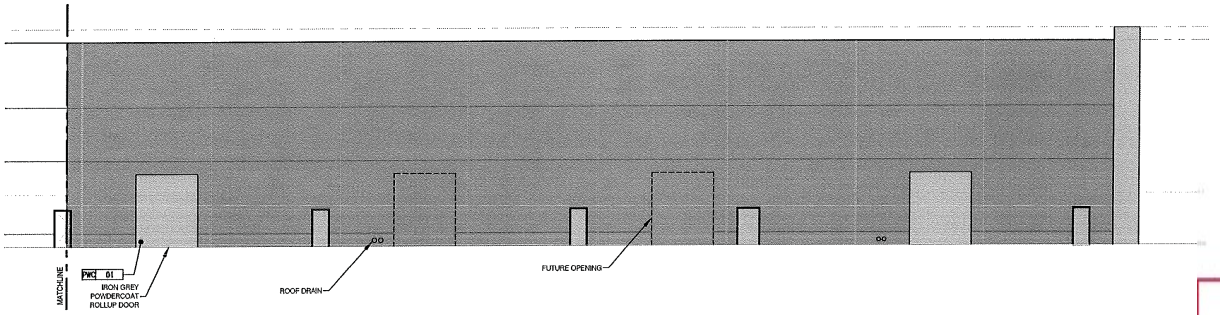
North and West Elevations : Sheet Title
17-029 : Project Number
January 29, 2019 : Date



1 EXTERIOR ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - WEST
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION (CONTINUED) - WEST
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE

TAG	DESCRIPTION
PT 01	SHERWIN WILLIAMS: SW 7076 CYBERSPACE FINISH SATIN
PT 02	SHERWIN WILLIAMS: SW 7077 ONLINE FINISH SATIN
PT 06	BENJAMIN MOORE: 2130-30 BLACK IRON FINISH SATIN
PT 07	SHERWIN WILLIAMS: SW 7007 ORIGINAL WHITE FINISH SATIN
PWC 01	CORNELL POWDERCOAT RAL 7015 IRON GREY FINISH
CMU 01	CINDERLITE SPLIT FACE GRAY BLOCK

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AREA 15 - NORTH AND WEST ELEVATIONS

SIRIUS & RANCHO - LAS VEGAS - NV

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BENEVILLE STUDIOS
A+I
FISHER BROTHERS

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North and West Elevations : Sheet Title
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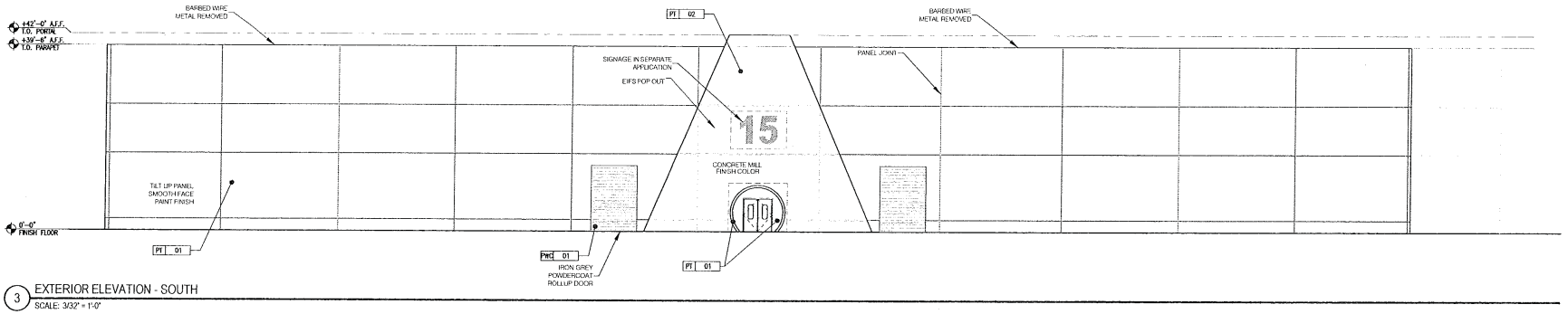
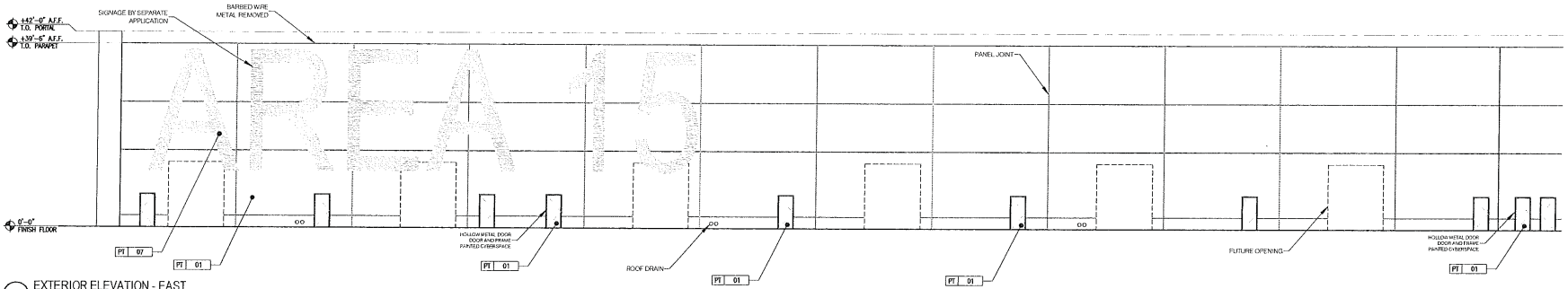
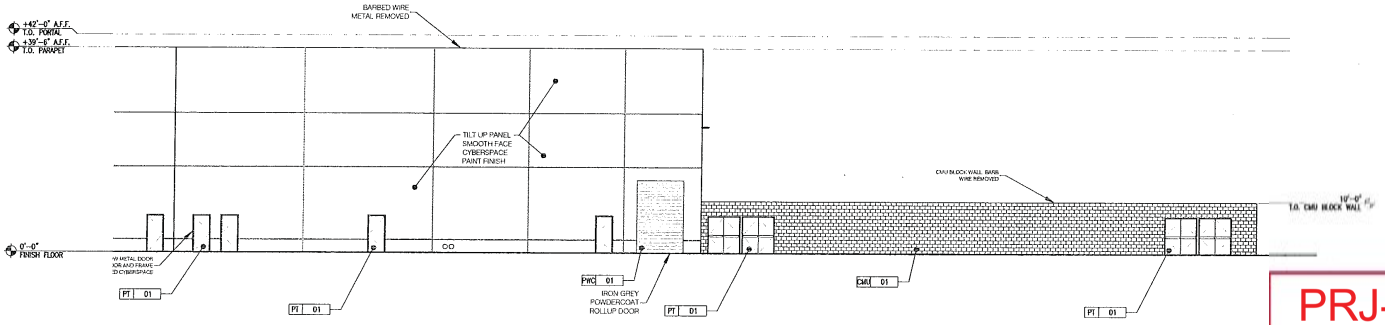


3 EXTERIOR ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - EAST
SCALE: 3/32" = 1'-0"



FINISH SCHEDULE

TAG	DESCRIPTION
PT 05	SHERWIN-WILLIAMS SW 7076 CYBERSPACE FINISH SATIN
PT 02	SHERWIN-WILLIAMS SW 7072 ONLINE FINISH SATIN
PT 06	BENJAMIN MOORE: HC-190 BLACK IRON FINISH SATIN
PT 07	SHERWIN WILLIAMS SW 7072 ORIGINAL WHITE FINISH SATIN
PWC 01	CORNELL POWDERCOAT RAL 7015 IRON GREY FINISH
CMU 01	CINDERLITE SPLIT FACE GRAY BLOCK

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AREA 15 - SOUTH AND EAST ELEVATIONS

SIRIUS & RANCHO - LAS VEGAS - NV

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Scale: 3/32" = 1'-0"

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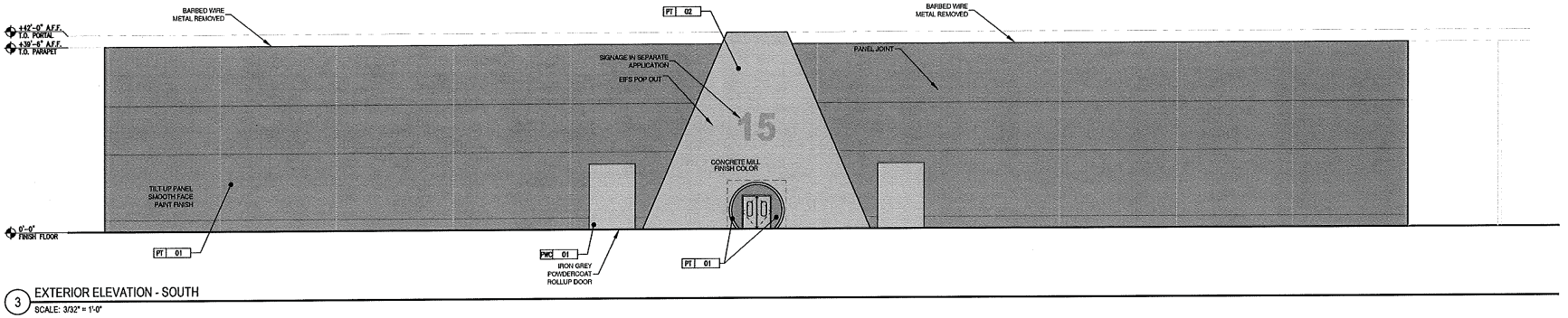
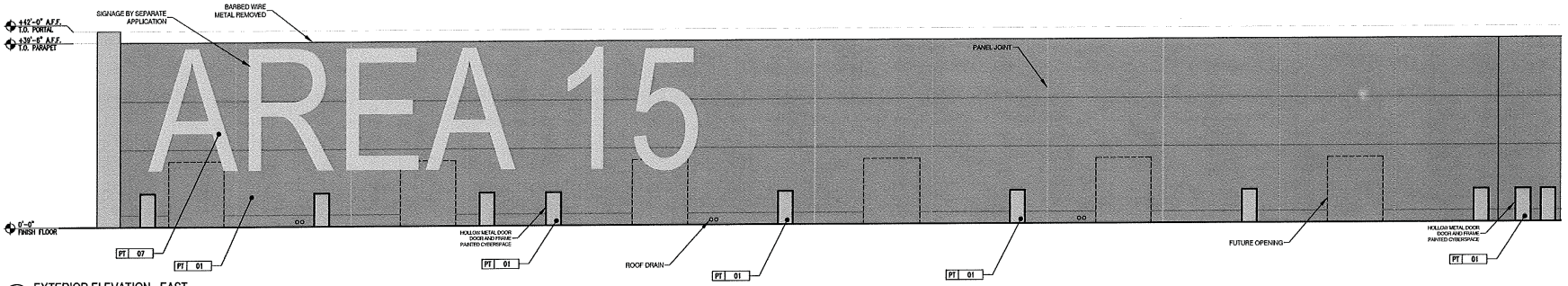
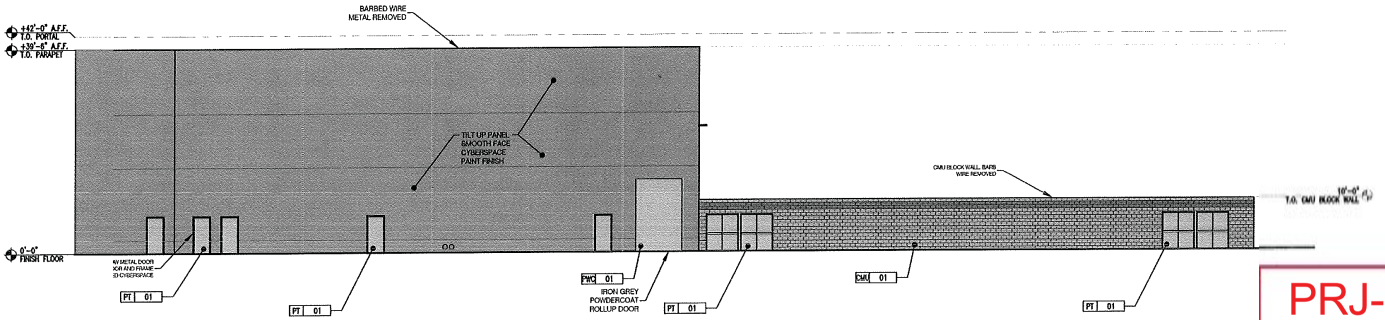


3 EXTERIOR ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - EAST
SCALE: 3/32" = 1'-0"



FINISH SCHEDULE

TAG	DESCRIPTION
PT 01	SHERWIN WILLIAMS: SW 7076 CYBERSPACE FINISH: SATIN
PT 02	SHERWIN WILLIAMS: SW 7072 ONLINE FINISH: SATIN
PT 04	BENJAMIN MOORE: 2126-20 BLACK IRON FINISH: SATIN
PT 07	SHERWIN WILLIAMS: SW 7077 ORIGINAL WHITE FINISH: SATIN
PWC 01	CORNELL POWDERCOAT RAL 7015 IRON GREY FINISH:
CMU 01	CORNERLITE SPLIT FACE GRAY BLOCK

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South and East Elevations : Sheet Title
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AREA 15 - SOUTH AND EAST ELEVATIONS

SIRIUS & RANCHO - LAS VEGAS - NV

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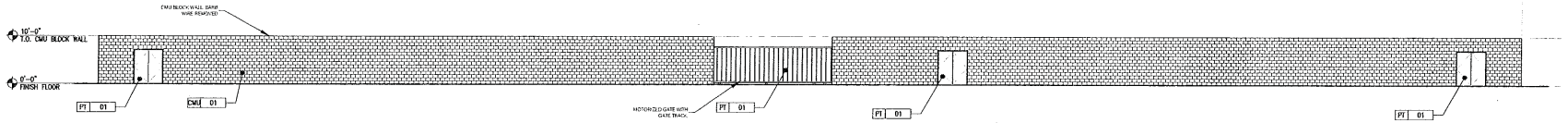
Scale: 3/32" = 1'-0"

MOSER architecture studio



3 EXTERIOR ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE

TAG	DESCRIPTION
PT 01	SHERWIN-WILLIAMS SW 7076 CYBERSPACE FINISH SATIN
PT 02	SHERWIN-WILLIAMS SW 7072 ONLINE FINISH SATIN
PT 06	BENJAMIN MOORE 2130-70 BLACK IRON FINISH SATIN
PT 07	SHERWIN-WILLIAMS SW 7012 ORIGINAL WHITE FINISH SATIN
PWC 01	CARMELL POWDERCOAT RAL 7005 IRON GREY FINISH
MC 01	CINDERLITE SPLIT FACE GRAY BLOCK

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AREA 15 - NORTH ELEVATION

SIRIUS & RANCHO - LAS VEGAS - NV

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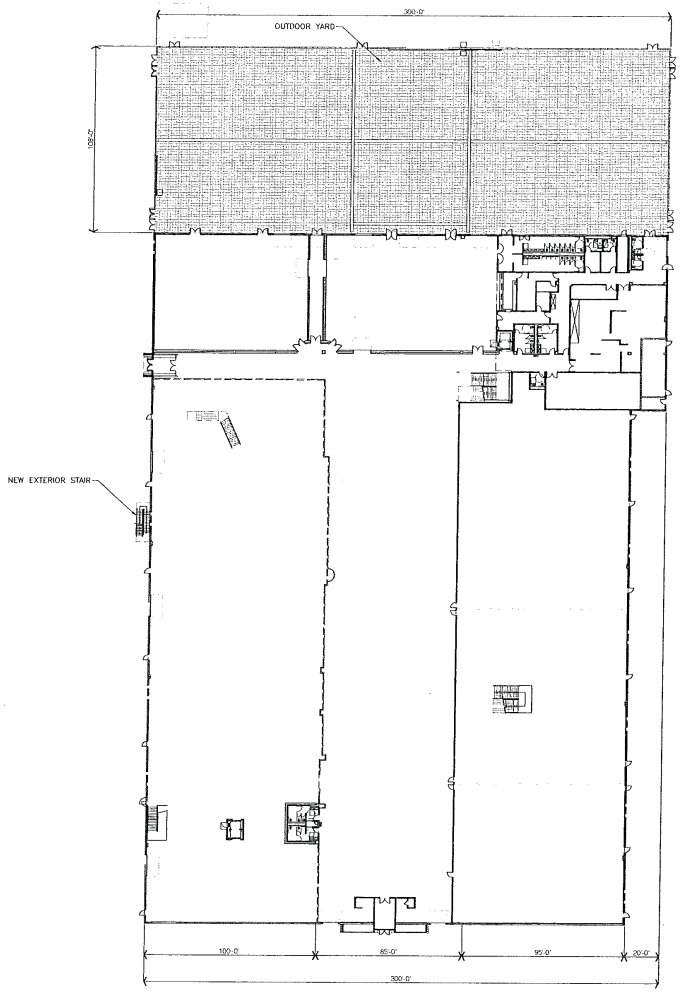
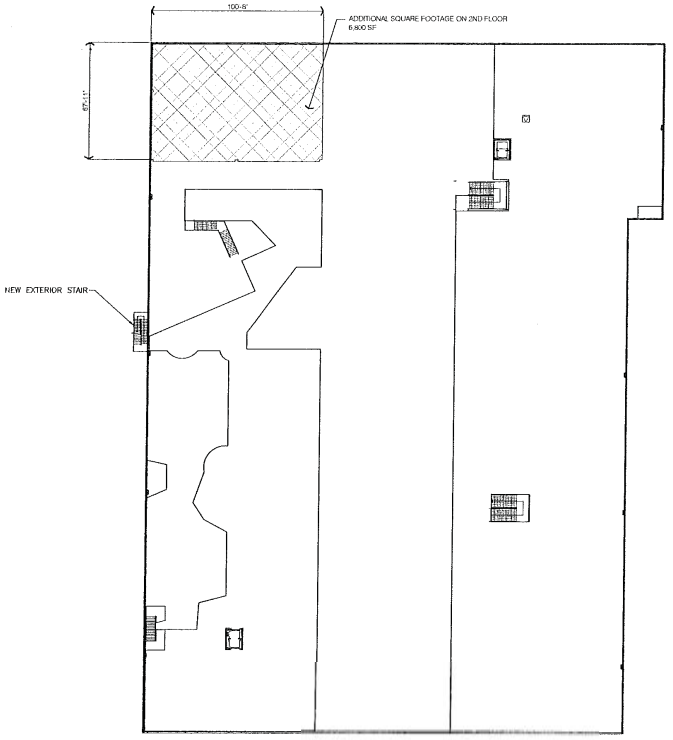


FIRST FLOOR - 114,083 S.F.



SECOND FLOOR - 66,278 S.F.

NORTH

PRJ-75760
02/19/19

Floor Plan : Sheet Title
17-029 : Project Number
January 29, 2019 : Date

AREA 15 - FLOOR PLAN

SIRIUS & RANCHO - LAS VEGAS - NV

Scale: 1/32" = 1'-0"

MOSER architecture studio



VAR-75852 [PRJ-75760] - VARIANCE RELATED TO SDR-75854 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

02/28/19



VAR-75852 [PRJ-75760] - VARIANCE RELATED TO SDR-75854 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

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SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

02/28/19

KAEMPFER CROWELL
ATTORNEYS AT LAW

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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 19, 2019

VIA UPLOAD

City of Las Vegas
Planning & Zoning Dept.
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter
APN: 162-08-418-002

To Whom it May Concern:

Please be advised, this firm represents Area 15 which is located near Rancho Road and Sirius Avenue and more particularly identified as APN: 162-08-418-002. This property is zoned C-2 and has been approved for a 146,494 square foot commercial recreation/amusement (indoor and outdoor) development (SDR-73309). In August 2018, SUP-73921 and SDR-73309 were approved and allowed for an alternative parking standard to be used as well as the addition of a 59,478 square foot mezzanine level inside the proposed building.

The applicant is now seeking an amendment to a previously approved site development plan review to allow for an additional 6,800 square foot mezzanine area, relocation of trash enclosure, CMU block wall to surround the outdoor venue area, added exterior stairs and removal of barb wire from building. The applicant believes the parking provided for the project is more than adequate to cover the additional 6,800 square foot mezzanine expansion

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

Jennifer Lazovich

JJL/amp

PRJ-75760
02/19/19

KAEMPFER CROWELL
ATTORNEYS AT LAW

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Fax: 775.882.0257

RECEIVED
CITY CLERK
2019 APR -9 P 4:02

REVISED

April 9, 2019

VIA FACSIMILE
702-382-4803

LuAnn D. Holmes
City of Las Vegas City Clerk
495 S. Main Street
Las Vegas, NV 89101

Re: Request for Hold – VAR-75852 & SDR-75854
Fisher Brothers (Items #40 & 41)

Dear Ms. Holmes:

Please be advised this office represents the Applicant in the above-referenced matters. We respectfully request that these applications be held for 60 days from the presently scheduled City of Las Vegas Planning Commission hearing of April 9, 2019 until the **June 25, 2019** hearing.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,
KAEMPFER CROWELL

Jennifer Lazovich

JJL/sfm

cc: Robert Summerfield (via email)
Jonathan Boyles (via email)
Peter Lowenstein (via email)

Submitted after final agenda
Date 4/9/19 Item 40-41

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
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RECEIVED
CITY CLERK
2019 APR -9 A 9:51

April 9, 2019

VIA FACSIMILE
702-382-4803

LuAnn D. Holmes
City of Las Vegas City Clerk
495 S. Main Street
Las Vegas, NV 89101

Re: Request for Hold – VAR-75852 & SDR-75854
Fisher Brothers (Items #40 & 41)

Dear Ms. Holmes:

Please be advised this office represents the Applicant in the above-referenced matters. We respectfully request that these applications be held for 60 days from the presently scheduled City of Las Vegas Planning Commission hearing of April 9, 2019 until the **June 11, 2019** hearing.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich /sm

Jennifer Lazovich

JJL/sfm

cc: Jonathan Boyles (via email)
Peter Lowenstein (via email)

Submitted after final agenda
17969.1
Date 4/9/19 Item 40-41

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
41

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-75854 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75852 AND SUP-75853 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: PARADISE LAS VEGAS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 152 SPACE OVERFLOW PARKING LOT FOR AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT WEST AND NORTH PERIMETER LANDSCAPE BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 6.31 acres on the north side of Desert Inn Road, 360 west of Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-75760]. Staff recommends DENIAL.

May go to City Council on: 05/15/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Plan Review

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-002 **Ward #** 1- Tarkanian

General Plan: Existing C Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information

Property Owner Integral Partners Park Place Centre- Las Vegas, LLC **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail jjl@kcnvlaw.com Phone 702-792-7000

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Kenneth Fisher

Subscribed and sworn before me
This 17th day of January, 20 19

_____
Notary Public in and for said County and State

State of New York
County of New York
ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 13, 2021

PRJ-75760
02/19/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
42

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

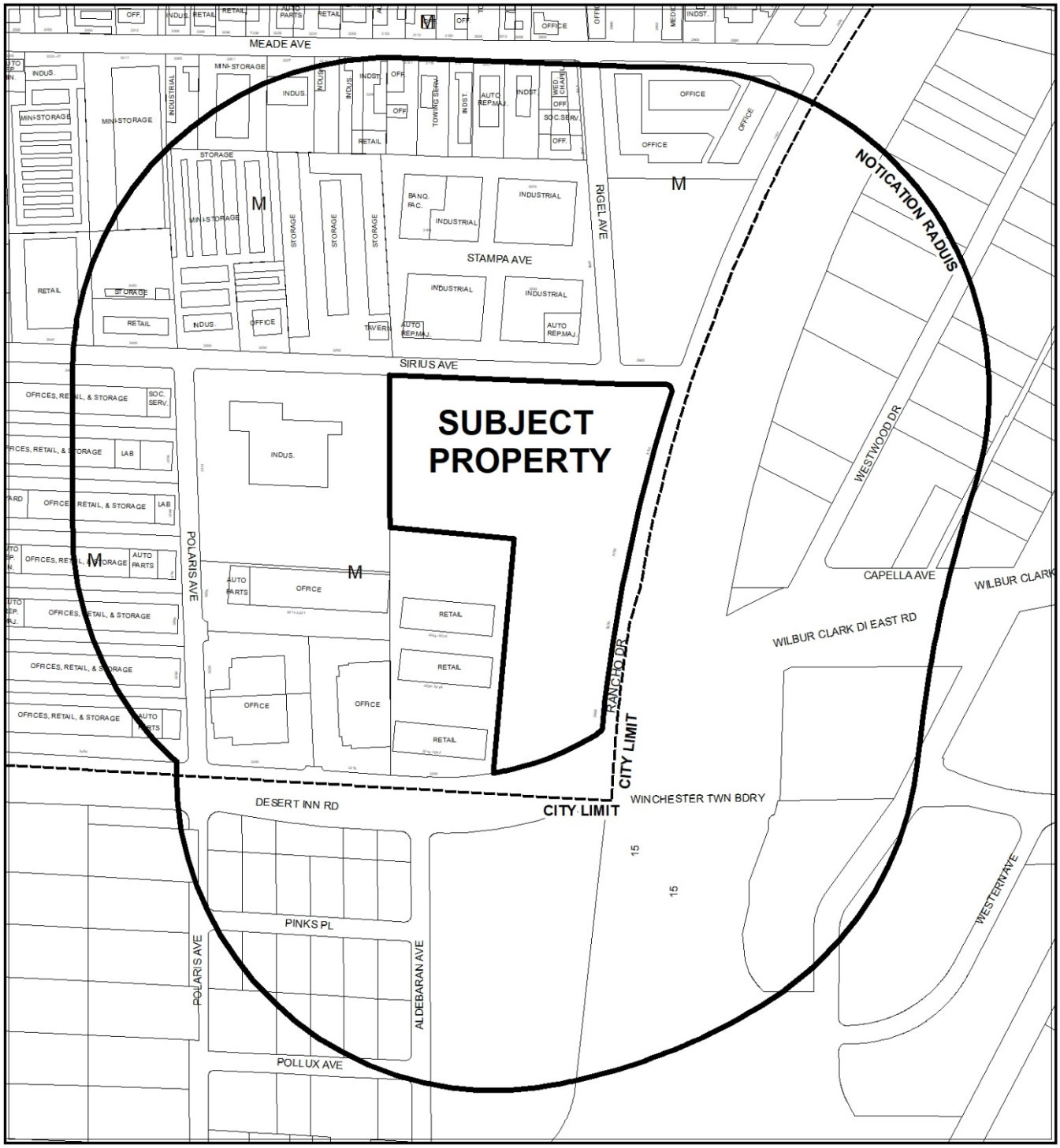
SUBJECT:
VAR-75869 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES LEE, JEANNINE LEE, MINI FANEGA AND JIN HO LEE - For possible action on a request for a Variance TO ALLOW FIVE PARKING SPACES WHERE TWELVE ARE REQUIRED FOR A PROPOSED MULTI-FAMILYRESIDENTIAL USE on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75869 and SDR-75870 [PRJ-75270]
2. Conditions and Staff Report - VAR-75869 and SDR-75870 [PRJ-75270]
3. Supporting Documentation - VAR-75869 and SDR-75870 [PRJ-75270]
4. Photo(s) - VAR-75869 and SDR-75870 [PRJ-75270]
5. Justification Letter - VAR-75869 and SDR-75870 [PRJ-75270]
6. Submitted after Final Agenda - Location and Aerial Maps for VAR-75869 and SDR-75870 [PRJ-75270]



CASE: **VAR-75852, SDR-75854 (PRJ-75760)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **VAR-75852, SDR-75854 (PRJ-75760)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JEANNINE LEE, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75869	Staff recommends DENIAL, if approved subject to conditions:	
SDR-75870	Staff recommends DENIAL, if approved subject to conditions:	VAR-75869

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 222 - VAR-75869 and SDR-75870

PROTESTS 0 - VAR-75869 and SDR-75870

APPROVALS 0 - VAR-75869 and SDR-75870

CS

** CONDITIONS **

VAR-75869 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75870) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-75870 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75869) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, date stamped 03/13/19, landscape plan, and building elevations, date stamped 02/20/19, except as amended by conditions herein.

4. A Waiver from Title 19.06.110 is hereby approved, to allow three-foot landscape buffer widths along the east and west property lines where six feet is required.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a four-foot landscape buffer width along the south property line where 10 feet 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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Valley Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. This site shall connect to the public sewer line in the alley.

14. The parking stalls located adjacent to the alley shall be a minimum of 22-feet in length.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct a six-unit apartment building that does not meet the minimum parking and landscaping requirements at 2517 Valley Street.

ISSUES

- Variance (VAR-75869) is requested to allow five parking spaces where 12 are required for a proposed multi-family residential development. Staff does not support the request.
- Waivers are requested to allow a three-foot landscape buffer width along the east and west property lines where six feet is required. Staff does not support the request.
- A Waiver is requested to allow a four-foot landscape buffer width along the south property line where 10 feet is required. Staff does not support the request.

ANALYSIS

The subject site is located within the R-3 (Medium Density Residential) zoning district and is subject to Title 19 development standards. The proposed six-unit Multi-Family Residential use is a permitted use in the R-3 (Medium Density Residential) zoning district. The subject site is currently an undeveloped parcel located within an existing residential neighborhood. While an apartment building is an appropriate use, the submitted six-unit apartment building is excessive for the size of the parcel.

The submitted elevations and site plan depict a two-story, 4,920 square-foot apartment building. The building façade will have a stucco finish and shingle/asphalt combination roof. Outdoor staircases are provided to reach the second floor units. The submitted floor plan depicts two levels with three two-bedroom units on each floor. The applicant has requested Waivers to allow three-foot landscape buffer widths along the east and west property lines and a four-foot landscape buffer width along the south property line where 10 feet is required. The proposed landscaping materials adhere to the Southern Nevada Regional Plant List.

A total of five parking spaces are provided. The site plan depicts four standard spaces provided in the rear and one handicapped accessible space provided at the front entrance. The rear parking spaces abut an alley. Variance (VAR-75869) is requested to allow five parking spaces where 12 are required. Per the submitted justification letter, "The proposed development is intended to meet the needs of the low income community who rely on public transportation or a maximum of one vehicle per unit."

The City of Las Vegas Public Works - Engineering Department has commented, "This project will add approximately 44 trips per day on Eastern Avenue, Charleston Boulevard and Valley Street. Currently, Eastern is at about 82 percent of capacity and Charleston is at about 88 percent of capacity. With this project, these capacities are expected to be unchanged. Counts are not available for Valley Street, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 3 additional cars per hour, or about one every twenty minutes."

Due to the proposed parking Variance and landscape buffer Waivers, staff finds that the proposed development is not appropriate for the subject site as submitted; therefore, staff recommends denial of both entitlements. If approved, the entitlements are subject to conditions.

FINDINGS (VAR-75869)

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 development that does not conform to Title 19 requirements. Reducing the number of dwelling units would help alleviate the need for additional parking. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-75870)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the adjacent development in the area due to the lack of parking provided.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the M (Medium Density Residential) land use plan designation. However, the proposed development is not consistent with Title 19 development standards. The proposal fails to meet the minimum parking and landscaping requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided by Valley Street, a 60-foot local street, adequate in size to serve the subject site. However, the lack of proposed onsite parking will negatively impact the adjacent roads.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed stucco façade is compatible with the existing building materials of other developments in the near vicinity. The proposed landscape materials adhere to the Southern Nevada Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed stucco façade is compatible with the existing development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development will be subject to building permits, thereby ensuring the protection of public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/22/79	The Board of Zoning Adjustment approved Variance (#V-0018-79) to allow an existing four-foot high solid block wall in the front yard area.

Most Recent Change of Ownership	
05/15/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses associated with the subject site.

Pre-Application Meeting	
12/12/18	Planning Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed apartment building.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	Planning Staff conducted a routine field check and found a vacant lot with a chain-link fence along the front property line.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Single Family, Detached	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family, Detached	RM (Residential Medium) – Clark County	R-3 (Multiple-Family Residential) – Clark County
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
Rafael Riviera Walkable Community Plan	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	NA	NA	NA
Min. Setbacks • Front • Side • Rear	 10 Feet 5 Feet 20 Feet	 26 Feet 5 Feet 22 Feet	 Y Y Y
Min. Distance Between Buildings	10 Feet	NA	NA
Max. Lot Coverage	NA	NA	NA
Max. Building Height	55 Feet	23 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 3 Trees 8 Trees 8 Trees	 3 Trees 12 Trees 12 Trees	 Y Y Y
TOTAL PERIMETER TREES		**19 Trees**	**27 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	2 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 NA 10 Feet 6 Feet 6 Feet		 NA 4 Feet 3 Feet 3 Feet	 NA N* N* N*

*Waivers have been requested in conjunction with the subject Site Development Plan Review (SDR-75870) to allow reduced landscape buffer widths.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	6 Two-Bedroom Units	1.75 spaces per unit	11				
Multi-Family Residential	Guest Space	1 space per 6 units	1				
TOTAL SPACES REQUIRED			12		5		N
Regular and Handicap Spaces Required			11	1	4	1	N
Percent Deviation			59%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 6-foot landscape buffers along interior property lines.	To allow a three-foot landscape buffer width along the east and west property lines.	Denial
Provide 10-foot landscape buffer adjacent to the Right-of-Way	To allow a four-foot landscape buffer width along the south property line.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE PLAN REVIEW/ PARKING VARIENCE

Project Address (Location) 2517 VALLEY STREET, LAS VEGAS NV 89101

Project Name PROPOSED 6-PLEX MULTI FAMILY RESIDENCE **Proposed Use** R3

Assessor's Parcel #(s) 139-36-410-015 **Ward #**

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R3 Proposed R3

Additional Information 2 STORY 6-PLEX BUILDING WITH SIX 2 BEDROOM & ONE BATH ROOM. AFFORDABLE MULTI FAMILY F
EACH UNIT IS 820 SQ.FT. 8 PARKING SPACES PROVIDED

Property Owner JEANNIE LEE Contact

Address 6279 OAK PARK AVE City LAS VEGAS State NV Zip 89118

E-mail Jeannie733@yahoo.com Phone 702-338-3111

Applicant RAVIN NATHAN Contact

Address 10117 OCICAT AVE City LAS VEGAS State NV Zip 89166

E-mail rvnnathan@yahoo.com Phone 702 245 8690

Representative LC & D CONSTRUCTION LLC Contact BRUCE

Address 445 E WINDMILL LANE #2A City LAS VEGAS State NV Zip 89123

E-mail legend9359@gmail.com Phone 702 807 9359

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Jeannie Lee.

Subscribed and sworn before me

This 3rd day of January, 20 19

_____
Notary Public in and for said County and State

ZACHARY SMITH
Notary Public, State of Nevada
No. 14-14002-1
My Appt. Exp. Jul. 17, 2022

PRJ-75270
02/20/19

PROPOSED MULTI FAMILY RESIDENCE @ 2517 VALLEY STREET

ABBREVIATIONS

A/C.	AIR CONDITIONER	EQUIP.	EQUIPMENT	O/	OVER
A.F.F.	ABOVE FINISH FLOOR	E.W.C.	ELECTRIC WATER COOLER	O.C.	ON CENTER
ALT.	ALTERNATE	EXT.	EXTERIOR	OPP.	OPPOSITE
ALUM.	ALUMINUM	EXTG.	EXISTING	PLY.	PLYWOOD
APPX.	APPROXIMATE	F.D.	FLOOR DRAIN	R.	RADIUS
@	AT	F.F.	FINISH FLOOR	REC.	RECREATION
BET.	BETWEEN	FIN.	FINISH	REF.	REFERENCE
BLDG.	BUILDING	FLR.	FLOOR	S.F.	SQUARE FEET
BLKG.	BLOCKING	F.R.P.	FIBERGLASS REINFORCED PANEL	S.I.	SQUARE INCHES
B/U	BUILT-UP	G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	SIM.	SIMILAR
CEM.	CEMENT	G.F.R.P.	GLASS FIBER REINFORCED PLASTIC	SH & P	SHELF and POLE
℄	CENTERLINE	GYP.BD.	GYPSUM BOARD	SPC.	SPACE
CMU	CONCRETE MASONRY UNIT	H.C.	HANDICAPPED	SQ.	SQUARE
COL.	COLUMN	HR.	HOUR	STD.	STANDARD
CONC.	CONCRETE	HT.	HEIGHT	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	INSUL.	INSULATION	T & G	TONGUE and GROOVE
DBL.	DOUBLE	INT.	INTERIOR	T.O.	TOP OF
DIAG.	DIAGONAL	LAM.	LAMINATED	T.O.J.	TOP OF JOIST
DIM.	DIMENSION	L.P.	LOW POINT	T.P.H.	TOILET PAPER HOLDER
DIR.	DIRECTION	MAX.	MAXIMUM	TYP.	TYPICAL
DTP	DOUBLE TOP PLATE	MIN.	MINIMUM	VERT.	VERTICAL
E.F.S.	EXTERIOR FINISH SYSTEM	MTL.	METAL	W/	WITH
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
EL.	ELEVATION	NO.	NUMBER	W.R.	WATER RESISTANT
		NRS.	NEVADA REVISED STATUTES		

CODE ANALYSIS

CODE USED – 2018 I.B.C., U.P.C., U.M.C., U.F.C. 2017 NEC ANSI 2009

JURIDICTION: CITY OF LAS VEGAS

EXISTING ZONING: R3, 30-50 UNITS/ ACRE, MEDIUM DENSITY RESIDENTIAL

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: R2

FIRE PROTECTION: FIRE SPRINKLERS PROVIDED

BUILDING HEIGHT:

BUILDING HEIGHT = 22'-2" 2 STORY
ALLOWABLE BUILDING HEIGHT = 40' 2 STORY

BUILDING SETBACK:

	REQUIRED	PROVIDED
FRONT SETBACK	10'	26'-7"
REAR SETBACK	20'	22'-3"
LEFT SETBACK	5'	13'
RIGHT SETBACK	5'	5'

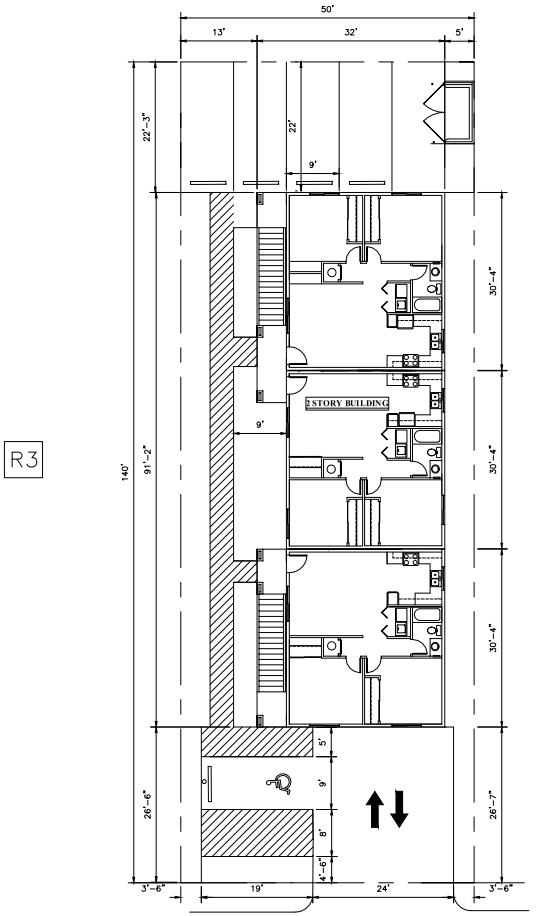
2 BEDROOM UNIT =820 SQ.FT

NUM. UNITS 3/FLOOR
NUM. OF FLOORS =2
TOTAL NUM. UNITS =6
LOT SIZE =0.16 AC
DENSITY =37.5 UNITS /AC

BUILDING FLOOR AREA
FIRST FLOOR = 2460 SQ.FT.
SECOND FLOOR = 2460 SQ.FT.
TOTAL FLOOR AREA = 4920 SQ.FT.

NUM. OF 2 BEDROOM UNIT =6

PARKING ANALYSIS:
REQUIRED PARKING
NUM. OF 2 BEDROOM x 1.75 =6X1.75 =11
NUM. OF GUEST PARKING =1
TOTAL NUM. PARKING REQUIRED =12
TOTAL NUM. PARKING PROVIDED =5

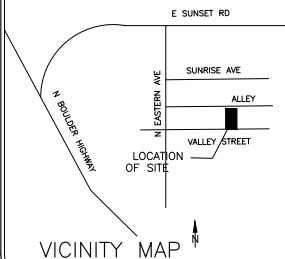


2517 VALLEY STREET

PLOT PLAN

SCALE: 1"=10'

VICINITY MAP



VICINITY MAP

PROJECT/PROPERTY INFORMATION:

PROPERTY OWNER
LEE JAMES & JEANNIE ETAL
6279 OAK PARK AVE.
LAS VEGAS NV 89118

PROPERTY ADDRESS
2517 VALLEY STREET
LAS VEGAS NV 89101

APN# 139-36-410-015

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
2517 VALLEY STREET

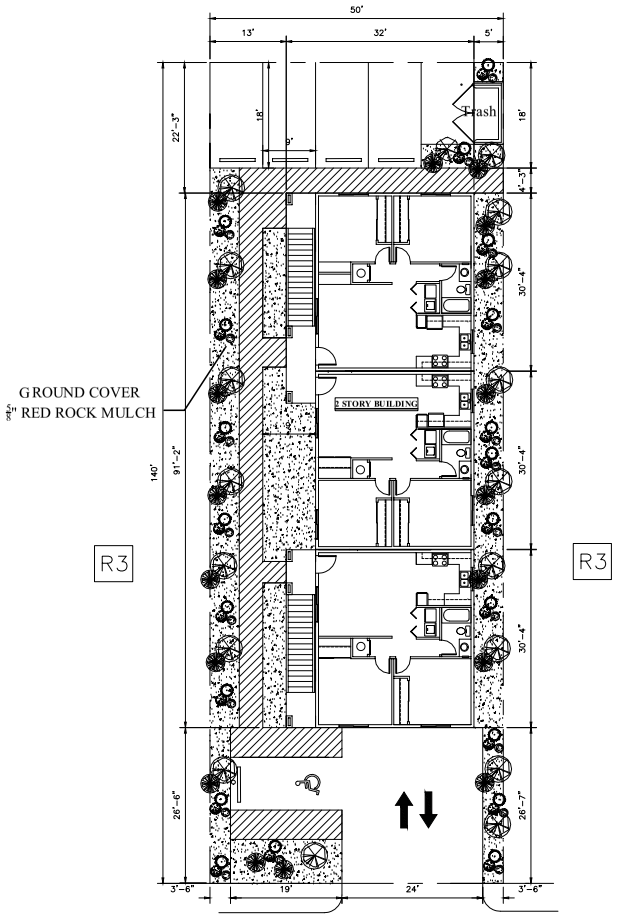
CONTRACTOR: LC & D CONSTRUCTION Inc.

LIC.#: 0071658 TEL: (702) 887-9368 DATE: 03/11/19

DRAWING NAME: COVER SHEET & SITE PLAN

DRAWN BY: RVN TEL: (702) 245-8690 DRAWING NUM: A0

PR21920
03/11/19



2517 VALLEY STREET

PLOT PLAN

SCALE: 1"=10'

LANDSCAPE MATERIAL LIST

SYMBOL	COMMON NAME	SIZE	COUNT
	WEEPING JUNIPER STRAWBERRY TREE BLUE ATLAS CEDAR LEATHER LEAF ARCATIA	48" BOX	
	EUROPEAN HACKBERRY MESA PALO VERDE WESTERN REDBUD LEATHER LEAF ARCATIA	36" BOX	11
	ITALIAN STONE PINE MEXICAN SYCAMORE ARIZONA ASH ARIZONA CYPRESS	24" BOX	11
	BOG ROSEMARY DESERT HOLLY BOTTLE BRUSH NATAL PLUM	15 GAL.	
	JASMINE JUNIPER LAVENDER FLANNEL BUSH	5 GAL.	20
	DAY LILY PHOTINIA MOCK ORANGE MAHONIA	1 GAL.	20
	CREAPER / WINE	5 GAL.	20
	CYPRESS	15 GAL.	
	4" REBEL ROCK		
	5/8" GOLD ROCK MULCH		
	5/8" REBEL RED ROCK MULCH		
	REBEL RED ROCK BOULDER		
	KEY STONE		
	CONC. CURB		
	ARTIFICIAL GRASS		
	2'x2' PAVERS		

LANDSCAPE

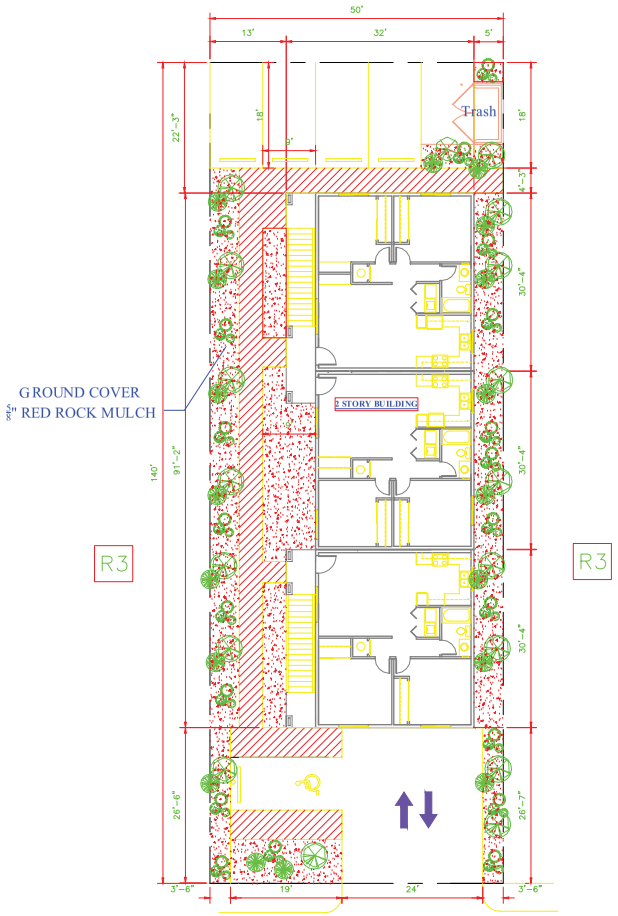
Landscape Buffer trees Provided	NORTH	SOUTH	EAST	WEST
Landscape Buffer trees Reqd.	3–Trees	3–Trees	8–Trees	8–Trees
Landscape Buffer trees provided	8–Trees	4–Trees	12–Trees	12–Trees
shrubs provided	18	6	18	18

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
2517 VALLEY STREET

PRELIMINARY
02/20/19

CONTRACTOR: LC & D CONSTRUCTION Inc.		
SCLP: 0071688	TEL: (702) 807-9358	DATE: 02/19/19
DRAWING NAME: LANDSCAPE PLAN		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUM: L1



2517 VALLEY STREET

PLOT PLAN

SCALE: 1"=10'

LANDSCAPE MATERIAL LIST

SYMBOL	COMMON NAME	SIZE	COUNT
	WEEPING JUNIPER STRAWBERRY TREE BLUE ATLAS CEDAR LEATHER LEAF ARCATIA	48" BOX	
	EUROPEAN HACKBERRY MESA PALO VERDE WESTERN REDBUD LEATHER LEAF ARCATIA	36" BOX	11
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	BOG ROSEMARY DESERT HOLLY BOTTLE BRUSH NATAL PLUM	15 GAL.	
	JASMINE JUNIPER LAVENDER FLANNEL BUSH	5 GAL.	20
	DAY LILY PHOTINIA MOCK ORANGE MAHONIA	1 GAL.	20
	CREAPER / WINE	5 GAL.	20
	CYPRESS	15 GAL.	
	4" REBEL ROCK		
	5/8" GOLD ROCK MULCH		
	5/8" REBEL RED ROCK MULCH		
	REBEL RED ROCK BOULDER		
	KEY STONE		
	CONC. CURB		
	ARTIFICIAL GRASS		
	2'x2' PAVERS		

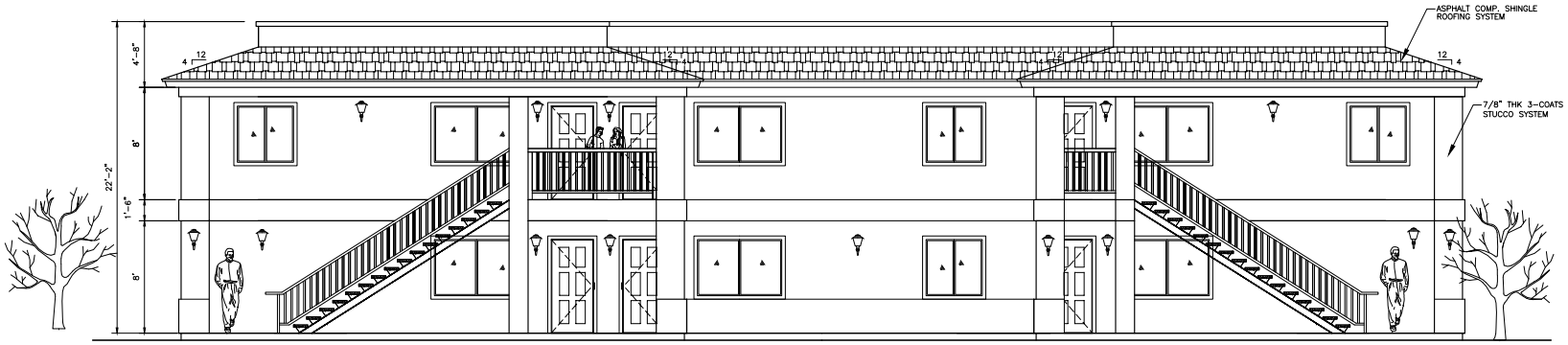
LANDSCAPE

Landscape Buffer trees Provided	NORTH	SOUTH	EAST	WEST
Landscape Buffer trees Reqd.	3–Trees	3–Trees	8–Trees	8–Trees
Landscape Buffer trees provided	8–Trees	4–Trees	12–Trees	12–Trees
shrubs provided	18	6	18	18

LC & D CONSTRUCTION INC.

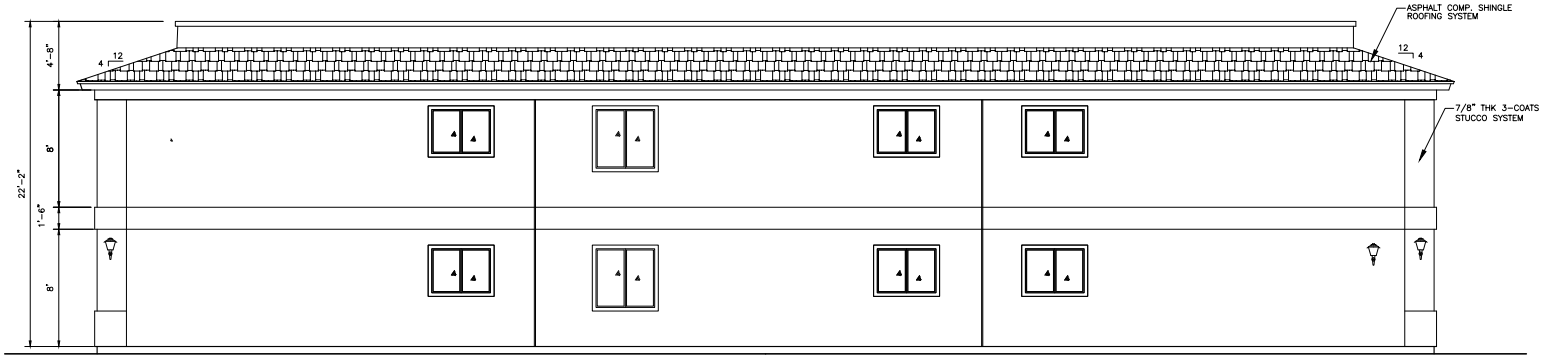
PROPOSED MULTI FAMILY RESIDENCE
2517 VALLEY STREET
PRJ-75270
02/20/19

CONTRACTOR:	LC & D CONSTRUCTION Inc.	
SCLP: 007168S	TEL: (702) 807-9359	DATE: 02/19/19
DRAWING NAME:	LANDSCAPE PLAN	
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUM: LI



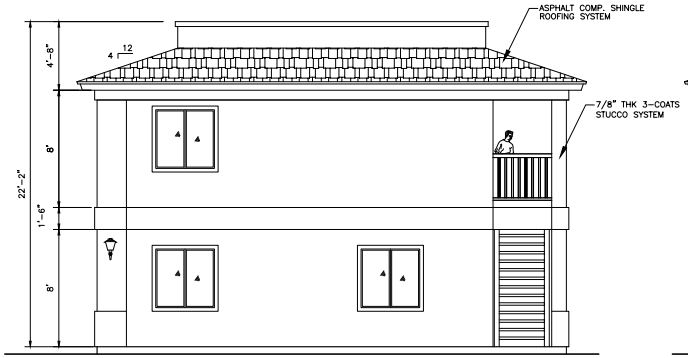
WEST ELEVATION

SCALE: 1/4"=1'



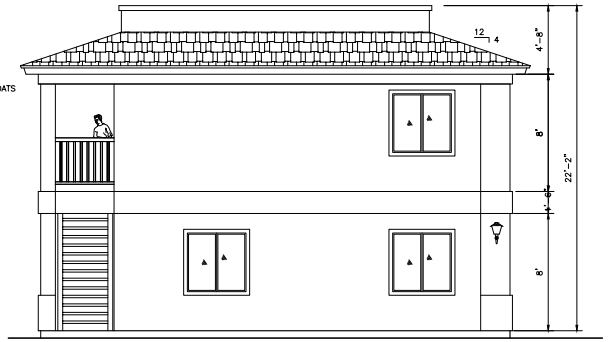
EAST ELEVATION

SCALE: 1/4"=1'



SOUTH ELEVATION

SCALE: 1/4"=1'



NORTH ELEVATION

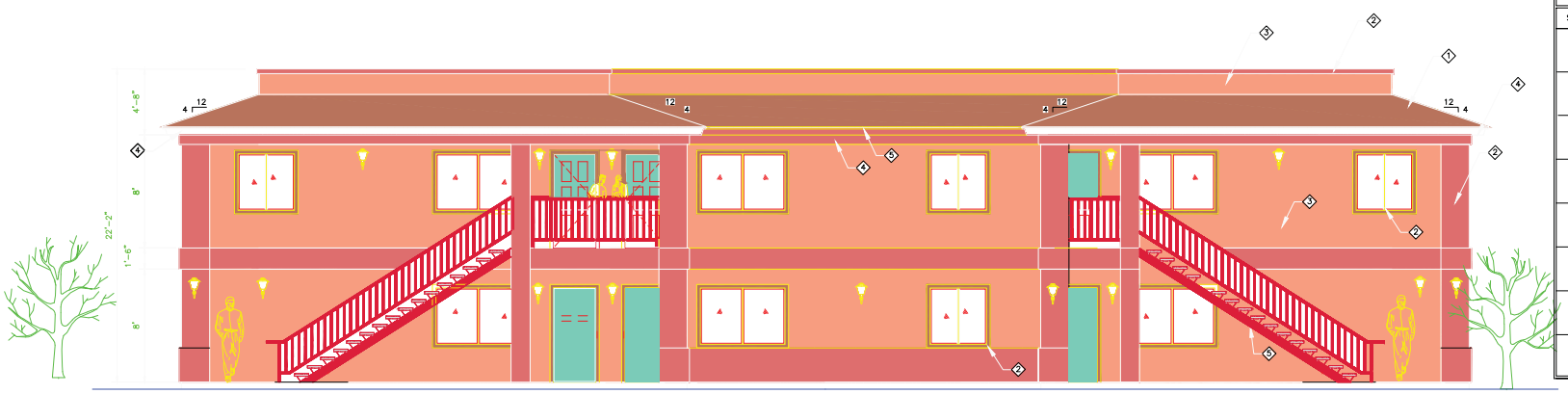
SCALE: 1/4"=1'

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
@ 2517 VALLEY STREET

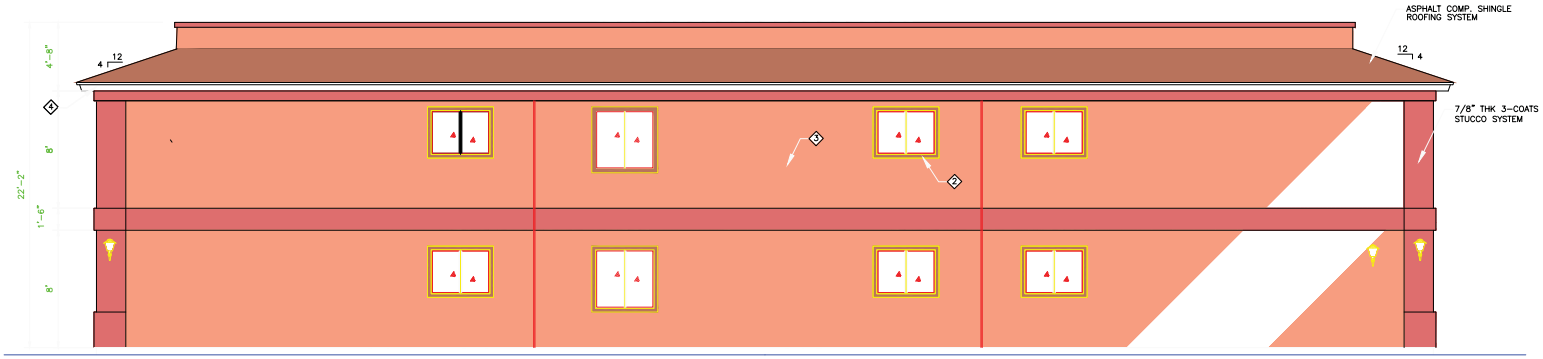
PR-12-2018
10/24/19

CONTRACTOR:	LC & D CONSTRUCTION Inc.	
SCL#: 0071658	TEL: (702) 837-9359	DATE: 12/03/18
DRAWING NAME:		
DRAWN BY: RVN	TEL: (702) 245-8690	DRAWING NUM: A2



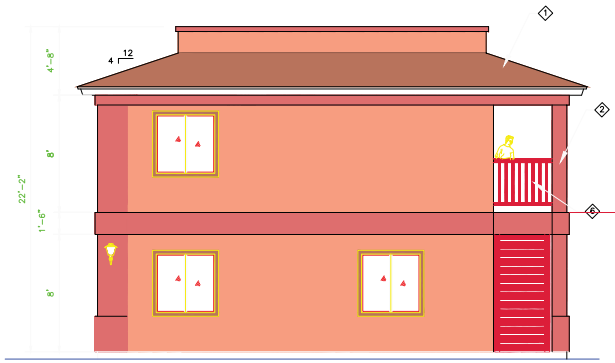
WEST ELEVATION

SCALE: 1/4"=1'



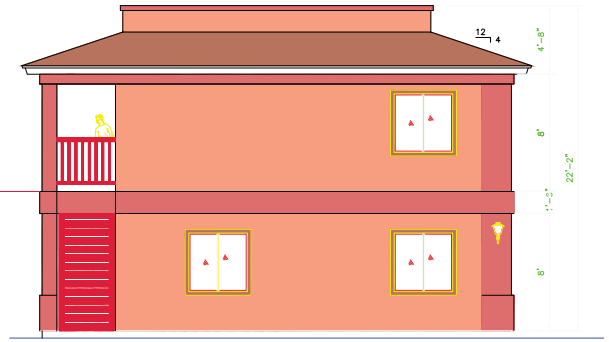
EAST ELEVATION

SCALE: 1/4"=1'



SOUTH ELEVATION

SCALE: 1/4"=1'



NORTH ELEVATION

SCALE: 1/4"=1'

EXTERIOR FINISH MATERIAL & COLOR

SYMBOL	MATERIAL/COLOR	DESCRIPTION
1		ASPHALT COMP. SHINGLE ROOF
2		STUCCO
3		STUCCO
4		FACIA (PAINTED WHITE)
5		WI RAILING/STAITCASE (PAINTED)
6		DOOR (PAINTED)
7		
8		

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
25 17 VALLEY STREET

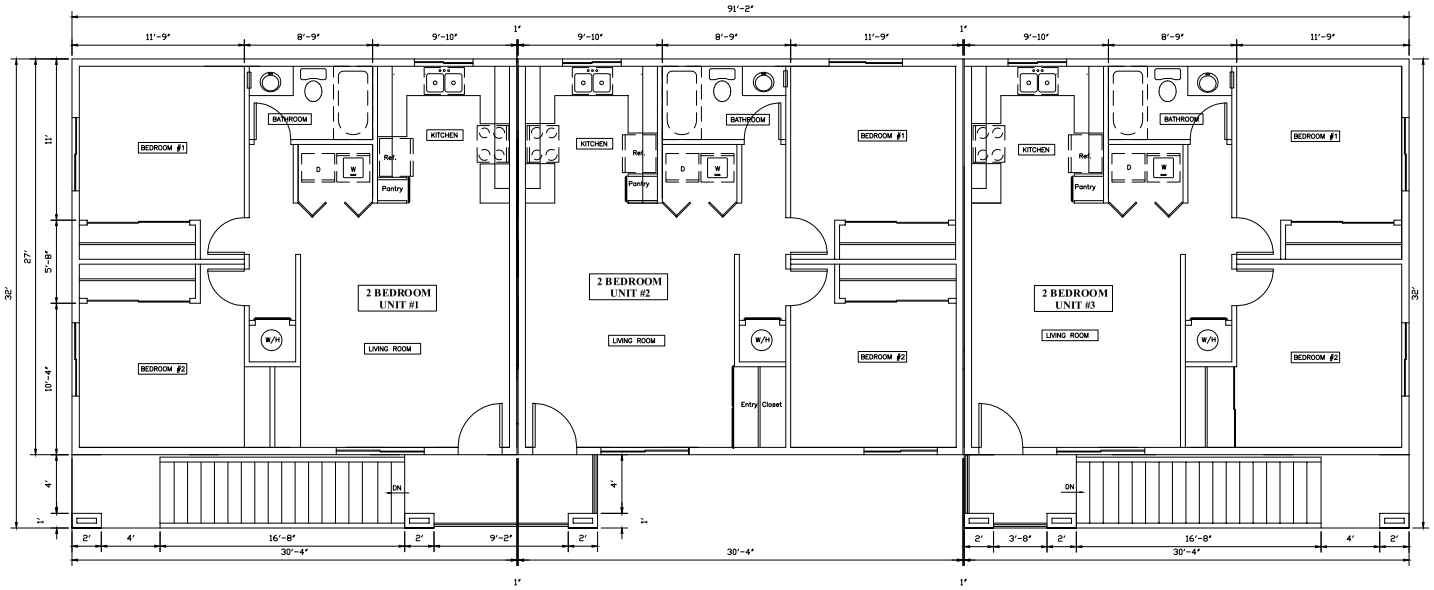
PR1-73270
02/20/19

CONTRACTOR: LC & D CONSTRUCTION Inc.

SCL#: 0071658 TEL: (702) 807-9359 DATE: 02/19/19

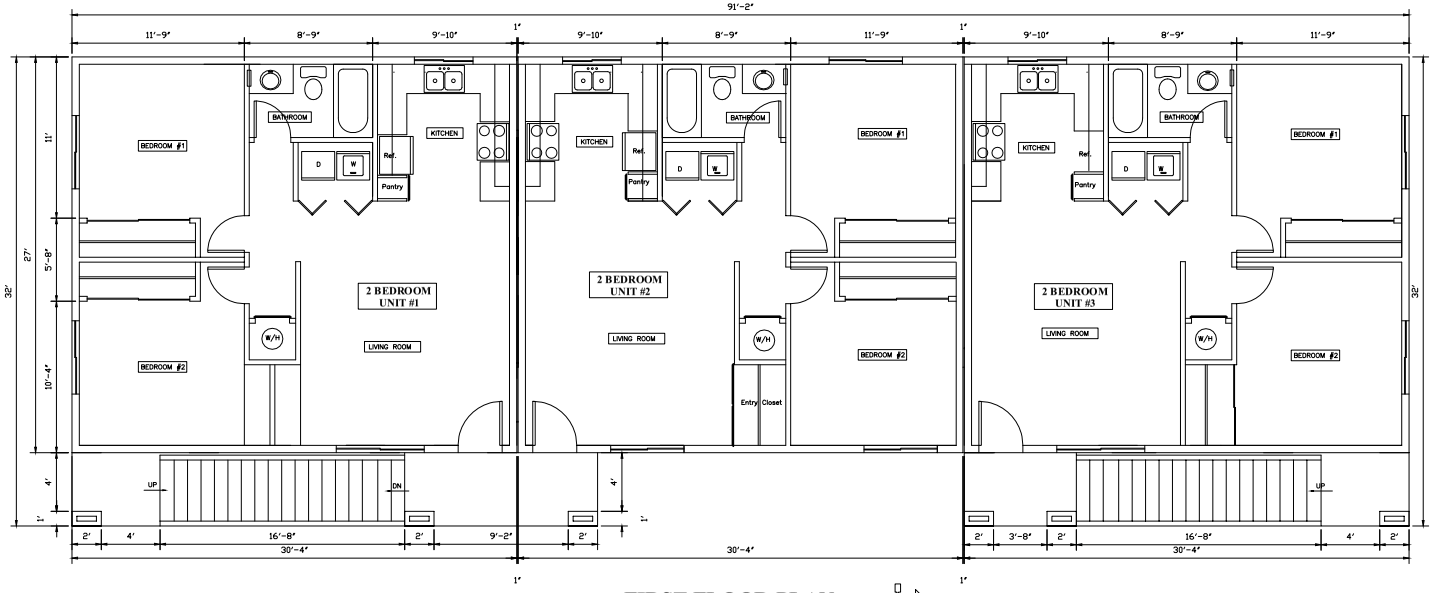
DRAWING NAME: ELEVATIONS

DRAWN BY: RVN TEL: (702) 245-8690 DRAWING NUM: A2



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (FLOOR AREA = 2,460 S.F.)



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (FLOOR AREA = 2,460 S.F.)

LC & D CONSTRUCTION INC.

PROPOSED MULTI FAMILY RESIDENCE
@ 2517 VALLEY STREET

CONTRACTOR: LC & D CONSTRUCTION Inc.

PRJ-75270
02/20/18

NCL#: 0071658	TEL: (702) 807-9359	DATE: 12/03/18
DRAWING NAME: FIRST & SECOND FLOOR PLAN		
DRAWN BY: RVN	TEL: (702) 245-8650	DRAWING NUM.: A1



VAR-75869 [PRJ-75270] - VARIANCE RELATED TO SDR-75870 - APPLICANT/OWNER: JEANNINE LEE, ET AL
2517 VALLEY STREET

02/28/19

Feb. 19th 2019,

JUSTIFICATION LETTER
PROPOSED2 STORY, 6-PLEX APPARTMENT BUILDING
APN# 139-36-410-015

Plans Examine
City of Las Vegas, Planning Dept.
Las Vegas.

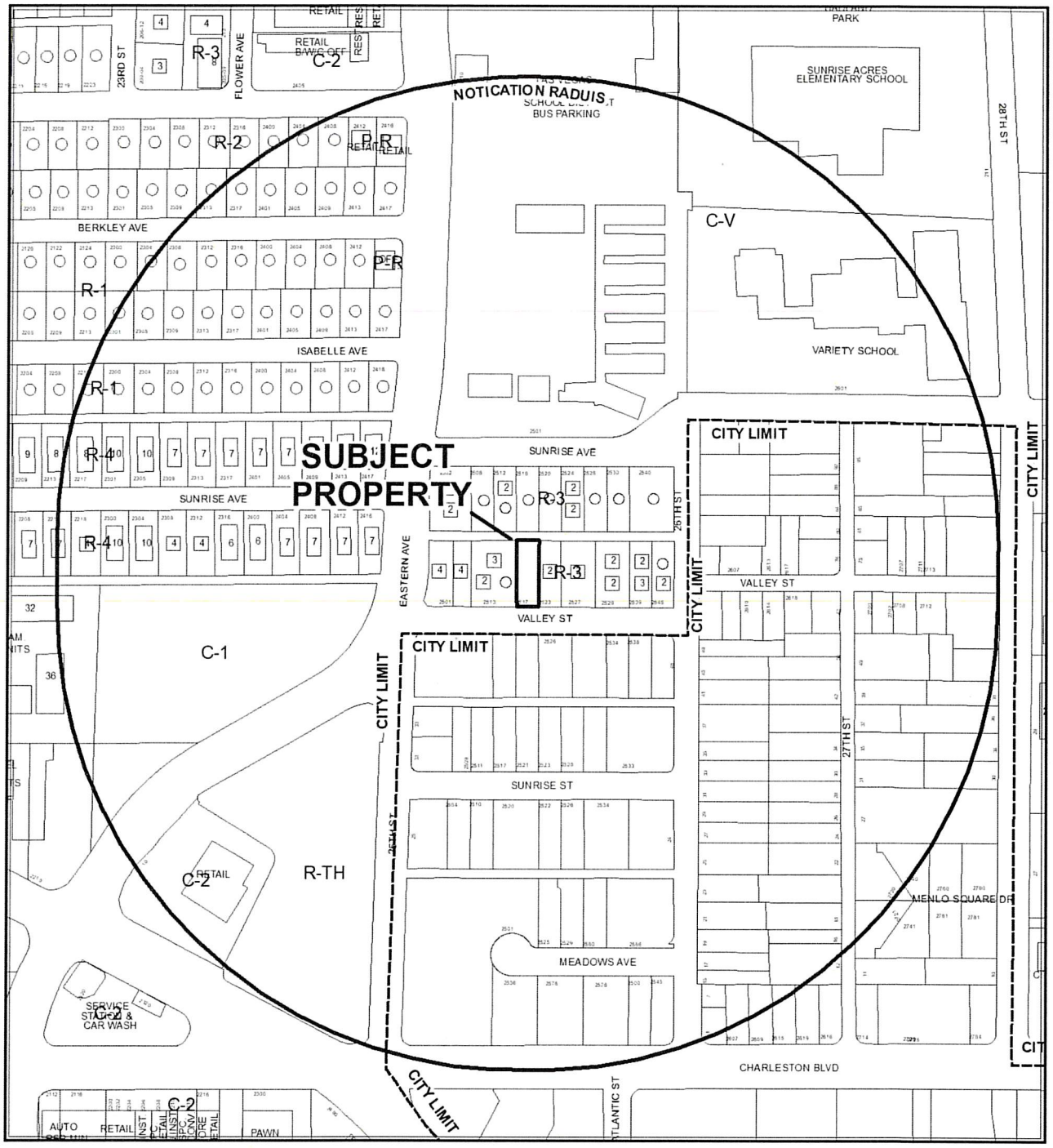
The owner of the subject property Jeannie Lee would like to improve the subject 0.16 Ac. vacant lot. The proposed 4920 sq.ft, Two story 22'-2" high 6-Plex apartment building will be located in the subject property in compliance with the setback requirements for R-3 Zoning.
On & offsite improvements shall be in compliance with the Public Works requirement. Site layout shall be in Compliance with applicable code of the Planning Dept. Drought tolerant landscape shall be provided around the building and in parking lot. Building shall be provided with Fire Sprinklers.
There is demand for affordable housing in this neighborhood the building shall be designed to provide with amenities to meet the demand.
Although to we have provided 6 parking spaces, Zoning Code requires 12. Therefore we would like to apply for a variance as the property is intended to meet the low income community who rely on Public Transport or max. of one vehicle per unit.

Thank you very much for your cooperation.

Sincerely,

LC& D Construction Inc.

PRJ-75270
02/20/19



0 245 490 Feet

CASE: **VAR-75869, SDR-75870 (PRJ-75270)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

Submitted after final agenda

Date 4/9/19 Item **Items 42-43**



0 245 490 Feet

CASE: **VAR-75869, SDR-75870 (PRJ-75270)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

Items 42-43

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
43

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-75870- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75869 - PUBLIC HEARING - APPLICANT/OWNER: JAMES LEE, JEANNINE LEE, MINI FANEGA AND JIN HO LEE - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW ZERO-FOOT LANDSCAPE BUFFER WIDTHS ALONG ALL PROPERTY LINES on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Clark County School District School Tracking Form
4. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE PLAN REVIEW/ PARKING VARIENCE

Project Address (Location) 2517 VALLEY STREET, LAS VEGAS NV 89101

Project Name PROPOSED 6-PLEX MULTI FAMILY RESIDENCE **Proposed Use** R3

Assessor's Parcel #(s) 139-36-410-015 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R3 Proposed R3

Additional Information 2 STORY 6-PLEX BUILDING WITH SIX 2 BEDROOM & ONE BATH ROOM. AFFORDABLE MULTI FAMILY F
EACH UNIT IS 820 SQ.FT. 8 PARKING SPACES PROVIDED

Property Owner JEANNIE LEE Contact _____
Address 6279 OAK PARK AVE City LAS VEGAS State NV Zip 89118
E-mail Jeannie733@yahoo.com Phone 702-338-3111

Applicant RAVIN NATHAN Contact _____
Address 10117 OCICAT AVE City LAS VEGAS State NV Zip 89166
E-mail rvnnathan@yahoo.com Phone 702 245 8690

Representative LC & D CONSTRUCTION LLC Contact BRUCE
Address 445 E WINDMILL LANE #2A City LAS VEGAS State NV Zip 89123
E-mail legend9359@gmail.com Phone 702 807 9359

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Jeannie Lee.

Subscribed and sworn before me

This 3rd day of January, 20 19

_____
Notary Public in and for said County and State

ZACHARY SMITH
Notary Public, State of Nevada
No. 14-14002-1
My Appt. Exp. Jul. 17, 2022

PRJ-75270
02/20/19

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed _____ **Application Number** _____ **Entity** _____

Company Name _____

Contact Name _____

Contact Mailing Address _____

City _____ **State** _____ **Zip Code** _____

Phone _____ **Mobile** _____ **Fax** _____ **Email** _____

Project Name _____

Project Description

APN's _____

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.196 =	x 0.101 =	x 0.137 =
Multi-Family Units (2)	x 0.140 =	x 0.058 =	x 0.064 =
Resort Condo Units (3)			
Total			

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date

*** CCSD Comments**

☐ Approved ☐ Disapproved

SDR 75870
Jeannine Lee, et al

2517 Valley Street

Proposed 6 unit multi-family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	6	7.32	**44**
AM Peak Hour			0.46	**3**
PM Peak Hour			0.56	**3**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Eastern Avenue	
Average Daily Traffic (ADT)	41,693
PM Peak Hour	3335
(heaviest 60 minutes)	

Charleston Boulevard	
Average Daily Traffic (ADT)	31,067
PM Peak Hour	275
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Eastern Avenue	50,900
Charleston Boulevard	35,490

This project will add approximately 44 trips per day on Eastern Ave., Charleston Blvd. and Valley St. Currently, Eastern is at about 82 percent of capacity and Charleston is at about 88 percent of capacity. With this project, these capacities are expected to be unchanged. Counts are not available for Valley, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 3 additional cars, or about one every twenty minutes.

Note that this report assumes all traffic from this development uses all named streets.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
44

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

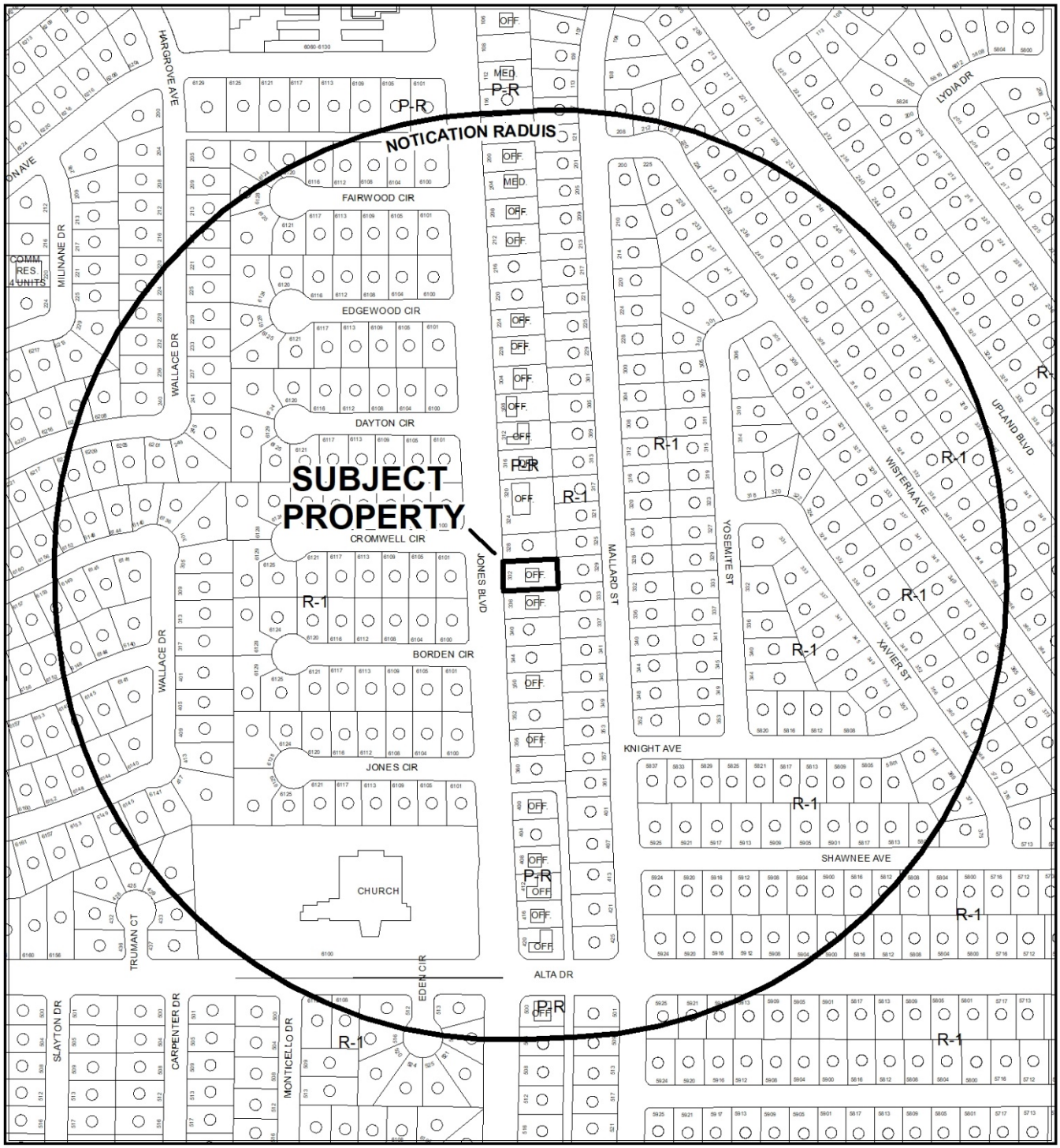
SUBJECT:
VAR-75818 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERENITY BIRTH CENTER, LLC - For possible action on a request for a Variance TO A ZERO-FOOT SETBACK WHERE A 5-FOOT MINIMUM SETBACK IS REQUIRED FOR A PROPOSED MONUMENT SIGN at 332 S Jones Boulevard (APN 138-36-210-008), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-75764]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards and Protest Documentation Not Vetted - Phone Log



0 255 510 Feet

CASE: **VAR-75818 (PRJ-75764)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N



0 255 510 Feet

CASE: **VAR-75818 (PRJ-75764)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SERENITY BIRTH CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75818	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 413

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-75818 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-74060).

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a zero-foot setback from the west property line where five feet is required for a proposed seven-foot tall, 16 square-foot monument sign at an existing Hospital [two-bed Birthing Center] located at 332 South Jones Boulevard.

ISSUES

- Pursuant to Title 19.08.120(F)(13), the monument sign minimum setback is five feet from all property lines. The proposed monument sign is zero feet from the front property line. Staff does not support this request.

ANALYSIS

The subject property contains an existing Hospital [two-bed Birthing Center] development that is located within the O (Office) zoning district. In addition, the subject site is within the Airport Overlay District with a height limitation of 175 feet.

The applicant is proposing a monument sign that is zero feet from the front property line facing South Jones Boulevard. Pursuant to Title 19.08, the required setback for a monument sign is five feet from all property lines. The monument sign will be located in the existing landscaping area in front of the parking lot adjacent to South Jones Boulevard.

The applicant's Justification Letter states "The request for relief from the setback requirement is warranted as it will not be detrimental to the public good nor will it have substantial impairment of the adjoining properties for the use of their land. Other signage in the area have similar setbacks which have not resulted in any detriment to the public good."

Staff has determined that the proposed signage is inconsistent with the intent of the Title 19.08.120 Commercial and Industrial District Sign development standards; therefore, staff recommends denial of this project.

FINDINGS (VAR-75818)

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 requesting to install signage that fails to meet the minimum setback requirements allowed under Title 19.08. Relocation of the sign would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/18/94	The City Council approved a request for a Rezoning (Z-0026-91) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) at 332 S Jones Boulevard.
10/17/18	The City Council approved a request for a Rezoning (ZON-74058) from P-R (Professional Office and Parking) to O (Office) at 332 S Jones Boulevard. Planning Commission recommended approval and staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/17/18	The City Council approved a request for a Variance (VAR-74059) to allow a five-foot side yard setback where 10 feet is required and a lot width of 65 feet where 100 feet is required at 332 S Jones Boulevard. Planning Commission recommended approval and staff recommended denial.
10/17/18	The City Council approved a request for a Special Use Permit (SUP-74060) for a Hospital Use [two-bed Birthing Center] at 332 S Jones Boulevard. Planning Commission recommended approval and staff recommended denial.

Most Recent Change of Ownership	
10/31/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1961	The existing building was constructed.
01/07/05	A General License (P50-01688) was issued for Professional Services at 332 S Jones Boulevard. The license expired on 01/01/13.
11/21/05	A General License (Q01-00653) was issued for a Real Estate Business at 332 S Jones Boulevard. The license was inactive on 11/28/14.
01/14/14	A General License (Q03-04978) was issued for a Real Estate Salesperson at 332 S Jones Boulevard. The license was inactive on 09/28/16.
10/25/17	A General License (G65-07817) was issued for a Management or Consultant Service at 332 S Jones Boulevard. The license was inactive on 01/30/18.
02/25/18	A General License (G66-01363) was issued for Professional Services – Medical at 332 S Jones Boulevard. The license expires on 03/01/19.

Pre-Application Meeting	
02/11/19	A Pre-Application Meeting was conducted to discuss the submittal requirements for a Variance with the applicant.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	A trash receptacle for the development was observed in an unscreened, existing landscape area in front of the building.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hospital	O (Office)	O (Office)
North	Office, Medical or Dental	O (Office)	P-R (Professional Office)
South	Office	O (Office)	P-R (Professional Office)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
South Jones Boulevard	Major Collector	Master Plan of Streets & Highways	82	Y

Pursuant to 19.08.120, the following standards apply:

Monument Sign:			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total	Y
Maximum Area	75 SF /sign	16 SF	Y
Maximum Height	8 Feet	7 Feet	Y
Minimum Setback	5 Feet	Zero Feet	N*
Illumination	Internal/External	External landscape flood lights on each side of the sign	Y

** The applicant is requesting a Variance (VAR-75818) to reduce the allowable minimum setback requirement for a proposed monument sign.*

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-36-210-008

Name of Property Owner: Serenity Birth Center, LLC c/o April Clyde

Name of Applicant: Serenity Birth Center, LLC c/o April Clyde

Name of Representative: G.C.Garcia, Inc c/o Doug Rankin

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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: April Clyde

Print Name: April Clyde

Subscribed and sworn before me

This 10th day of January, 2019

Jerod Perez

Notary Public in and for said County and State

JEROD PEREZ
Notary Public, State of Nevada
Appointment No. 17-3175-1
My Appt. Expires Aug 31, 2021

PRJ-75764
02/25/19

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) Jones & Cromwell (332 S Jones Blvd)

Project Name Jones & Cromwell **Proposed Use** _____

Assessor's Parcel #(s) 138-36-210-008 **Ward #** 1

General Plan: existing O proposed N/A **Zoning:** existing O proposed N/A

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.18 +/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Serenity Birth Center LLC **Contact** April Clyde

Address 332 S Jones Blvd **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address _____

APPLICANT Serenity Birth Center, LLC **Contact** April Clyde

Address 332 S Jones Blvd **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address april@babys1stday.com

REPRESENTATIVE G.C.Garcia, Inc **Contact** Doug Rankin

Address 1055 Whitney Ranch Dr, Suite 210 **Phone:** _____ **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address acole@gcgarciainc.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 fo 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 purchase (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* April Clyde

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name April Clyde

Subscribed and sworn before me

This 10th day of January, 20 19.

Jerod Perez

Notary Public in and for said County and State

JEROD PEREZ
Notary Public, State of Nevada
Appointment No. 17-3175-1
My Appt. Expires Aug 31, 2021

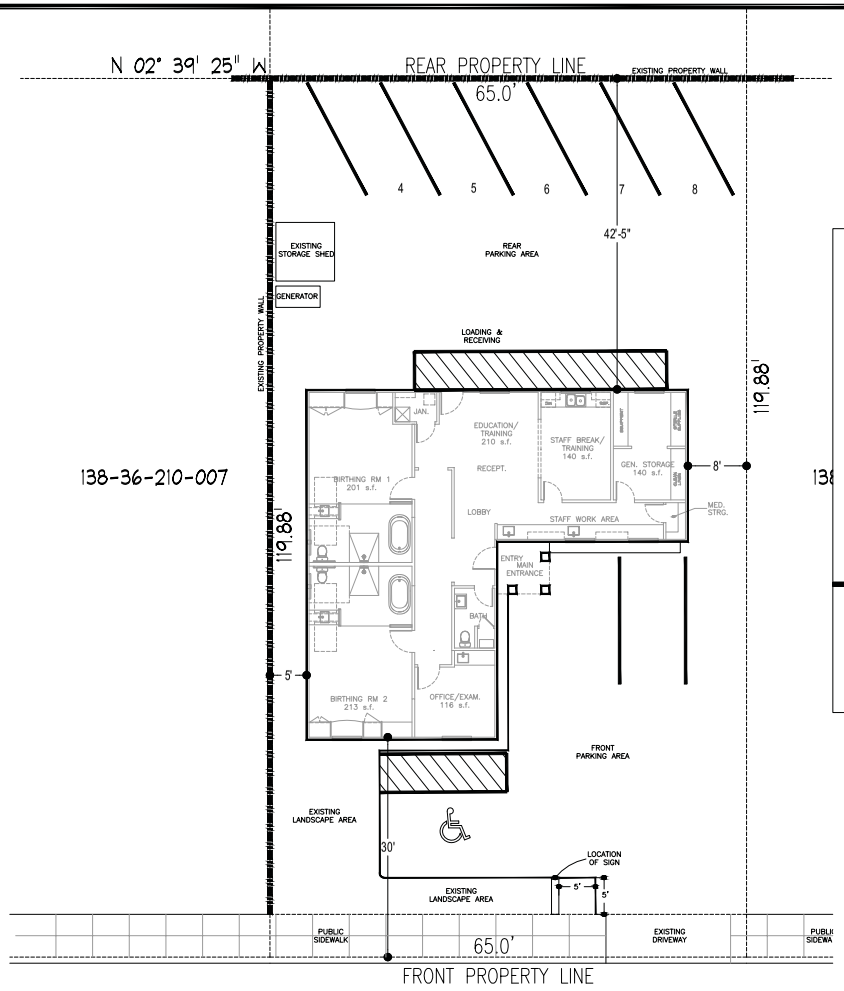
FOR DEPARTMENT USE ONLY

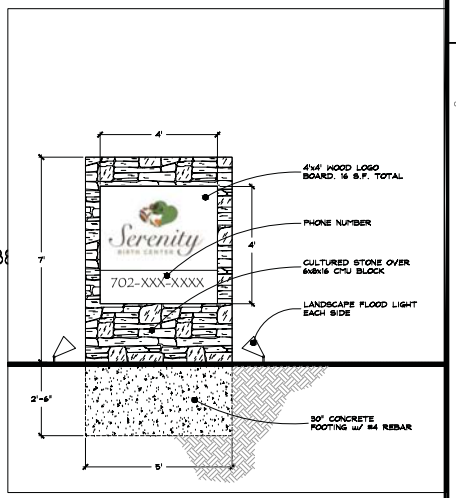
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75764
03/25/19

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 03/28/16





SIGN ELEVATION
1/2" = 1'

N

SITE PLAN

TIBURON CONSTRUCTION
Commercial & Residential Contractors
Nevada Contractors License #76431
3110 S. POLARIS
SUITE 2
LAS VEGAS
NEVADA
89102

CONTRACTOR:

Serenity Birthing Center

OWNER
April Clyde
7994 Lookout Rock Cir.
Las Vegas, NV 89129

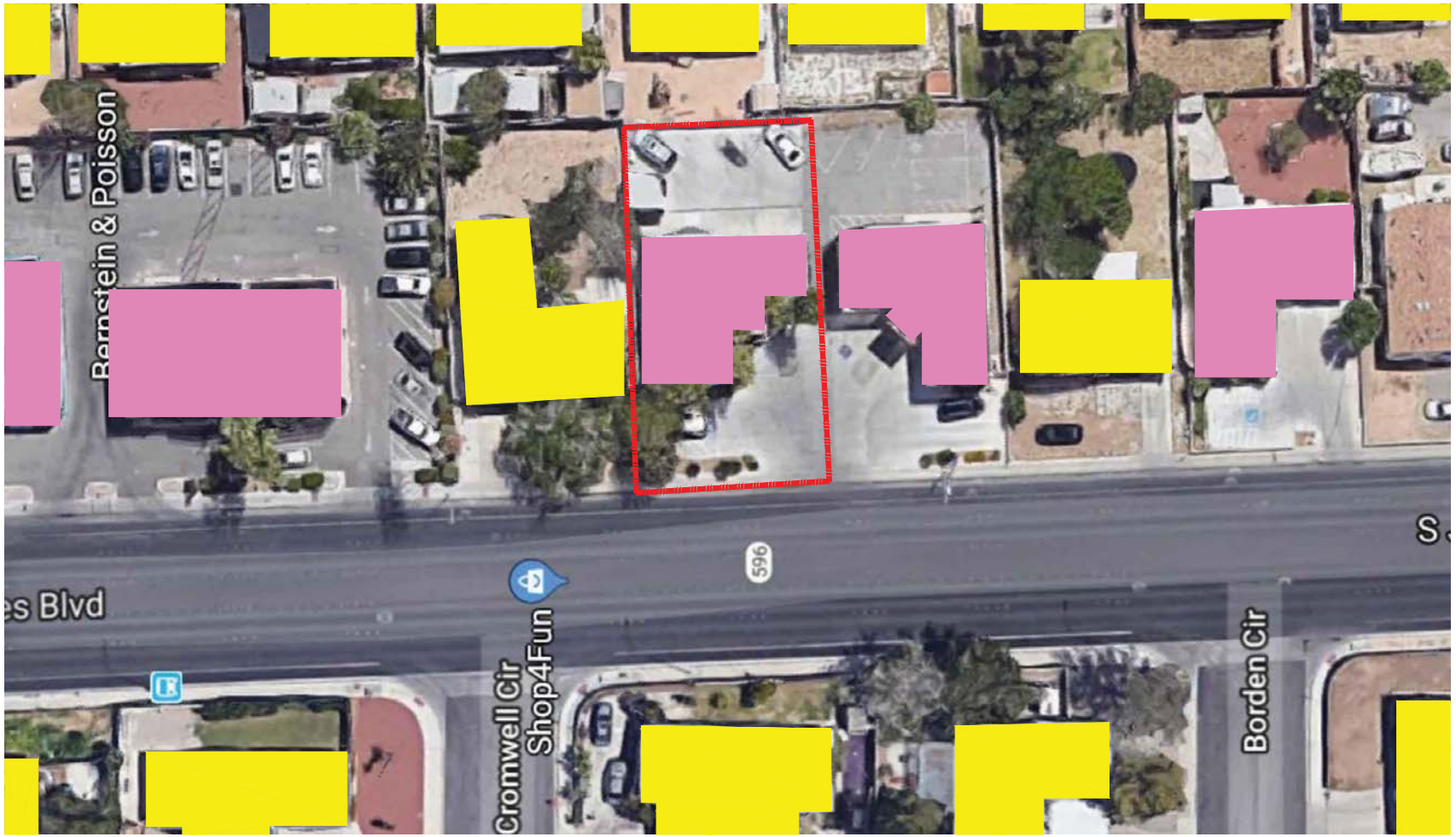
Serenity Birthing Center
Tenant Improvement
332 S. Jones Blvd. Las Vegas, NV 89107

MARK	DATE	DESCRIPTION
PROJECT NO:	7769	
CAD DWG FILE:	SERENITY BIRTHING CTR.DWG	
DRAWN BY:	Rob Adams	
CHECKED BY:	David Papp	
SIGNED BY:		

SHEET TITLE:
SITE PLAN

PRJ-75764
02/25/19

AS.1



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AERIAL PLAN

PRJ-75764
02/25/19

TIBURON
CONSTRUCTION
Commercial & Residential Contractors
Nevada Contractors License #76431

3110 S. POLARIS
SUITE 2
LAS VEGAS
NEVADA
89102

CONTRACTOR:

Serenity Birthing Center

OWNER

April Clyde
7994 Lookout Rock Cir.
Las Vegas, NV 89129

Serenity Birthing Center
Tenant Improvement
332 S. Jones Blvd. Las Vegas, NV 89107

MARK	DATE	DESCRIPTION

PROJECT NO: 7769
CAD DWG FILE: SERENITY BIRTHING CTR.DWG
DRAWN BY: Rob Adams
CHECKED BY: David Popp
SIGNED BY:
SHEET TITLE: SITE PLAN

AS.1



VAR-75818 [PRJ-75764] - VARIANCE - APPLICANT/OWNER: SERENITY BIRTH CENTER, LLC
332 SOUTH JONES BOULEVARD

02/28/19



VAR-75818 [PRJ-75764] - VARIANCE - APPLICANT/OWNER: SERENITY BIRTH CENTER, LLC
332 SOUTH JONES BOULEVARD

02/28/19



VAR-75818 [PRJ-75764] - VARIANCE - APPLICANT/OWNER: SERENITY BIRTH CENTER, LLC
332 SOUTH JONES BOULEVARD

02/28/19

February 15, 2019

Robert Summerfield, Director
Planning Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter: Jones & Cromwell
Request for a Variance to Reduce the Setback of a Sign
APN#: 138-36-210-008

Dear Mr. Summerfield:

On behalf of our client, Serenity Birth Center, LLC, please accept this letter for a Variance (VAR) on a parcel located on the east side of Jones Blvd and north of Alta Dr, at 332 S. Jones Blvd (APN# 138-36-210-008) to allow a sign to have a setback of zero feet from the right of way where 5 is required.

The site consists of one parcel on 0.18 +/- net acres that has Office (O) land use and Professional Office (O) zoning. The site contains an existing professional office that was converted from a home. Our client's intent is to seek a Variance for a new sign.

The adjacent parcels to the north and south have a land use of Office (O) and are zoned P-R. The parcels to the east and west have a land use of Low Density Residential (L) and are zoned R-1.

The new sign is proposed to be 7 feet in height and 4 feet in width, with a sign area of 16 square feet. These dimensions as proposed meet the requirements for signage in the O (Office) zoning district. The sign will be lighted by external landscape flood lights on each side of the sign. The sign is proposed to be located within the existing landscape buffer area along the street frontage of Jones Boulevard with a setback of zero feet.

Variance Requested

Pursuant to LVCM 19.08.070 Office (O) zoning district and 19.16, a variance is needed to allow the sign to be setback zero feet from the property line where 5 feet is required.

Section of LVMC 19.16.140 allows for a Variance of the standards "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the 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

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205
Telephone: 702.435.9909 Facsimile: 702.435.0457 E-Mail: ggarcia@gcgarciainc.com

PRJ-75764
02/25/19

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. "

The request for relief from the above setback requirement is warranted as it will not be detrimental to the public good nor will they have a substantial impairment of the adjoining properties for the use of their land. Other signage in the area have similar setbacks which have not resulted in any determents to the public good.

SUMMARY JUSTIFICATION:

The requested variance for a zero-foot setback for a new sign will not be detrimental to the public good nor will it have a substantial impairment of the adjoining properties for the use of their land. The new sign is proposed to be smaller in size than what is permitted in the O (Office) zoning district. As such, the sign will have a reduced impact to the surrounding area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

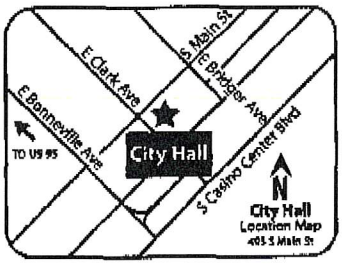
Doug Rankin, AICP
Planning Manager

PRJ-75764
02/25/19

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as 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
APR 0 9 2019
Dept of Planning
City of Las Vegas

f you wish to file your protest or support on this request, check the ppropriate 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 vould like to contact your Council Representative, please call (702) 229-5405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75818 [PRJ-75764]
Planning Commission Meeting of **04/09/2019**

PRJ-75764
13835612019
BISHOP LISA
237 S WALLACE DR
LAS VEGAS NV 89107-2557

89107

Submitted after final agenda

44P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
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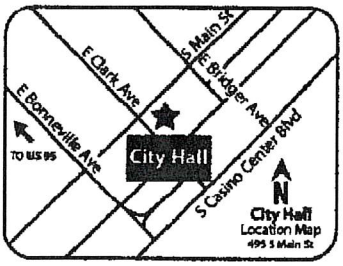
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 9 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-75818 [PRJ-75764]
Planning Commission Meeting of **04/09/2019**

PRJ-75764
13836210018
CRANDY ALLEN A & JANALEA
408 S JONES BLVD
LAS VEGAS NV 89107-2658

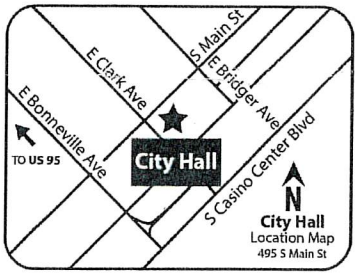
97 BRDGNP1 89107

Submitted after final agenda

44A

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 04 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-75818 [PRJ-75764]

Planning Commission Meeting of **04/09/2019**

PRJ-75764
13836220003
PARKER RAY MICHAEL
413 S MALLARD ST
LAS VEGAS NV 89107

97 BRDGNP1 89107

44A

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

Date: 4-4-2019

Name: John B Wisniewski

Address: 6513 hyde Ave

LV NV 89107

Phone: 702-877-2321

☒ PROTEST ☐ APPROVE

VAR-75818
VAR-78834 SUP-75838

44P
47P
53P

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

44P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
45

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

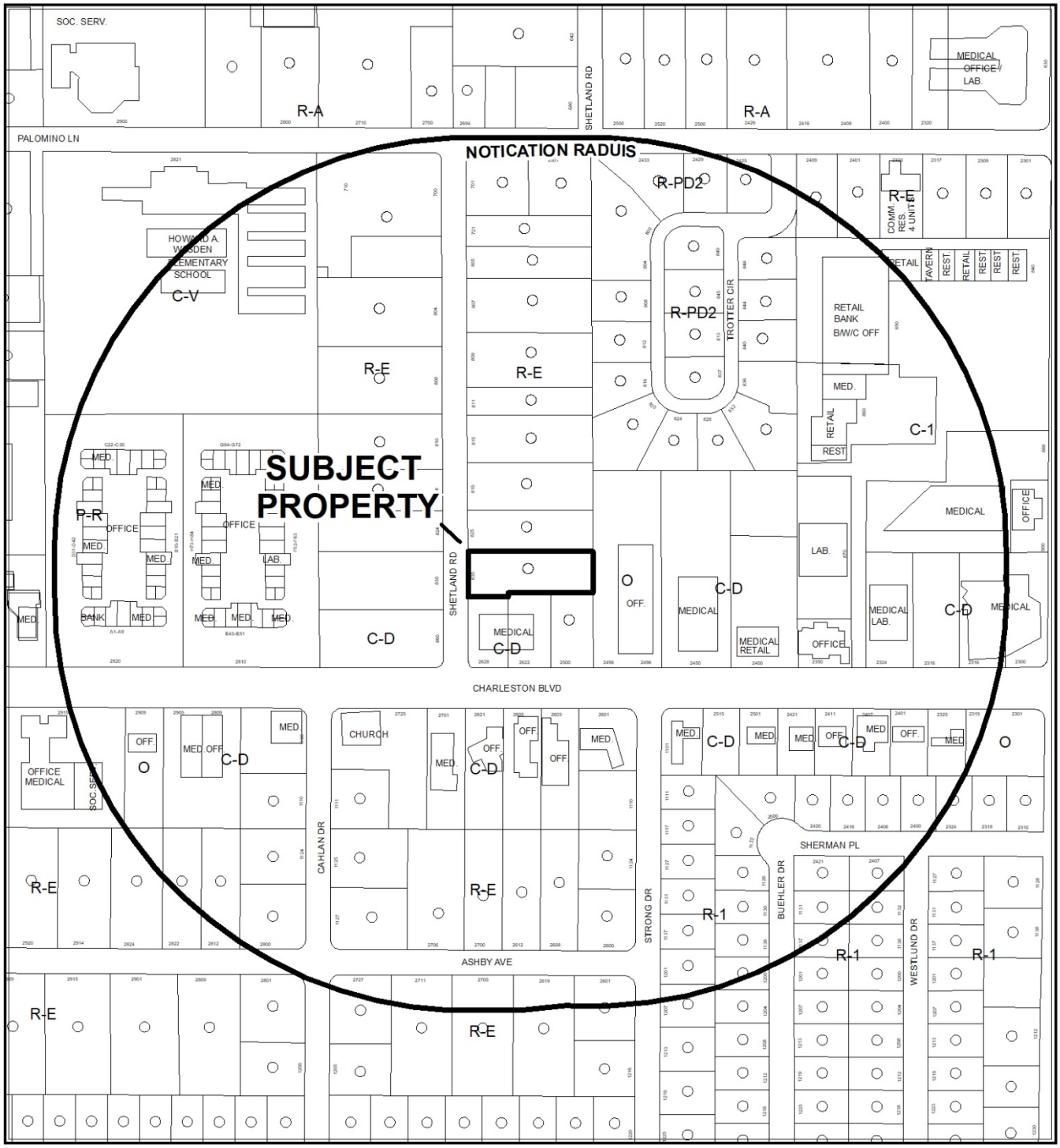
SUBJECT:
VAR-75824 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW REDUCED LOT SIZES AND WIDTHS FOR THREE PROPOSED LOTS on 0.70 acres at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-75738]. Staff recommends DENIAL.

May go to City Council on: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest Postcards and Protest Documentation Not Vetted - Comment Forms



CASE: **VAR-75824 (PRJ-75738)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 275 550 Feet

CASE: **VAR-75824 (PRJ-75738)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75824	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 206

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

VAR-75824 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. The existing accessory structure on Lot 2 of the submitted site plan, date stamped 03/13/19, shall be demolished and removed prior to the recordation of a map.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to divide the subject parcel into 3 lots to allow a future mapping realignment. The lots fail to meet the minimum lot size and width requirements. The subject site is located at 835 Shetland Road.

ISSUES

- A Variance is requested to allow a lot size of 16,303 square feet where 20,000 square feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A Variance is requested to allow a 26-foot rear yard setback where 35 feet is minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A Variance is requested to allow a lot size of 13,844 square feet where 20,000 square feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A condition of approval has been added to require the existing accessory structure on Lot 2 be demolished and removed prior to the recordation of any map.
- A Variance is requested to allow a lot size of 1,000 square feet where 20,000 square feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A Variance is requested to allow a lot width of 10 feet where 100 feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.

ANALYSIS

The subject site is located within the R-E (Residence Estates) zoning district and is subject to Title 19 requirements. The applicant requests a Variance to split the subject parcel into three lots that fail to meet the minimum Title 19 requirements. Per the submitted justification letter, the future goal is to reconfigure the subject site in conjunction with two lots adjacent to the south (APNs: 139-32-802-027 and 028) in order to provide additional parking for the existing medical office uses. It will require several steps and entitlements in order to accomplish the proposed end result. If the subject Variance is approved, requests of a Parcel Map, General Plan Amendment, Rezoning and Site Development Plan Review must follow.

Per the submitted site plan, three lots are proposed that fail to meet the minimum Title 19 requirements. In particular, Lot 1, identified on the submitted site plan, date stamped 03/13/19, depicts a 16,303 square-foot lot size where the minimum is 20,000 square feet in the R-E (Residence Estates) zoning district. Lot 1 also depicts a 26-foot rear yard setback where 35 feet is the minimum required in the R-E (Residence Estates) zoning district. Lot 2, identified on the submitted site plan, date stamped 03/13/19, depicts a 13,844 square-foot lot size where the minimum is 20,000 square feet in the R-E (Residence Estates) zoning district. It also depicts an existing accessory structure that will create a nonconforming use if the requested Variance is approved. A condition of approval has been added that requires the existing accessory structure be demolished and removed prior to the recordation of a map. Lot 3, identified on the submitted site plan, date stamped 03/13/19, depicts a 1,000 square-foot lot size where the minimum is 20,000 square feet in the R-E (Residence Estates) zoning district. It also depicts a minimum lot width of 10 feet where 100 feet is required in the R-E (Residence Estates) zoning district.

The Las Vegas Valley Water District (LVVWD) submitted the following comment, "This parcel is served by a quasi-municipal well as part of the Shetland Mutual Water Association. NDEP would be the agency to approve the proposed parceling of this land. Recommend the owner provide written guidance."

The subject site is also located within the Rancho Charleston Land Use Study Area. It was adopted in June of 2002 and was initiated to determine appropriate measures for neighborhood preservation of the subject area. The proposed future development of the subject site fails to meet Goal #1 of the Rancho Charleston Land Use Study, which states, "Protect the existing residential neighborhoods from any additional encroachment by commercial and/or office uses." As such, staff recommends denial of the requested entitlement as it does not meet the minimum Title 19 development standards and does not align with the goals of the Rancho Charleston Lane Use Study Area. If the requested Variance is approved, it is subject to conditions.

FINDINGS (VAR-75824)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to create lots that don't conform to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/15/78	The Board of City Commissioners approved a Rezoning (Z-0097-78) from R-E (Residence Estates) to C-D (Designed Commercial) with the proposed use of offices at 2622 West Charleston Boulevard.
05/28/91	The Planning Commission approved Plot Plan Building Elevation Reviews [Z-0018-68 (15)] and (Z-0097-78) for an office addition at 2622 and 2628 West Charleston Boulevard. Staff recommended approval.
10/07/15	Variance (VAR-61336) request to allow 29 parking spaces where 38 were previously approved was pulled from the Planning Commission agenda as it was determined the Variance was no longer needed due to the revision of the submitted site plan.
10/14/15	Planning Department Staff administratively approved Site Development Plan Review (SDR-61338) for a Minor Amendment of an approved Plot Plan Review [Z-0018-68 (15)] to redesign the site circulation on 0.80 acres at 2622 and 2628 West Charleston Boulevard.

Most Recent Change of Ownership	
11/30/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1947	The original building was constructed.
07/02/91	A building permit (#91112375) was issued for a building addition at 2622 West Charleston Boulevard. The permit expired on 01/02/92.
	A building permit (#91112374) was issued for on-site improvement at 2622 West Charleston Boulevard. The permit was finalized on 02/26/92.
07/30/91	A building permit (#91114808) was issued for a tenant improvement at 2622 West Charleston Boulevard. The permit was finalized on 10/21/91.
12/04/06	A business license (P55-009889) was issued for a Medical Office at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
2/04/07	A business license (P55-01130) was issued for a Medical Firm at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
03/21/08	A business license (P55-01156) was issued for a Medical Office at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
04/05/12	A building permit (#256126) was issued for a tenant improvement at 2628 West Charleston Boulevard. The permit was finalized on 07/23/12.
06/14/12	A business license (C55-00451) was issued for a Clinic at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
	A business license (P55-01763) was issued for a Medical Firm at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
03/17/14	A building permit (#256126) was issued for a tenant improvement at 2628 West Charleston Boulevard. The permit was finalized on 06/23/14.

Pre-Application Meeting	
02/06/19	Planning Staff conducted a pre-application meeting where the submittal requirements and deadlines were reviewed for a proposed lot reconfiguration.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	Staff conducted a routine field check and found an existing single-family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.70

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family, Detached	O (Office)	C-D (Designed Commercial)
North	Single-Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
	Church/House of Worship		
East	Vacant (Proposed Parking Structure)	O (Office)	O (Office)
West	Undeveloped	DR (Desert Rural Density Residential)	C-D (Designed Commercial)
	Single-Family, Detached	O (Office)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	N*
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
CD-O (Designed Commercial Overlay) District	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The proposed future development fails to meet Goal #1 of the Rancho Charleston Land Use Study which states, “Protect the existing residential neighborhoods from any additional encroachment by commercial and/or office uses.”

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply (Lot 1):

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	16,303 SF	N*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	50 Feet	52 Feet	Y
• Side	10 Feet	11 Feet	Y
• Rear	35 Feet	26 Feet	N*

*The applicant has requested the subject Variance (VAR-75824) to allow a reduced lot size and rear yard setback.

Pursuant to Title 19.06, the following standards apply (Lot 2):

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	13,844 SF	N*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	50 Feet	36 Feet	N**
• Side	10 Feet	14 Feet	Y
• Rear	35 Feet	19 Feet	N**

*The applicant has requested the subject Variance (VAR-75824) to allow a reduced lot size.

**A condition of approval has been added that requires the existing accessory structure be demolished and removed prior to the recordation of a map.

Pursuant to Title 19.06, the following standards apply (Lot 3):

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	1,000 SF	N*
Min. Lot Width	100 Feet	10 Feet	N*
Min. Setbacks			
• Front	50 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Rear	35 Feet	N/A	N/A

*The applicant has requested the subject Variance (VAR-75824) to allow a reduced lot size and lot width.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Shetland Road	Local	Title 13	60 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 835 Shetland Rd

Project Name 835 Shetland Zone/Parking **Proposed Use**

Assessor's Parcel #(s) 139-32-802-025 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner DSRS Properties LLC Contact Russell J. Shah MD
Address 10624 S. Eastern Ave # A-425 City Henderson State NV Zip 89052
E-mail doctorshah@yahoo.com Phone 702-606-3246

Applicant RAD Management LLC Contact Sandra McDade
Address 2628 W. Charleston Blvd City Las Vegas State NV Zip 89102
E-mail manager@drpmnv.com Phone 702-786-3727

Representative Jerry Miceli Contact Jerry Miceli
Address 3020 Phoenix Street City Las Vegas State NV Zip 89121
E-mail jmiceliarchitect@cox.net Phone 702-431-1241

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

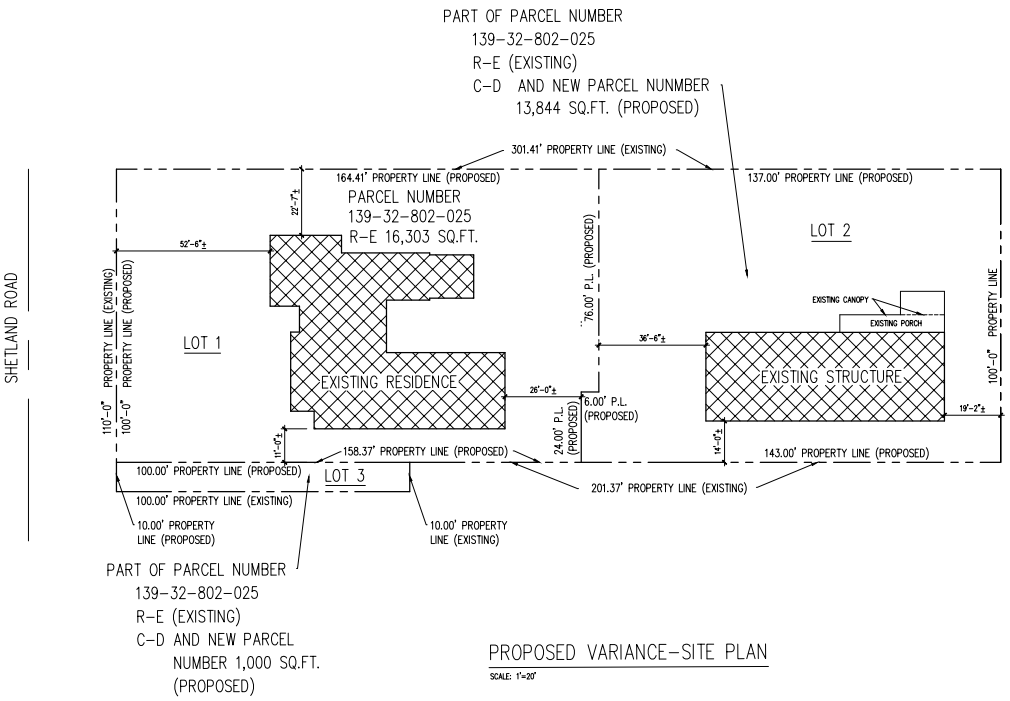
Print Name RUSSELL J. SHAH

Subscribed and sworn before me
This 14th day of February, 20 19

Notary Public in and for said County and State

ARELY A. GONZALEZ
Notary Public, State of Nevada
Appointment No. 18-3650-1
My Appt. Expires Sep 2, 2022

PRJ-75738
02/19/19

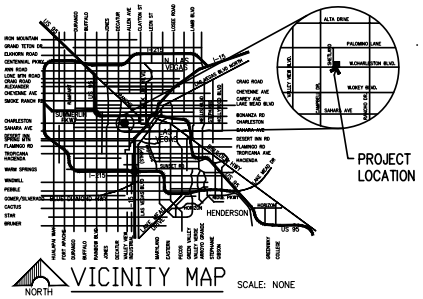


PROPOSED VARIANCE-SITE PLAN

SCALE: 1"=20'

PROJECT DATA

PARCEL NUMBER	139-32-802-025
TOTAL	31,147 SQ.FT±
EXISTING ZONING	R-E
PROPOSED ZONING:	
16,303 SQ.FT. (EXISTING RESIDENCE)	R-E
1,000 SQ.FT. (TO THE SOUTH AT SHETLAND)	C-D
13,844 SQ.FT. (TO THE EAST OF PROPERTY)	C-D



VICINITY MAP

SCALE: NONE

PRJ-75738
03/13/19

JERRY MICELI
REGISTERED
No. 2868
02-14-19
ARCHITECT
STATE OF NEVADA

Jerry Miceli
Architect
3020 Phoenix Street
Las Vegas, Nevada 89121
(702) 431-1241
jmicelliarchitect@cox.net

Proposed Proposed Variance
For Parcel Number
139-32-802-025

835 Shetland Road
Las Vegas Nevada 89102

Date: 02-14-19
Scale: As shown
Job No.: 19102
Revision:

This drawing is the sole property of the Architect. It has been prepared as an instrument of service for the specific project indicated and shall neither be used on any other project nor reproduced without the written consent of the Architect.NRS 623.

Sheet Title / Location
SITE PLAN

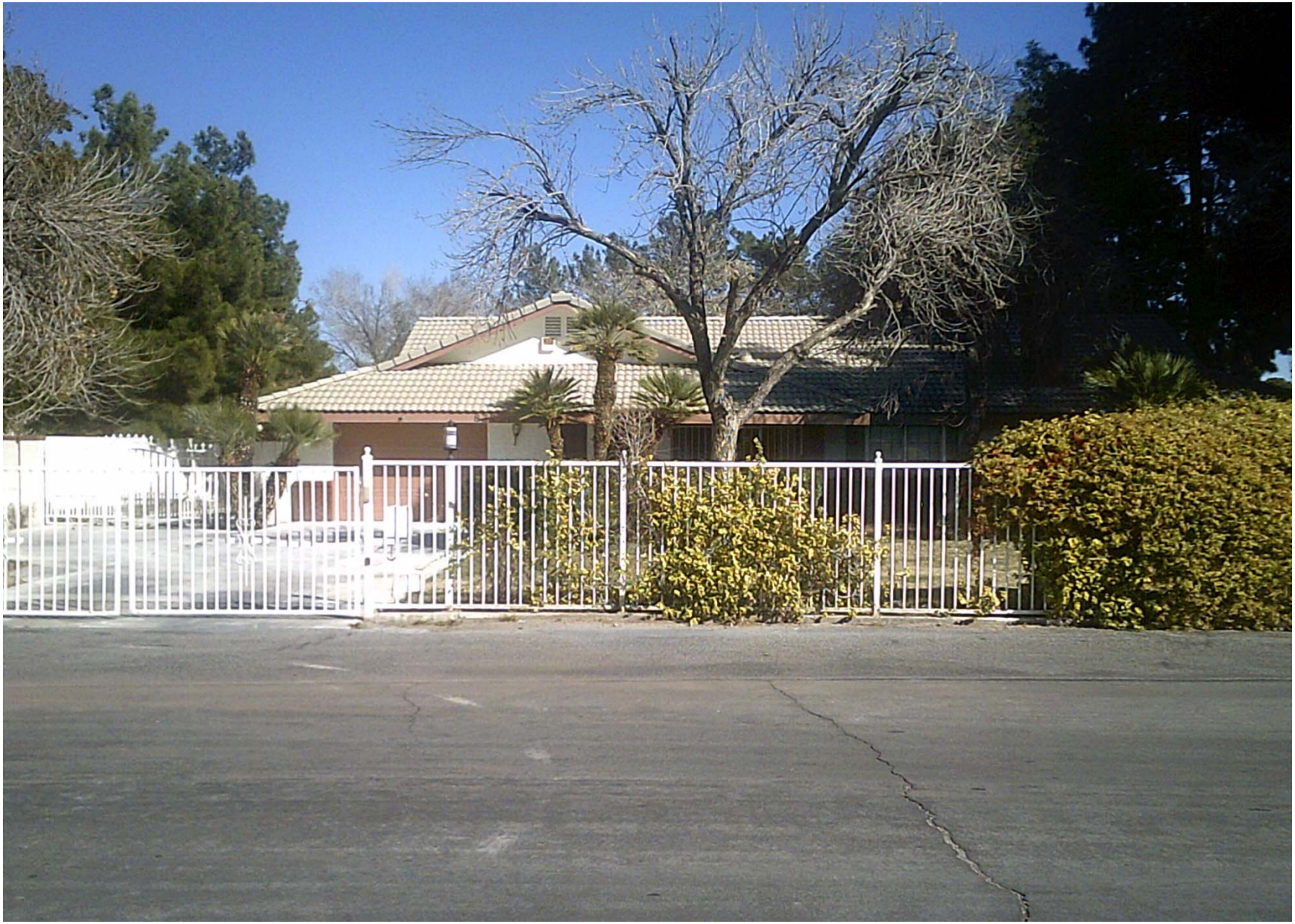
Sheet Number
A-1

Revision



VAR-75824 [PRJ-75738] - VARIANCE - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC
835 SHETLAND ROAD

02/28/19



VAR-75824 [PRJ-75738] - VARIANCE - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC
835 SHETLAND ROAD

02/28/19

Jerry Miceli

Architect

3020 Phoenix Street Las Vegas, Nevada 89121
Phone (702) 431-1241 jmicliarchitect@cox.net
Certificate Number 2868

February 14, 2019
City of Las Vegas Department of Planning
333 N. Rancho Drive,
Las Vegas, Nevada 89106

Re: Justification Letter

Proposed Variance for 835 Shetland Road, Parcel Number 139-32-802-025.
Divide the above Parcel into 3 Parcels and Rezone Two of them:
16,303 SQ.FT. with the existing residence to remain R-E.
1,000 SQ. FT. to the South at Shetland from R-E to C-D.
13,844 SQ.FT. to the East of the Property from R-E to C-D.

Reason for the above request:
Dr. Russell J Shah is the Owner of the above Parcel and also the owner of 2622-2628 West Charleston Blvd. Las Vegas, Nevada 89102. Parcel Numbers: 139-32-802-027 and 28 .

Future Proposal:

1) Re-design the site circulation for 2622-2628 W. Charleston Blvd.
The existing parking facility has a total of 4 handicapped spaces and none of them meet the City Standard. Based on the existing parking, only 2 H.C. parking spaces are required and most of the time they remain unused while the site has a shortage of parking. A car entering the site from Charleston going West will attempt to park on the one way going North , on the covered parking or on the one parking going West. In order to park along the Westside wall parking, must enter Shetland Road and re-enter the site on the South entrance near Charleston. A car from Shetland Road can enter the site on the entrance near Charleston, if there are no parking spaces, can not proceed to make right and attempt to park on the parking spaces on the North or East side of the site. The proposed 2 required handicapped spaces with the van facility meet the City Standard. With the proposed new striping a car going West on Charleston can drop a patient and then exit on Charleston. A car from Shetland Road can enter the site on the entrance near Charleston, if there are no parking spaces, can proceed and make right and proceed to find a parking space or exit on Charleston.
2) Request to Rezone 2 portions of Parcel Number 139-32-802-025 from R-E to C-D:
   a) 1000 Sq.Ft. to the South, at Shetland side. This will add 4 Parking spaces for 2622-2628 W. Charleston Building.
   b) 13,844 Sq. Ft. to the West of the Property. In this new Parcel there is an existing 2,430 Sq.Ft. Structure.
      Dr. Shah plans to renovate this structure and use for his medical office.
      Portion of the provided 13 parking spaces could be used for the staff parking of building 2622 and 2628 W. Charleston, since Dr. Shah never has 13 patients waiting at the same time.
      We respectfully request your approval on this application.

Sincerely,
Jerry Miceli R.A.

PRJ-75738
02/19/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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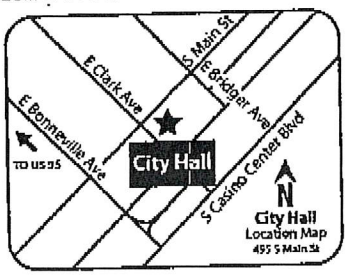
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]

Planning Commission Meeting of **04/09/2019**

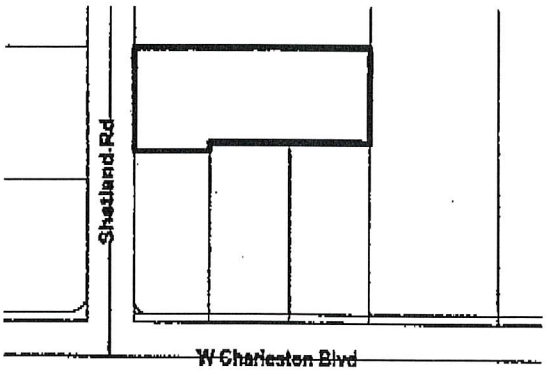
PRJ-75738
13932810001
BLUE CORVETTE TRUST
COSTA DAVID GASTON ROBERT & SAND
2425 PALOMINO LN
LAS VEGAS NV 89107

97 BRDGNP1 89107

Application Information

VAR-75824 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW REDUCED LOT SIZES AND WIDTHS FOR THREE PROPOSED LOTS WHERE A 20,000 SQUARE-FOOT LOT SIZE AND A 100-FOOT LOT WIDTH ARE REQUIRED AND TO ALLOW A REAR YARD SETBACK OF 26 FEET WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.70 acres at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-75738].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*04/09/2019*
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.

Submitted after final agenda 45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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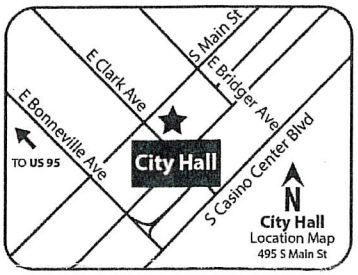

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]

Planning Commission Meeting of **04/09/2019**

PRJ-75738
16205510007
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 BRDGNP1 89102

45 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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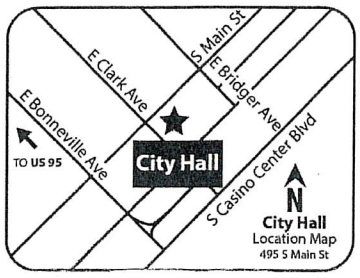
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

PRJ-75738
16205510008
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 BRDGNP1 89102

45 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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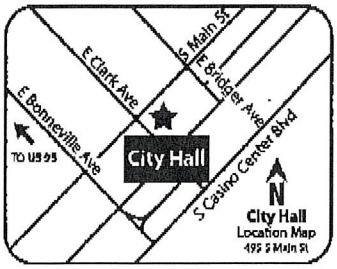

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VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

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Dept of Planning
City of Las Vegas

PRJ-75738
13932810019

GORANSON ALEXANDRA
813 TROTTER CIR
LAS VEGAS NV 89107-4508

97 BRDGHP1 89107

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
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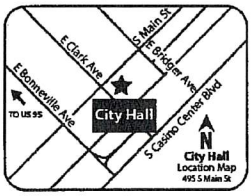

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

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City of Las Vegas

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PLEASE DO NOT GRANT VARIANCES THAT CHANGE THE DENSITY OF EXISTING NEIGHBORHOODS,

PRJ-75738
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

89 BRDGNP1 89102

12/24/2018 05:27 17022569688 CDC INC PAGE 01/01

45P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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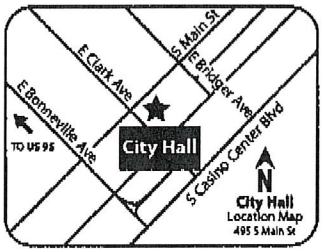

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]

Planning Commission Meeting of **04/09/2019**

PRJ-75738
13932810022
PALOMINO GARDENS HOMEOWNERS ASSN
824 TROTTER CIR
LAS VEGAS NV 89107-4501

97 BRDGNP1 89107

45P

Apr.03.2019 11:52 AM Garcia 7022581989 PAGE. 1/ 1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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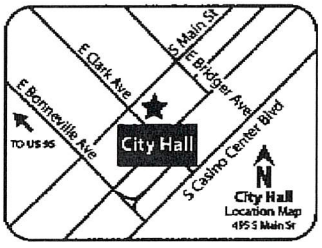

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]

Planning Commission Meeting of **04/09/2019**

PRJ-75738
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

This is a historic neighborhood, known for its larger sized lots. Help us preserve it!

97 BRDGNP1 89107

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Nora Lares

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Sent: Thursday, April 4, 2019 7:57 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 7:57 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75738
Position:	I OPPOSE the project and all related applications.
Name:	charles kavitsky
Residential or Business Address:	2329 Alta Drive las vegas, NV 89107
Phone:	(415) 250-2565
Email:	chuckkavitsky@yahoo.com
Comments:	Please don't begin the destruction of our beautiful neighborhood by allowing dramatic changes by speculative profiteers.

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Submitted after final agenda

45P

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Submitted at 04/04/19 7:44 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75738
Position:	I OPPOSE the project and all related applications.
Name:	Mindy Kavitsky
Residential or Business Address:	2329 Alta Drive Las Vegas , NV 89107
Phone:	(702) 510-2341
Email:	mindykavitsky@aol.com
Comments:	Our historic neighborhood is 1 acre lots. This is the way it should stay. Lot size is a major reason we purchased here.

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 5:56 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Aaron Hinterleitner
Residential or Business Address:	2337 Pinto Ln Las Vegas, NV 89107
Phone:	(702) 769-1059
Email:	hinty89102@cox.net
Comments:	Please consider the impact this will have to the residential area on Shetland.

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/03/19 7:59 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ75738
Position:	I OPPOSE the project and all related applications.
Name:	neil carmena
Residential or Business Address:	2825 pinto lane las vegas, NV 89107
Phone:	(702) 878-8108
Email:	tncarmena@gmail.com
Comments:	Maintain the standard in our neighborhood.

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Nora Lares

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 1:17 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Sandra Costa
Residential or Business Address:	2425 Palomino Lane Las Vegas, NV 89107
Phone:	(480) 703-9027
Email:	blondorr@aol.com
Comments:	With this area being historic and preservationist, it is ridiculous to trying to devalue the neighborhood. It seems there is little grand planning here and once Lois Tarkanian leaves, I fear for this pristine area. Even the timing is suspect. I would hope more focus would be put on rogue traffic and the homeless invasion. Even rebuilding Wasden so that children can be bussed in seems like very un unified planning.

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Nora Lares

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Sent: Friday, April 5, 2019 6:40 PM
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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/05/19 6:39 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Jeanne Marie Möller
Residential or Business Address:	801 Campbell Drive Las Vegas, NV 89107-4407
Phone:	(702) 218-9351
Email:	jmmoller@mac.com
Comments:	In order to support a project, it is necessary to be able to review the proposed plan in specific detail. Other than the posted description, there is insufficient information. Until I have an opporunity to review the proposed plan indicating the proposed new setback vs the existing setback, the proposed relocation of lot lines with dimensions and the proposed siting of the structures, I must oppose this variance request.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, April 8, 2019 9:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 04/08/19 9:49 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Alice Hartling
Residential or Business Address:	825 Shetland Road Las Vegas, NV 89107
Email:	babsseraphim@gmail.com
Comments:	I absolutely oppose the idea of cutting up historic residential properties just so some outside investor can try to collect a quick pofit. The house in the back of this property is a 3 car garage and a great room with a tiny kitchen and bathroom. It is NOT another home. I toured the entire property when it went on the market, as my family is interested in moving nearby. They also already own almost an acre and want a similar style of lot when they move. Having a little land is EXACTLY why my husband and I live here! This is an historic Vegas neighborhood and must be preserved. Our Equestrian Estates are the perfect blend of rural living in the center of the most unique city in the world! Don't allow real estate pirates to ruin our city!

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Nora Lares

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Submitted at 04/08/19 8:49 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	CHRIS ANDRASFAY
Residential or Business Address:	825 SHETLAND ROAD LAS VEGAS, NV 89107
Phone:	(702) 204-3414
Email:	candrasfay@gmail.com
Comments:	Members of the Planning Commission, I request that the members deny this variance request. I am not sure if the members backgrounds includes experiences that are a result of these types of variances. Having come from Los Angeles 20 years ago, specifically Santa Monica, I have seen the damage done to communities when lots are split.

45P
Pg 1 of 2

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City of Las Vegas

The Main Street area of Santa Monica once, had one half to acre lots just like this neighborhood. Then lot sizes where allowed to shrink and multiple residences where allowed on the same property. Where four people once lived, there are now 8, 12, 16. Where once there where two cars, there are now a dozen. The quality of life plummeted.

I urge you to let this community live as it has for the past 70 years and deny the variance.

Thank you for your consideration,

Chris Andrasfay

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Pg 2of2

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/03/19 3:39 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Kevin Buckley
Residential or Business Address:	2333 Pinto Lane Las Vegas, NV 89107
Phone:	(702) 245-0282
Email:	kevin@frecnv.com
Comments:	To the Members of the Planning Commission and City Council I appreciate this opportunity to address our strenuous opposition to this application. Our family is a 50 year resident of this Historic and Equestrian Neighborhood. Beyond the physical barriers of the restriction of the land size this application is contrary to the integrity of this incredible rural gem in the center of Las Vegas . This application makes no sense based upon its location , size and past historicist zoning precedent .

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Pg 1 of 2

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Respectfully
Kevin Buckley

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Nora Lares

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City of Las Vegas

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/03/19 10:33 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	RICHARD BRUNO
Residential or Business Address:	2426 PALOMINO LN LAS VEGAS, NV 89107
Phone:	(310) 863-9013
Email:	triplevette2000@msn.com
Comments:	I am absolutely opposed to this property variance - PRJ-75738. There is no benefit to the residents in this community to enact this proposed variance. These types of variances in our neighborhood will be detrimental. They will lower property values, create more congestion and overall severely impact the quality of life for the residents who have lived here for many years - if not decades. No one benefits except the speculator DSRS Properties. They will take their profits

43P
pg 1 of 2

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and leave our neighborhood to deal with the consequences. This variance must be denied.

Sincerely,

Richard Bruno

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Pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
46

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

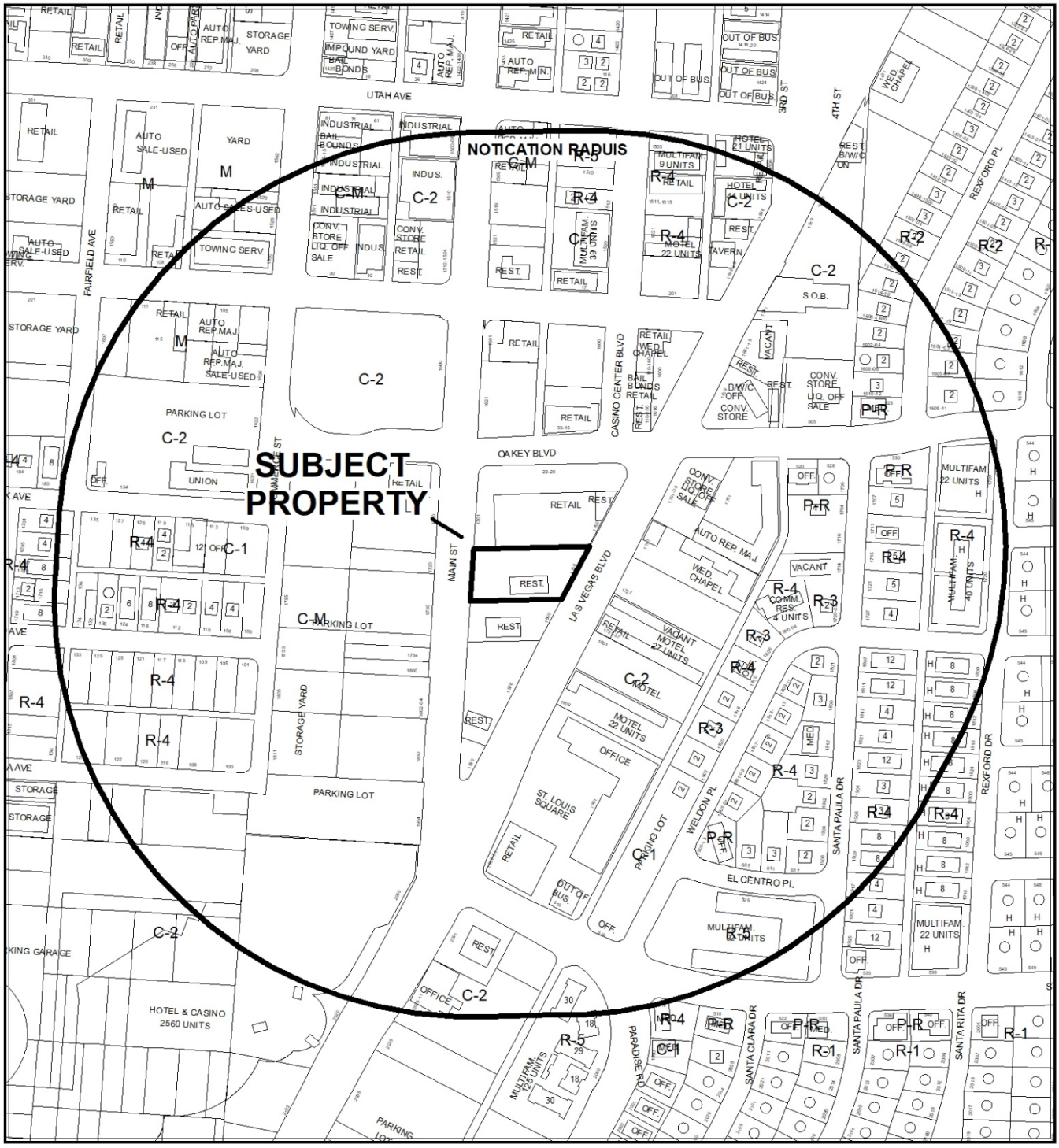
SUBJECT:
VAR-75831 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRO HYMN, LLC - For possible action on a request for a Variance TO ALLOW TWO PROPOSED 60-FOOT TALL FREESTANDING SIGNS WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.72 acres at 1736 South Las Vegas Boulevard (APN 162-03-302-010), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75734]. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



0 275 550 Feet

CASE: **VAR-75831 (PRJ-75734)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 275 550 Feet

CASE: **VAR-75831 (PRJ-75734)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BRO HYMN, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75831	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 187

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

VAR-75831 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. A minimum setback of 5 feet shall be provided for the proposed freestanding signs.

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.

6. If not already recorded, submit a License Agreement for landscaping, aerial signage or any other private improvements in the Las Vegas Boulevard South public right of way prior to this issuance of permits for this sign. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to erect two freestanding signs that exceed the maximum height allowed for a proposed Marijuana Dispensary use at 1736 South Las Vegas Boulevard.

ISSUES

- A Variance (VAR-75831) is requested to allow two 60-foot tall freestanding signs where the maximum height allowed is 40 feet. Staff does not support the request.

ANALYSIS

The City Council approved a Special Use Permit (SUP-72982) request to allow a Marijuana Dispensary use at the subject site on 05/08/18. The applicant proposes to replace two existing freestanding signs with two freestanding signs that do not meet the minimum Title 19 height requirements. The subject site is located within the C-2 (General Commercial) zoning district and is subject to Title 19 sign development standards. The applicant has requested the subject Variance to allow a height of 60 feet where 40 feet is the maximum height allowed. Per the submitted justification letter, the applicant states, “the Variance is needed at this location to be able to compete with the other signage along the boulevard and needs the increased height so it is visible along the roadway.”

Per the submitted site plan, two existing freestanding signs will be replaced along both street frontages of Main Street and Las Vegas Boulevard. The submitted elevations depict two 60-foot tall freestanding signs. The top of the sign has a cross shape and is branded with the proposed Marijuana Dispensary name, “Curaleaf.” The subject site is also located within the Scenic Byway Overlay District. Per Title 19.10.160, all signage for any development in this district must provide at least 75% of illuminated signage, in the form of neon signs, animated signs, or a combination thereof. All such illuminated signs must be fully illuminated from at least one hour before dusk until one hour after dawn. Such signs may be fully illuminated during daylight hours also. and is required to provide a minimum of 75% illumination. Per the submitted justification letter, this requirement is met as the proposed signs will have 60% neon illumination and 40% animation.

The applicant has presented no evidence of unique or extraordinary circumstances pursuant to Title 19.16.140 that would justify the height increase of the freestanding sign from 40 feet to 60 feet; therefore, staff recommends denial of this request.

FINDINGS (VAR-75831)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to erect signage that does not meet Title 19 requirements. Reducing the height of the proposed signs to 40 feet would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/20/82	The City Council approved a Variance (V-0082-82) to allow a 6' x 6' double-faced sign to a height of 18' in conjunction with an existing 45' high double-faced sign where only one freestanding sign is permitted at 1736 South Las Vegas Boulevard. The Board of Zoning Adjustment recommended denial of the request.
05/08/18	The Planning Commission approved Special Use Permit (SUP-72982) to allow a proposed 3,200 square-foot Marijuana Dispensary use at 1736 South Las Vegas Boulevard. Planning Department Staff recommended approval.

Most Recent Change of Ownership	
04/16/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/01/51	A business license (#R09-00135) was issued for a restaurant (Burger King 3396) at 1736 South Las Vegas Boulevard. The license was marked inactive on 10/07/15.
06/18/08	A Code Enforcement case (#66821) was processed for a sign sweep at 1736 South Las Vegas Boulevard. The case was resolved on 06/25/08.
05/19/15	A Code Enforcement case (#155060) was processed for vagrants hanging around the vacant lot across from the subject site causing nuisance at 1736 South Las Vegas Boulevard. The case was resolved on 05/20/15.
10/08/15	A business license (#G63-07509) was issued for a restaurant (Burger King 3396) at 1736 South Las Vegas Boulevard. The license is listed inactive as of 12/05/18.
08/16/18	A tenant improvement building permit (#PRC18-00148) was issued for a Marijuana Dispensary use at 1736 South Las Vegas Boulevard.

Pre-Application Meeting	
02/05/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	Staff conducted a routine field check and found an existing building undergoing renovations and two existing freestanding signs located adjacent to each fronting right-of-way.

Details of Application Request	
Site Area	
Net Acres	0.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Proposed Marijuana Dispensary	C (Commercial)	C-2 (General Commercial)
North	General Retail Restaurant	C (Commercial)	C-2 (General Commercial)
South	Restaurant	C (Commercial)	C-2 (General Commercial)
East	Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Undeveloped Motel General Retail	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) – Gateway District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial Street	Master Plan of Streets & Highways	90 Feet	Y
Las Vegas Boulevard	Primary Arterial Street	Master Plan of Streets & Highways	105 Feet	Y

Freestanding Sign –Las Vegas Boulevard Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion thereof. 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof. 2. Corner lots are permitted to have signs for each street frontage	One Freestanding Sign	Y
Maximum Area	2 square feet of sign area for each lineal foot of street frontage (285 SF)	32.16 SF	Y
Maximum Height	40 Feet	60 Feet	N*
Minimum Setback	5 Feet	By Condition	By Condition
Illumination	75% exposed neon, animation, or any combination thereof	60% neon illumination and 40% animation	Y

Freestanding Sign – Main Street Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion thereof. 3. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof. 4. Corner lots are permitted to have signs for each street frontage	One Freestanding Sign	Y
Maximum Area	2 square feet of sign area for each lineal foot of street frontage (285 SF)	32.16 SF	Y
Maximum Height	40 Feet	60 Feet	N*
Minimum Setback	5 Feet	By Condition	By Condition
Illumination	75% exposed neon, animation, or any combination thereof	60% neon illumination and 40% animation	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) variance

Project Address (Location) 1736 Las Vegas Boulevard

Project Name Curaleaf **Proposed Use** dispensary sign

Assessor's Parcel #(s) 162-03-302-010 **Ward #** 3

General Plan: Existing C-2 Proposed C-2 **Zoning:** Existing C-1 Proposed C-1

Additional Information Variance to increase sign height

Property Owner Bro Hymn, LLC; B Three, LLC **Contact** Randy Black Jr

Address 10789 W. Twain Ave City Las Vegas State NV Zip 89135

E-mail rblack@landbaroninv.com Phone 702-851-3998

Applicant Curaleaf **Contact** Ed Gehres

Address 6455 Dean Martin Drive, Suite G City Las Vegas State NV Zip

E-mail egehres@curaleaf.com Phone 702.772.1133

Representative LAS Consulting **Contact** Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 City Las Vegas State NV Zip 89134

E-mail stewplan@gmail.com Phone 702-499-6469

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert R. Black, Jr.

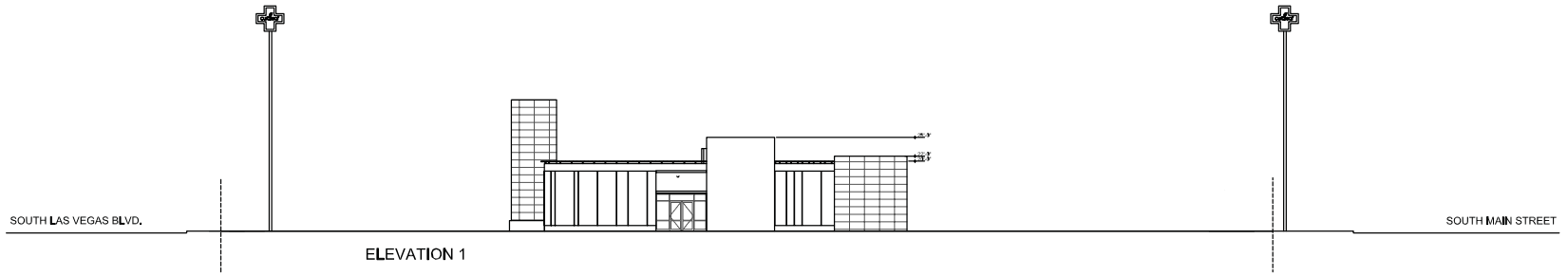
Subscribed and sworn before me

This 15th day of February, 20 19

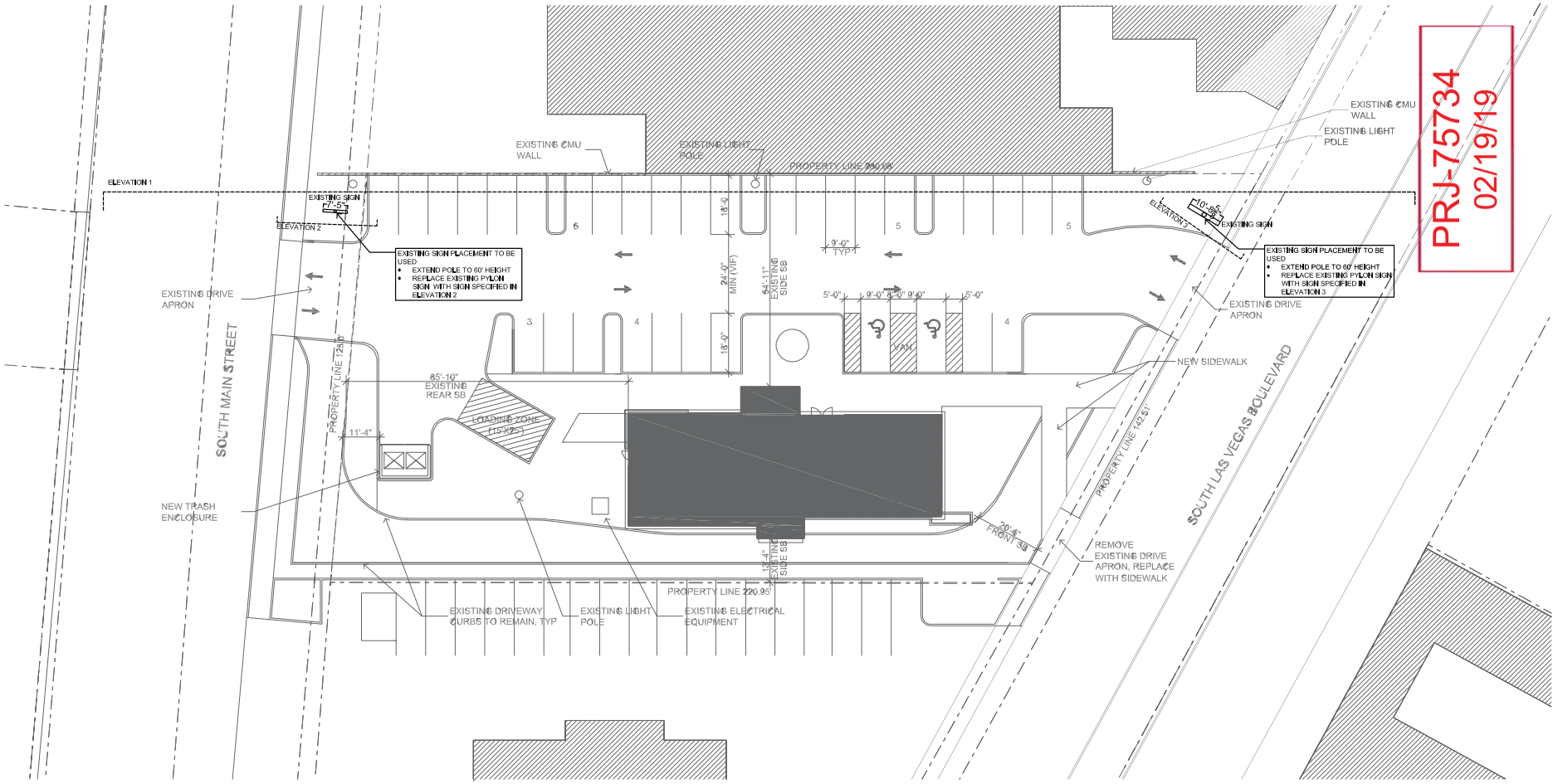
Notary Public in and for said County and State

MARCIA GIORDANO
Notary Public State of Nevada
No. 16-2966-1
My Appt. Exp. June 30, 2020

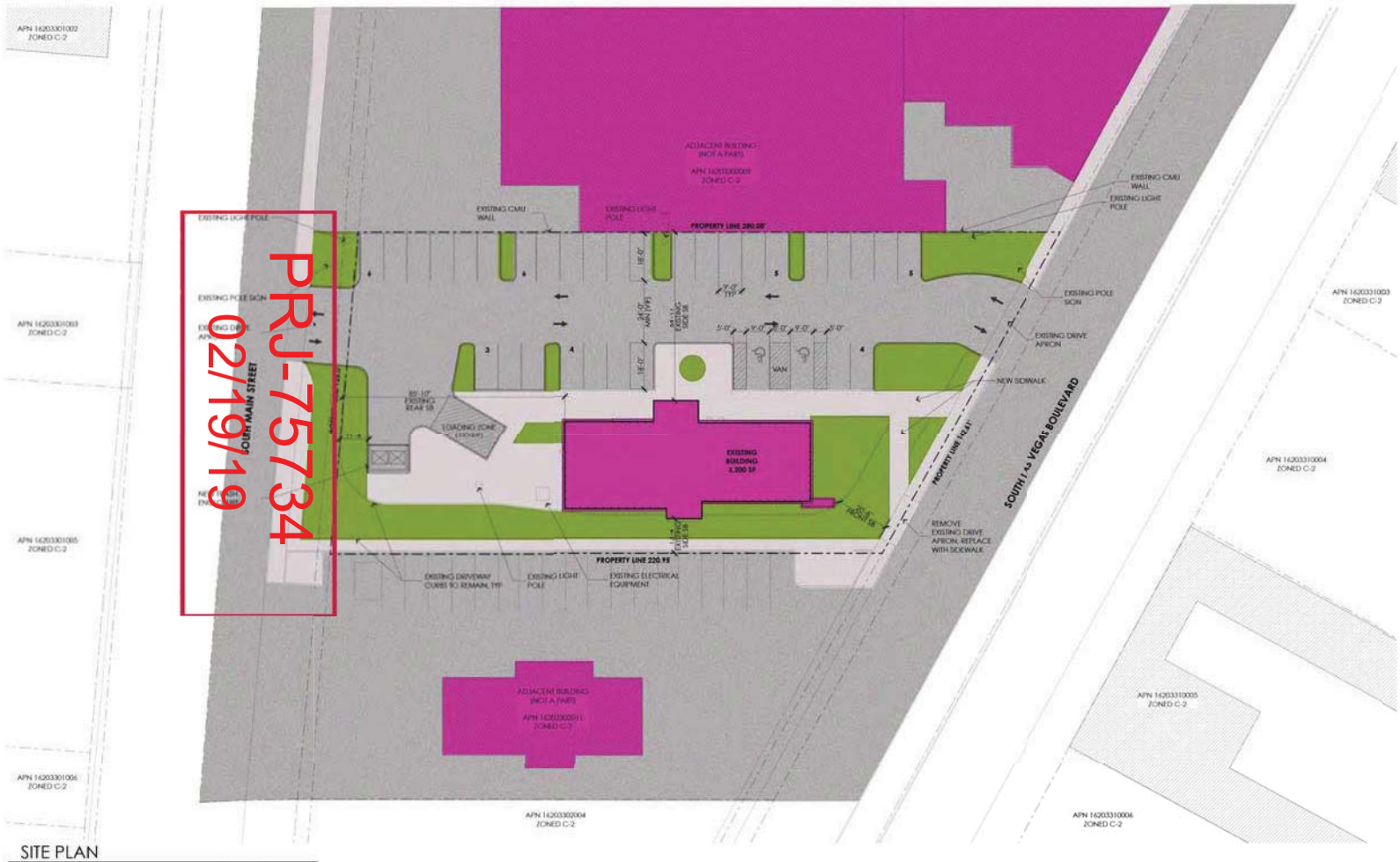
PRJ-75734
02/19/19



ELEVATION 1



SITE PLAN



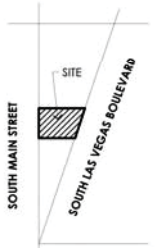
PRJ-75734
02/19/19

SITE PLAN

SCALE: 1" = 20'



VICINITY MAP



ASSESSOR'S PARCEL NUMBER: 162-03-302-010

LOCATION MAP

Site and Project Information

SITE DATA

PARCEL NUMBER	162-03-302-010
JURISDICTION	CITY OF LAS VEGAS - 89104
EXISTING GENERAL PLAN	C
OVERLAY DISTRICT	DOWNTOWN LAS VEGAS, ARA 1
EXISTING ZONING	C-2
PROPOSED USE	MEDICAL AND RECREATIONAL MARIJUANA DISPENSARY
SITE AREA	31,799 NSF .73 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT (LAS VEGAS BLVD)	10'-0"	
INTERIOR SIDE	10'-0"	(SEE PLAN)
REAR (MAIN STREET)	20'-0"	

LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	10%

BUILDING INFORMATION

CODE	2012 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY	M, B
RETAIL FLOOR	1,470 SF
BUSINESS	1,730 SF
TOTAL BUILDING AREA	3,200 SF (NO CHANGE)
MAX HEIGHT	N/A
ACTUAL HEIGHT	3'-0"
FIRE SPRINKLERS PROVIDED	NO

PARKING AREA

	REQUIRED PARKING	PROVIDED
BUILDING AREA MARIJUANA DISPENSARY	3,200 SF @ 1:175 = 19	
STANDARD PARKING SPACES PROVIDED		31
HANDICAPPED SPACES PROVIDED		2
TOTAL PARKING		33
LOADING ZONE (1 REQUIRED, 15' X 25' MINIMUM)		1
SHADE TREES (33 SPACES @ 6:1 = 6 REQUIRED)		7

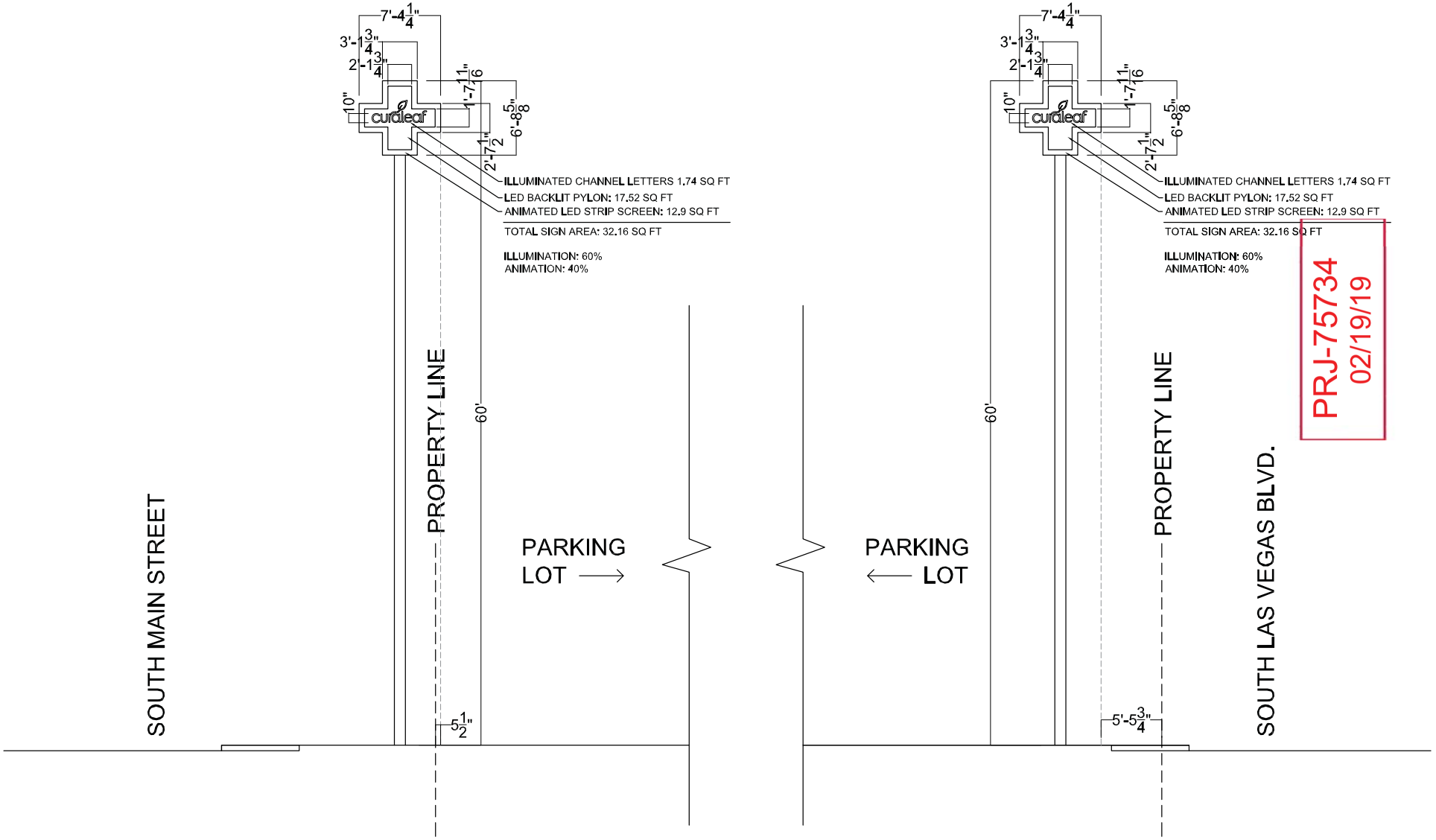
aptus
1200 South 4th Street
Suite 204
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Blackjack Collective
SDR / SUP Submittal
1736 Las Vegas Boulevard
Las Vegas, Nevada , 89104

City of Las Vegas SDR SUP Submittal 3.20.18

SITE PLAN
SDR100

116.012 Blackjack Collective



ELEVATION 2

ELEVATION 3

LOCATION 1

LOCATION 2

PRJ-75734
02/19/19



VAR-75831 [PRJ-75734] - VARIANCE - APPLICANT/OWNER: BRO HYMN, LLC
1736 SOUTH LAS VEGAS BOULEVARD

02/28/19



VAR-75831 [PRJ-75734] - VARIANCE - APPLICANT/OWNER: BRO HYMN, LLC
1736 SOUTH LAS VEGAS BOULEVARD

02/28/19



VAR-75831 [PRJ-75734] - VARIANCE - APPLICANT/OWNER: BRO HYMN, LLC
1736 SOUTH LAS VEGAS BOULEVARD

02/28/19



VAR-75831 [PRJ-75734] - VARIANCE - APPLICANT/OWNER: BRO HYMN, LLC
1736 SOUTH LAS VEGAS BOULEVARD

02/28/19

LAS Consulting
1930 Village Center Circle Bldg 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

February 18, 2019

Courey Stewart, Planner
City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Cannabis Dispensary
1736 S. Las Vegas Boulevard.
Increase Signage- Cannabis Dispensary

RE: PRJ75734_JF001

Dear Mr. Stewart:

Please accept this letter as our request to increase the height of the signs for a Cannabis Dispensary. In May of last year, Blackjack Collective was approved to relocate from Highland to this location, formerly a Burger King Restaurant. The new dispensary is under construction.

Now that the dispensary is both a medical and recreational dispensary, many of its patients/clients are from out of town. The city council adopted an ordinance allowing marijuana dispensaries to meet the current sign ordinance for commercial buildings.

We are requesting a pole sign with animation around the perimeter, on both street frontages. There will be neon on the signs and 75% illumination, per the scenic byway's regulations. Each sign is described as follows:

PRJ-75734
02/19/19

-Illuminated Channel Letter-1.74 square feet
-LED Backlit Pylon sign- 17.52 square feet
-Animated LED Strip Screen-12.9 square feet
Total Sign Area: 32.16 square feet
Illumination: 60%
Animation: 40%

We are requesting variances to increase the sign heights from 40 feet to 60 feet. The size, shape and topography of the site doesn't allow for the site to expand, allowing for more signage. The city has recently installed show girl signs along Las Vegas Boulevard. Also, they have approved a new Denny's and signage near this site. This location just needs to be able to compete with the other signage along the boulevard and needs the increased height, so it is visible along the roadway.

We believe given our reputation for excellent service, exemplary operations, location and access to major streets and highways and convenient access to services in the area, this is an excellent location. We just want to make sure our patients/customers can find us. We respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
47

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

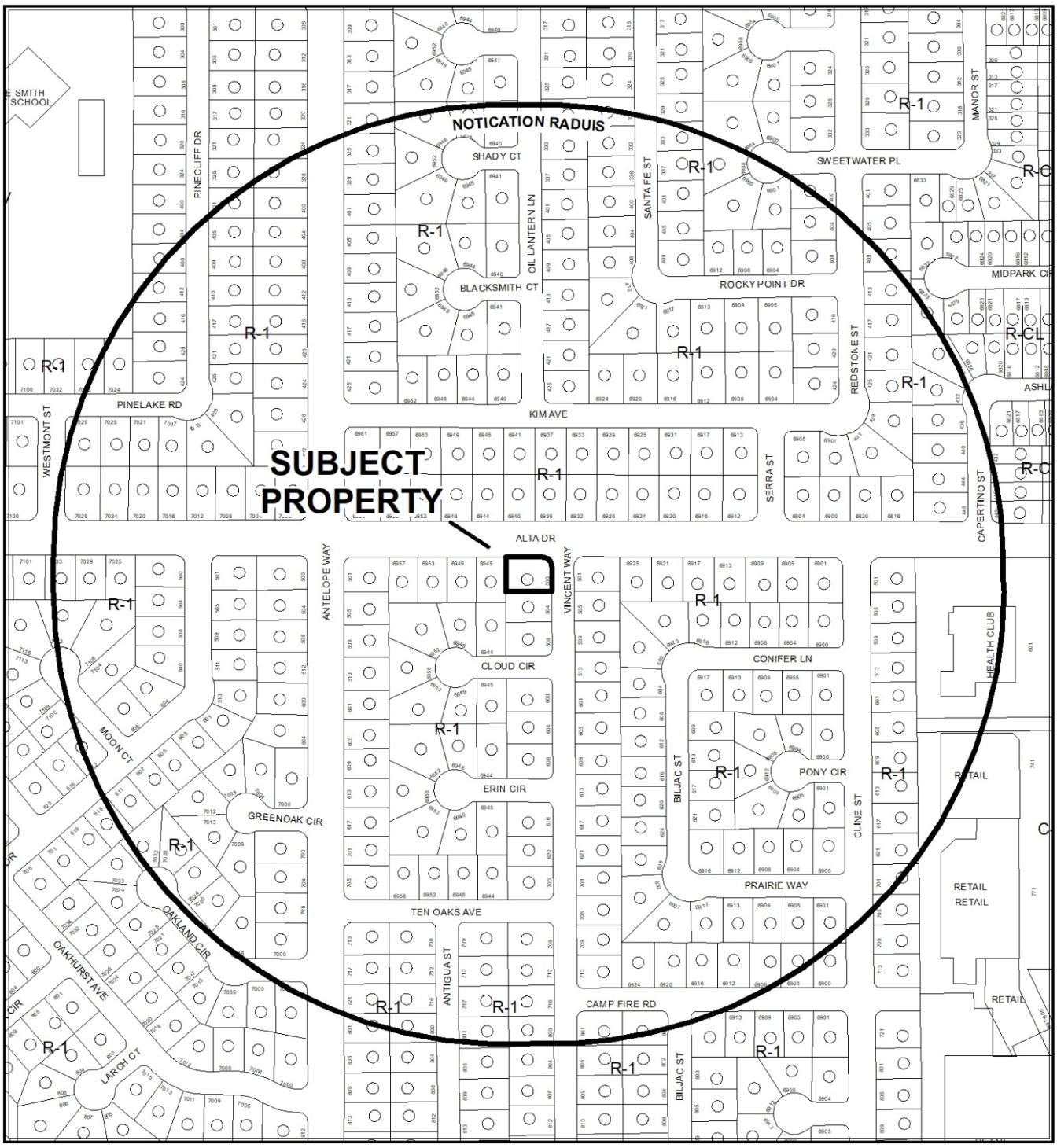
SUBJECT:
VAR-75834 - VARIANCE - PUBLIC HEARING - APPLICANT: OSEVENA NOEL - OWNER: MARIA GENISTE - For possible action on a request for a Variance TO ALLOW SIX-INCH CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION at 500 Vincent Way (APN 138-34-711-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75747]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards and Protest Documentation Not Vetted - Phone Log



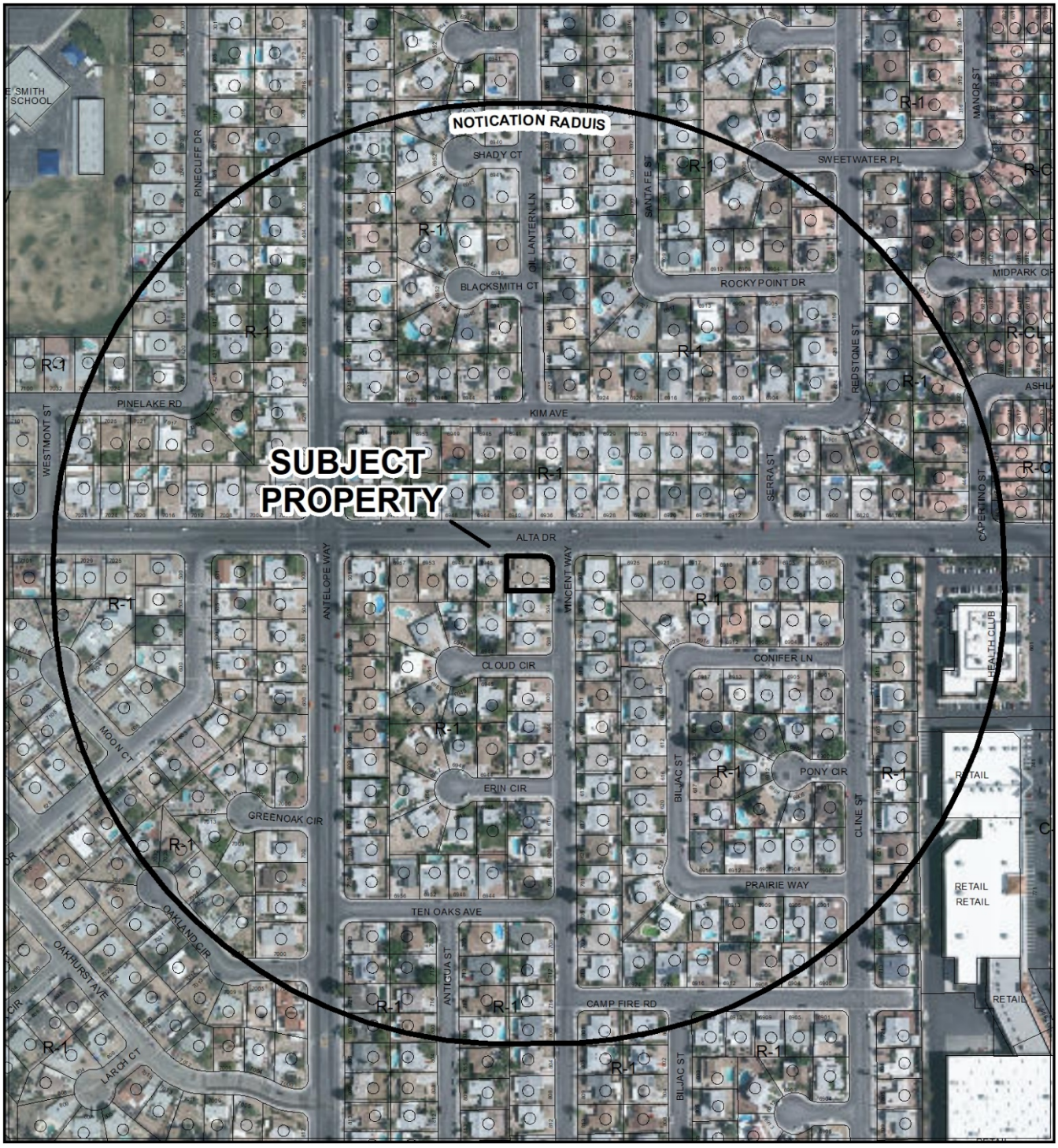
0 250 500 Feet

CASE: **VAR-75834 (PRJ-75747)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



CASE: **VAR-75834 (PRJ-75747)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OSEVENA NOEL - OWNER: MARIE GENISTE

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75834	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 359

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-75834 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has constructed a 10-foot x 19-foot 'Exercise Room' which is attached to an existing single family, detached dwelling located at 500 Vincent Way. The addition does not comply with the corner side yard setback requirement.

ISSUES

- The addition currently does not comply with Title 19.06.070 setback requirements, nor have any building permits been obtained.
- A Variance (VAR-75834) has been requested for the existing addition to a single family, detached building at 500 Vincent Way to allow a two-foot corner side yard setback where 15 feet is required as per Title 19.06.070. Staff does not support this request.
- An application for a Building Permit (R18-15768) was processed on 11/28/18 seeking approval for a residential room addition at 500 Vincent Way. The application has not been issued.
- Per Title 19.06.070, perimeter walls in an R-1 (Single Family Residential) zone are restricted to a maximum height of eight feet. Initially, a Variance was required to keep an existing nine-foot tall perimeter wall; however, observations of the site revealed an eight-foot tall perimeter with a retaining wall of varying height, culminating in a total wall height of nine-feet which is permitted under Title 19.06.070. As such, the perimeter/retaining wall component no longer requires a Variance.

ANALYSIS

This is a request for a Variance to allow an existing 190 square-foot addition to a single family, detached building located at 500 Vincent Way, which does not comply with Title 19.06 corner yard setback development standards. The subject property is zoned R-1 (Single Family Residential). The applicant has requested a Variance to allow a two-foot corner side yard setback where 15 feet is required.

The applicant's justification letter states "the addition is screened from Alta Drive behind a nine-foot high cement block perimeter wall therefore reducing visual impacts. The house is of traditional stucco construction with a shingled roof."

On the submitted drawings, the applicant indicated that a nine-foot tall perimeter wall would screen the addition to the single family, detached dwelling. Title 19.06.070 requires a maximum perimeter wall height of six-to-eight feet in an R-1 zone; therefore, a Variance was requested to allow the nine-foot tall perimeter wall. However, site observations revealed an eight-foot tall perimeter wall with a retaining wall of varying height, culminating in a total wall height of nine feet at its highest point. As such, the Variance associated with the perimeter/retaining wall is no longer required. On the basis of the above information, the hardship is self-imposed and; therefore, staff recommends denial of this request.

FINDINGS (VAR-75834)

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 constructing additions to an existing single family, detached dwelling, which do not comply with Title 19.06.070 development standards for corner yard setbacks. Alternatively, remodeling the building addition by increasing the setback to the corner side yard property line would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/05/07	A Code Enforcement case (#54091) was initiated for vehicle junk at 500 Vincent Way. The case was resolved on 07/17/07.
02/26/13	A Code Enforcement case (#125390) was initiated for vehicle junk at 500 Vincent Way. The case was resolved on 04/02/13.
01/12/17	A Code Enforcement case (#173778) was initiated for trash and debris at 500 Vincent Way. The case was resolved on 02/03/17.
03/14/18	A Code Enforcement case (#186700) was initiated for parking a commercial vehicle at 500 Vincent Way. The case was resolved on 03/20/18.
09/06/18	A Code Enforcement case (#192798) was initiated for people living in a rear yard shed as part of an event at 500 Vincent Way. The case remains open.

Most Recent Change of Ownership	
07/26/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1970	A single family, detached building was constructed at 500 Vincent Way.
11/28/18	A building permit (R18-15768) was being processed for a residential room addition at 500 Vincent Way. The application has not been issued.

Pre-Application Meeting	
02/06/19	A Pre-Application Meeting was conducted to discuss the submittal requirements for a Variance of corner yard setback requirements with the applicant.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	A single family, detached dwelling was observed during a field check. Site observations revealed that the perimeter wall was eight-foot tall with a retaining wall of varying height, culminating in a total of a nine-foot tall perimeter and retaining wall which complies with Title 19 requirements. As such, a Variance for the perimeter/retaining wall is no longer required.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

CC

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070 Single Family Residential District regulations, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front Yard	20 Feet	48 Feet	Y
• Side Yard	5 Feet	42 Feet	Y
• Corner Side Yard	15 Feet	2 Feet	N*
• Rear Yard	15 Feet	25 Feet	Y
Max. Building Height	Two stories, 35 Feet	One story, 12 Feet	Y
Max. Wall Height	10 Feet	9 Feet	Y
Max. Perimeter Wall Height	6-8 Feet	8 Feet	Y
Max. Retaining Wall Height	4 Feet	Varying height up to 1-Foot	Y

** A Variance (VAR-75834) has been requested to allow a two-foot corner side yard setback where 15 feet is required.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Vincent Way	Local Street	Title 13	50	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) 1

Project Address (Location) 500 VINCENT WAY LAS Vegas NV 89145

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 138 34 711 009 Ward # _____

General Plan: Existing C Proposed _____ Zoning: Existing _____ Proposed C

Additional Information _____

PROPERTY OWNER Marie Annette Geniste

Address 500 Vincent way State N.V Zip 89145

E-mail _____ Phone 702 428 1530

APPLICANT Marie A Geniste

Address 500 Vincent Way State NV Zip 89145

E-mail _____ Phone _____

REPRESENTATIVE OSEVENA NOEL

Address PO BOX 48143 State L V Zip 89116

E-mail OSENND1956@GMAIL.COM Phone 702 319-1372

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Marie Annette Geniste

Subscribed and sworn before me

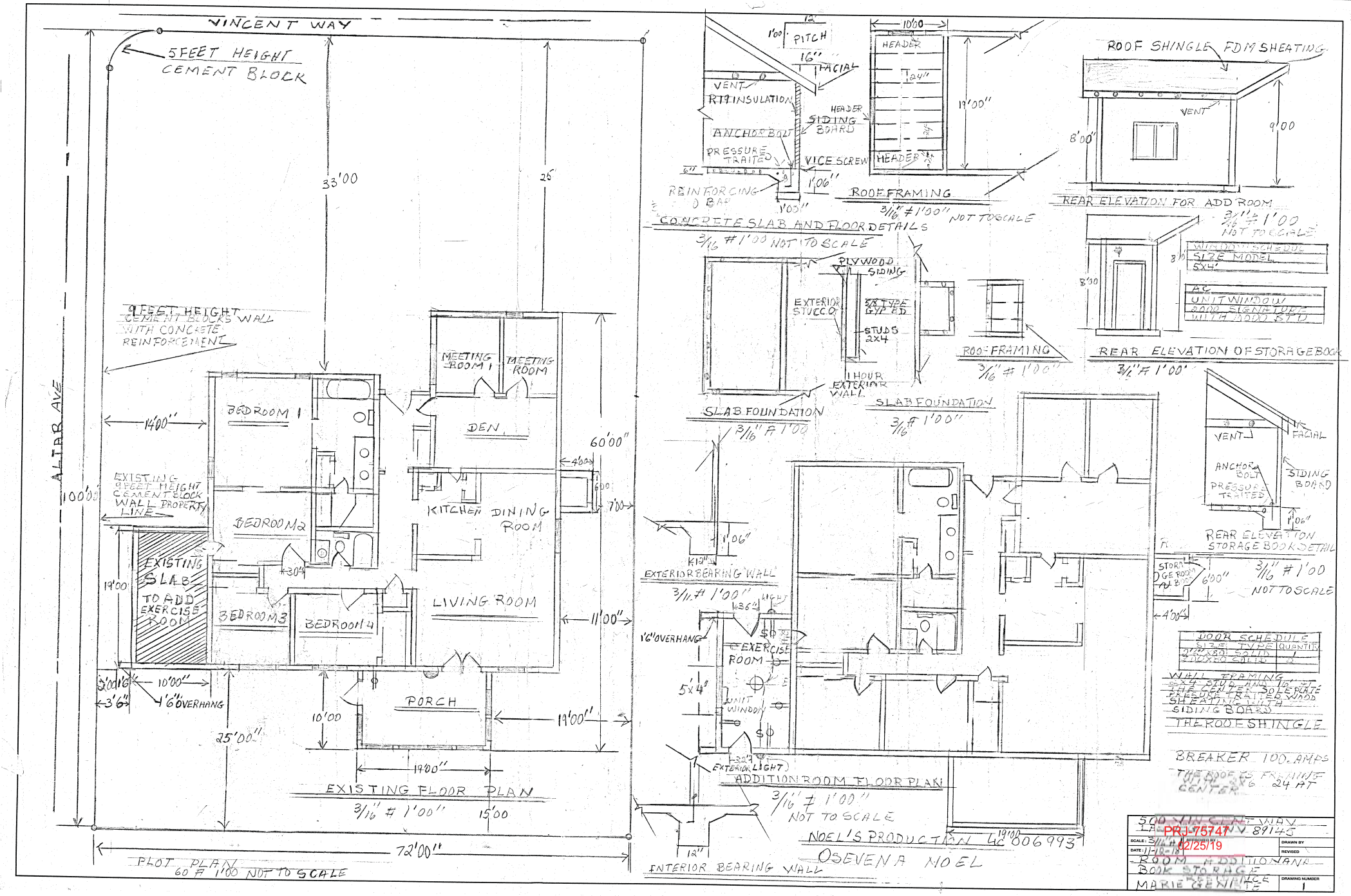
This 18th day of February, 20 19

Notary Public in and for said County and State

COUNTY OF CLARK
STATE OF NEVADA

IVONNE MONTANEZ
Notary Public State of Nevada
No. 18-3230-1
My Appt. Exp. June 13, 2020

PRJ-75747
02/25/19


VINCENT WAY
5FEET HEIGHT
CEMENT BLOCK
ALTA AVE
100'00"
33'00
26'
9FEET HEIGHT
CEMENT BLOCKS WALL
WITH CONCRETE
REINFORCEMENT
EXISTING
9FEET HEIGHT
CEMENT BLOCK
WALL PROPERTY
LINE
BEDROOM 1
14'00"
MEETING ROOM 1
MEETING ROOM
DEN
60'00"
4'00"
6'00"
7'00"
KITCHEN DINING ROOM
BEDROOM2
EXISTING
SLAB
TO ADD
EXERCISE
ROOM
19'00"
3'04"
BEDROOM3
BEDROOM4
LIVING ROOM
11'00"
3'00"
10'00"
3'6"
4'6"OVERHANG
PORCH
10'00
19'00"
25'00"
19'00"
EXISTING FLOOR PLAN
3/16" # 1'00"
15'00
72'00"
PLOT PLAN
60 # 1'00 NOT TO SCALE
1'00
12
PITCH
16"
FACIAL
VENT
RT9 INSULATION
ANCHOR BOLT
PRESSURE TRAITED
REINFORCING
D BAR
HEADER
SIDING BOARD
VICE SCREW
1'06"
1'00"
10'00
HEADER
24"
19'00"
HEADER
ROOF FRAMING
3/16" #1'00" NOT TO SCALE
CONCRETE SLAB AND FLOOR DETAILS
3/16 #1'00 NOT TO SCALE
PLYWOOD SIDING
EXTERIOR STUCCO
5/8 TYPE GYP BD
STUDS 2X4
1 HOUR EXTERIOR WALL
SLAB FOUNDATION
3/16" # 1'00"
SLAB FOUNDATION
3/16" # 1'00"
1'06"
K19"
EXTERIOR BEARING WALL
3/16" # 1'00"
1'6"OVERHANG
EXERCISE ROOM
5'x4"
UNIT WINDOW
EXTERIOR LIGHT
ADDITION ROOM FLOOR PLAN
3/16" # 1'00"
NOT TO SCALE
INTERIOR BEARING WALL
ROOF SHINGLE FOM SHEATING
VENT
8'00"
9'00
REAR ELEVATION FOR ADD ROOM
3/16" # 1'00
NOT TO SCALE
WINDOW SCHEDULE
SIZE MODEL
5X4'
AC
UNIT WINDOW
ROOM SIGNATURE
WITH WOOD STD
8'10
8'10
REAR ELEVATION OF STORAGE BOOK
3/16" # 1'00"
VENT
FACIAL
ANCHOR BOLT
PRESSURE TRAITED
SIDING BOARD
1'06"
REAR ELEVATION
STORAGE BOOK DETAIL
3/16" # 1'00
NOT TO SCALE
6'00"
4'00"
DOOR SCHEDULE
SIZE TYPE QUANTITY
WALL FRAMING
5X4 STUD AND 16" AT
THE CENTER SOLEPLATE
PRESSURE TRAITED WOOD
SHEATHE WITH
SIDING BOARD
THE ROOF SHINGLE
BREAKER 100. AMPS
THE ROOF IS FRAME
CENTER 24 AT
500 VINCENT WAY
LAS VEGAS NV 89145
SCALE: 3/16 # 1'00"
DATE: 11-10-18
DRAWN BY
REVISED
ROOM ADDITION ANA
BOOK STORAGE
MARIE RENITE
DRAWING NUMBER
1
PRJ-75747
02/25/19
NOEL'S PRODUCTION LLC 006993
OSEVENA NOEL





PRJ-75747
02/25/19



VAR-75834 [PRJ-75747] - VARIANCE - APPLICANT: OSEVENA NOEL - OWNER: MARIE GENISTE
500 VINCENT WAY

02/28/19



VAR-75834 [PRJ-75747] - VARIANCE - APPLICANT: OSEVENA NOEL - OWNER: MARIE GENISTE
500 VINCENT WAY

02/28/19

To Whom This May Concern,

The existing of the setback is 3'06" from the addition to the cement block who is 9 feet height which is creating a barrier for not beseing the addition in the street but there is an overhang 1'06" who decreased the set back to 2'00" which I am requesting for the variance instead of the existing set back 15 feet which is requesting in the letter but the property 501 Vincent way doesn't 15 feet it is only 10 feet also 500 and 501 Palm Hurt who are in the same neighborhood . The customer will have a financial hardship over $5000 after hiring a structural engineering electrician, building energy code calculation a drafter and a state contractor license to help with the application in the building and the fee already paid

Noels Production Lic 0069993

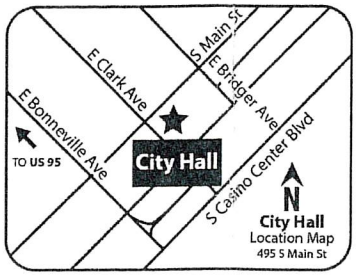
Osevena Noel

PRJ-75747
02/25/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAR 04 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75834 [PRJ-75747]

Planning Commission Meeting of **04/09/2019**

PRJ-75747
13834611030
BLACK FAMILY LIVING TRUST
BLACK ROY G & ELIZABETH S TRS
6956 ALTA DR
LAS VEGAS NV 89145-5311

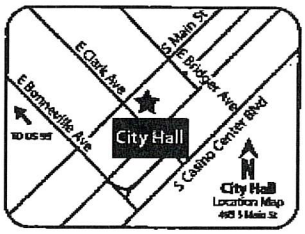
133 BRDGNP1 89145

Submitted after final agenda

47P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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-75834 [PRJ-75747]
Planning Commission Meeting of **04/09/2019**

87 BRDONP1 89106

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U.S. Postage
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Las Vegas, NV
Permit No. 1630

RECEIVED
APR - 1 2019

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Dept of Planning
City of Las Vegas

PRJ-75747
13834214059
STONE ASSETS L L C
801 S RANCHO DR #E4
LAS VEGAS NV 89106

04/01/2019 MON 13:53 FAX 702 385 6967 Signature Mgmt. 001/001

Submitted after final agenda

47A

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

Date: 4-4-2019

Name: John B Wisniewski

Address: 6513 hyde Ave

LV NV 89107

Phone: 702-877-2321

☒ PROTEST ☐ APPROVE

VAR-75818 SUP-75838

VAR-78834

44P

47P

53P

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

Submitted after final agenda

47P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
48

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

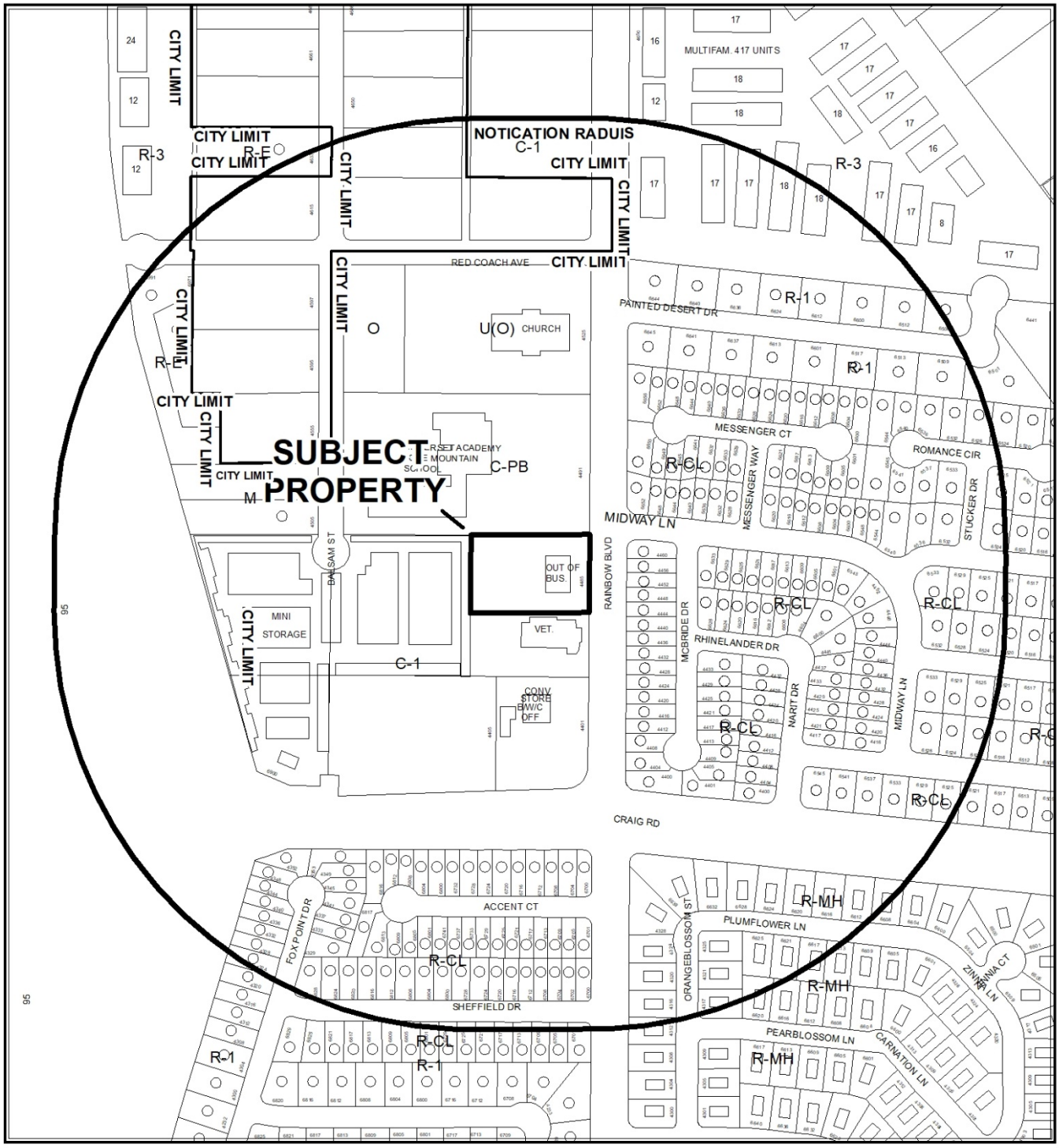
SUBJECT:
SUP-75850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on a request for a Special Use Permit FOR BUILDING MAINTENANCE SERVICE AND SALES at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-75850 and SDR-75851 [PRJ-75587]
2. Conditions and Staff Report - SUP-75850 and SDR-75851 [PRJ-75587]
3. Supporting Documentation - SUP-75850 and SDR-75851 [PRJ-75587]
4. Photo(s) - SUP-75850 and SDR-75851 [PRJ-75587]
5. Justification Letter - SUP-75850 and SDR-75851 [PRJ-75587]
6. Submitted after Final Agenda - Protest/Support Postcards for SUP-75850 and SDR-75851 [PRJ-75587]



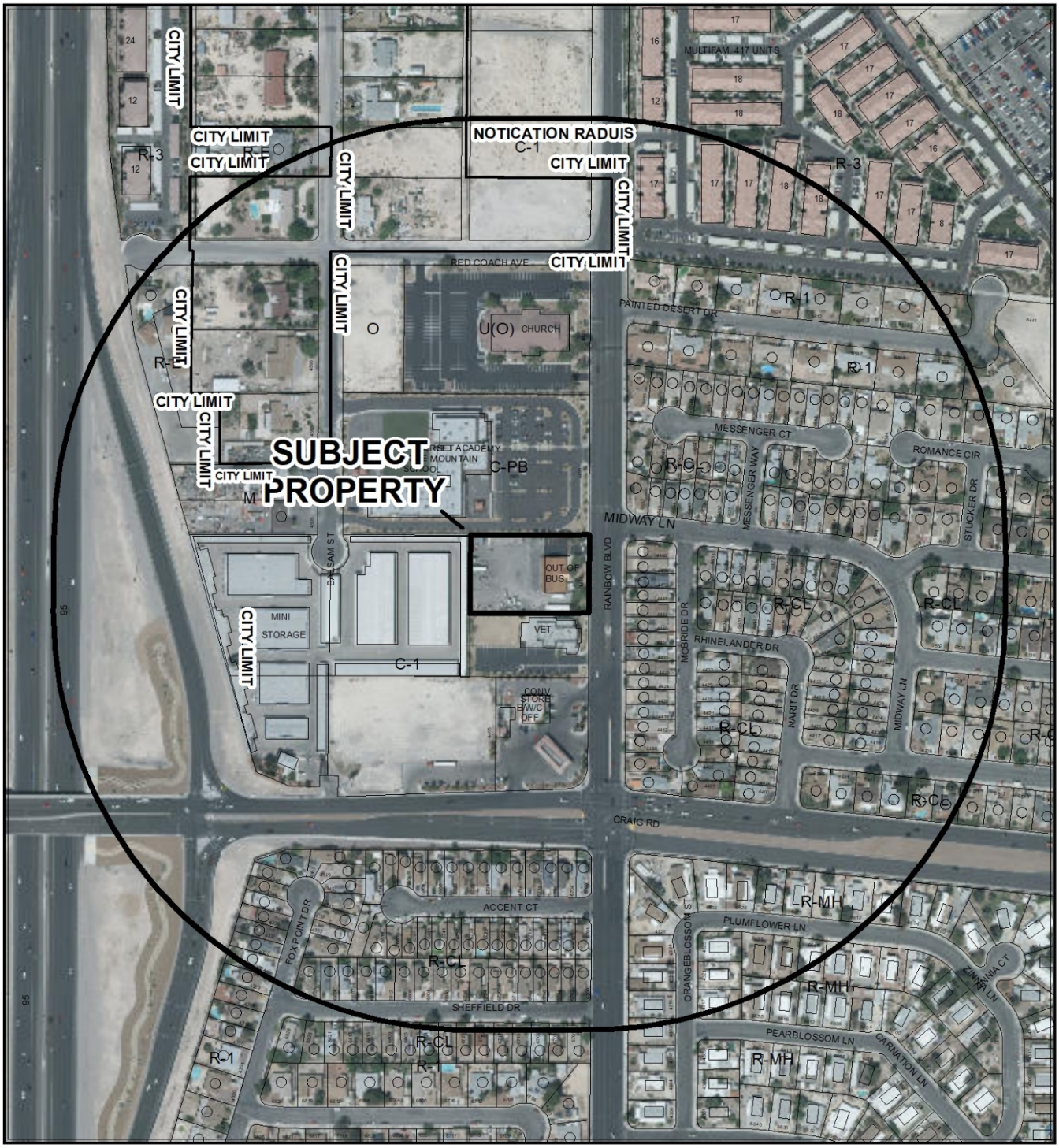
0 275 550 Feet

CASE: **SUP-75850, SDR-75851 (PRJ-75587)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **SUP-75850, SDR-75851 (PRJ-75587)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MIGUEL GUTIERREZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75850	Staff recommends APPROVAL, subject to conditions:	
SDR-75851	Staff recommends APPROVAL, subject to conditions:	SUP-75850

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 284 - SUP-75850 and SDR-75851

PROTESTS 0 - SUP-75850 and SDR-75851

APPROVALS 0 - SUP-75850 and SDR-75851

JB

** CONDITIONS **

SUP-75850 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Building Maintenance Service and Sales use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75851) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. Heavy equipment and machinery, including, but not limited to tractors, backhoes, dump trucks, tow trucks, bucket or ladder trucks, front end loaders, semi-trucks and trailers and similar vehicles, shall not be parked or stored at the subject site. No equipment that is available for rent shall be stored outside.

7. Prior to the issuance of a business license, all Title 19.08.040(E)(4)(e) outdoor storage area screening requirements must be fulfilled and all walls must be brought into compliance with Title 19.08 development standards prior to any area being utilized for outdoor storage on the subject property.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-75851 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75850) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/05/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north property line where eight feet is required.

5. An Exception from Title 19.08.040 is hereby approved, to allow four interior parking lot islands and ends caps where 14 are the minimum 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review and Special Use Permit to establish a 13,053 square-foot Building Maintenance Services and Sales use with an accessory 1,834 square-foot Outdoor Storage use at 4485 North Rainbow Boulevard.

ISSUES

- The Building Maintenance Service and Sales use is permitted in the C-1 (Limited Commercial) zoning district as a Conditional Land Use. However, the use does not comply with Condition #1, which states "No outdoor storage is allowed". As the proposed use provides approximately 1,834 square feet of Outdoor Storage area, approval of a Special Use Permit (SUP-75850) is required.
- The applicant has requested a Major Site Development Plan Review (SDR-75851) to establish a new 9,000 square-foot structure on the subject site.
- A Waiver from Title 19.08.070 has been requested, to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north property line where eight feet is required. Staff recommends approval of this request.
- The applicant has request an exception to allow four trees, where 14 trees should be required within parking lot islands or at the end of a row of parking spaces and to allow zero trees in the western landscape buffer where six trees are required. Staff recommends approval of this request.

ANALYSIS

The applicant has proposed a Site Development Plan Review (SDR-75851) to develop the subject site containing an existing 4,503 square-foot contractors office with an additional 9,000 square-foot building for a proposed Building Maintenance Service and Sales development on 1.21 acres located at 4485 North Rainbow Boulevard. Accompanying Waivers are required to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north property line where eight feet is required.

The subject site is located in the Centennial Hills Sector of the General Plan and has a current land use designation of SC (Service Commercial) and zoning designation of C-1 (Limited Commercial), which requires approval of a Special Use Permit (SUP-75850) to allow the proposed 1,834 square feet of Outdoor Storage area located on the south perimeter of the site.

A Building Maintenance Services and Sales use is described in Tile 19.12 as: "A facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use."

Minimum Special Use Permit Requirements:
*1. Accessory outdoor storage must meet all requirements of LVMC 19.08.040(E)(4)(e), irrespective of whether or not for purposes of LVMC 19.08.040(E)(4)(e) a Variance from its requirements is granted pursuant to that provision and LVMC 19.16.140.

The applicant has proposed an approximately 1,834 square-foot area dedicated to outdoor storage, located in the rear yard area located on the south perimeter of the existing 4,053 square-foot commercial building. The Outdoor Storage area is screened from view from the public right-of-way and adjacent commercial property to the south by an eight-foot tall solid CMU screening wall. The proposed outdoor storage area is also not located within any required setback areas, landscaping buffer yards or other required landscape areas, or parking spaces to meet minimum parking requirements.

The subject property has an existing eight-foot wall that runs the eastern and southern perimeters of the property, adjacent to the outdoor storage area. The applicant has proposed to add additional courses to the existing wall, to meet the required minimum eight-foot tall wall around the outdoor storage area, so as to bring it into conformance with all Title 19.08.040(E)(4)(e) requirements. All Title 19.08.040(E)(4)(e) outdoor storage area screening requirements must be fulfilled prior to any area being utilized for outdoor storage on the subject property. A condition of approval has been added to ensure compliance with this requirement.

*2. Accessory outdoor storage shall be limited to no more than 10% of the total lot area.

The proposed 1,834 square-foot Outdoor Storage area is approximately 3.00% of the total 52,707 square-foot lot, which is under the 10% maximum allowed.

The site is located within the Airport Overlay District as referenced by 19.10.080 with a height restriction of 175 feet. The submitted building elevations indicate the structure will be approximately 24 feet in height measured to the midpoint of the sloped roof eaves and will comply with the requirements of the Overlay District and the C-1 (Limited Commercial) zoning district.

The site will provide 44 total parking spaces with two van-accessible ADA parking spaces, which complies with Title 19.12 parking requirements for a 13,053 square-foot Building Maintenance Service and Sales land use. In addition, the applicant has requested an Exception to allow four trees, where 14 trees should be required within parking lot islands or at the end of a row of parking spaces and to allow zero trees in the western landscape

buffer where six trees are required. Staff has determined that since the proposed deviations will be located in the rear yard area of the site located behind a gate and are adjacent to the existing mini-storage development adjacent to the west of the site; the proposed deviations will have a minimal negative impact to the existing surrounding commercial developments. The primary tree species being utilized are 24" box Chinese Pistache and 24" box Acacia, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

According to the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The proposed Building Maintenance Services and Sales use adheres to all minimum special use permit requirements as outlined by Title 19.12. It has been determined that the proposed Building Maintenance Services and Sales use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-75850)
In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Building Maintenance Service and Sales use can be conducted in a harmonious and compatible manner with the adjacent commercial and residential uses. Any proposed outside storage would be appropriately screened from view of the Rainbow Boulevard right-of-way.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is of sufficient size to accommodate the proposed Building Maintenance Service and Sales use, including items for storage and parking.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site will be provided by Rainbow Boulevard a 90-foot Major Collector Street according to the Master Plan of Streets and Highways, which is sufficient in size to carry the amount of traffic this proposed development will generate.

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 Building Maintenance Service and Sales use will not compromise the public health, safety and general welfare. Activities on the site are subject to licensing, permitting and inspection for the public's protection.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Building Maintenance Service and Sales use will comply with the requirement to screen all outside storage from view of adjacent properties and streets.

FINDINGS (SDR-75851)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed storage building is aesthetically compatible with the buildings on the adjacent commercial sites and is appropriately designed for the C-1 District, which is intended to be located on the periphery of residential neighborhoods.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed Building Maintenance Service and Sales development is consistent with the General Plan. However, the proposed design does not comply with all Title 19 development standards. The applicant has requested a Waiver to allow a five-foot landscape buffer on a portion of the south perimeter where eight feet is required. Staff recommends approval of this request. Also, the applicant has requested an exception to allow four trees where 14 trees should be required within parking lot islands or at the end of a row of parking spaces. Staff has determined the associated Waivers and Exception will have minimal negative impact to the overall development.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site will be provided by Rainbow Boulevard, a 90-foot Major Collector Street according to the Master Plan of Streets and Highways, which is sufficient in size to carry the amount of traffic this proposed development will generate.

4. Building and landscape materials are appropriate for the area and for the City;

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted building elevations indicate the building façades will be comprised of beige pre-fabricated metal. The primary tree species being utilized are 24" box Chinese Pistache and 24" box Acacia trees, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/11/99	The City Council approved the Annexation (A-0013-98) of approximately 1.43 gross acres located at 4485 North Rainbow Boulevard into the City of Las Vegas. The Planning Commission and staff recommended approval. The annexation became effective on 01/22/99.
07/12/99	The City Council approved a Rezoning (Z-0029-99) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval. The Resolution of Intent expired on 07/12/00.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/18/02	The City Council approved a Rezoning (ZON-1112) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/04/04	The City Council approved Ordinance #5668, which amended the Official Zoning Map to change the zoning on the subject site from R-E (Residence Estates) to C-1 (Limited Commercial).
01/19/05	The City Council approved a Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a related Site Development Plan Review (SDR-5553) for a proposed 2,220 square-foot Auto Detail Facility and waivers of parking lot, perimeter and foundation landscaping standards on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission approved a Major Amendment (SDR-19122) of a previously approved Site Development Plan Review (SDR-5553) for a proposed two-story, 4,364 square-foot Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. This approval expired 02/22/09.
03/07/07	The City Council approved an Extension of Time (EOT-19400) of a previously approved Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. The approval expired 01/19/09.
04/06/11	The City Council voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-39489) from SC (Service Commercial) to GC (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (ZON-34490) from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Variance (VAR-39492) to allow a zero-foot rear yard setback where 20 feet is required and a zero-foot side yard setback where 10 feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-39491) for the addition of a proposed 9,000 square-foot Rental Store (With Outside Storage) building to a site containing an existing 4,011 square-foot Office, with a Waiver of Perimeter Landscape Buffer standards to allow a seven-foot buffer along a portion of the south property line where eight feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Special Use Permit (SUP-40564) for a Rental Store (With Outside Storage) at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
01/18/12	The City Council approved a request for Site Development Plan Review (SDR-43004) for the addition of an existing 4,970 square-foot building to a site containing an existing 4,011 square-foot office with waivers to allow a two-foot landscape buffer along a portion of the north perimeter where eight feet is required and to allow no building articulation or architectural features where required at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval of the request. The entitlement expired on 01/18/14.
	The City Council approved a request for Special Use Permit (SUP-43005) for Building Maintenance Service and Sales at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval of the request. The entitlement expired on 01/18/14.

Most Recent Change of Ownership	
11/09/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1978	The existing building was constructed on the subject site.
12/12/03	A business license (C25-00034) was issued for a contractor (Sequoia Electric, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 11/02/15.
03/19/04	A building permit (#04006226) was issued for city design block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 03/31/04.

Related Building Permits/Business Licenses	
07/17/08	A business license (P50-01891) was issued for professional services (Ticket Lady) at 4485 North Rainbow Boulevard. The license was marked inactive on 09/12/14.
08/28/08	A business license (B20-00912) was issued for a business support service (paralegal services) at 4485 North Rainbow Boulevard. The license was previously issued at another location in the city. The license is still active.
09/18/08	A business license (C11-07585) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license had been previously issued at another location in the city. The license is still active.
02/17/09	A Code Enforcement case (#74600) was processed for storing equipment and vehicles on an unpaved lot at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/04/09.
03/24/09	A business license (C25-01740) was issued for a contractor (Sequoia Electric, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 08/07/14.
04/07/09	A building permit (#137098) was issued for an interior remodel tenant improvement for certificate of occupancy at 4485 North Rainbow Boulevard. A final inspection was completed on 04/22/11.
	A building permit (#137104) was issued for non-structural demolition at 4485 North Rainbow Boulevard. A final inspection was completed on 04/16/10.
04/30/09	A Code Enforcement case (#77677) was processed for storing commercial trucks and operating a business out of a temporary trailer without proper zoning approvals at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/05/10.
08/14/09	An application (E02-90960) for a business license for equipment rental at 4485 North Rainbow Boulevard was submitted for staff review. Staff denied the application on 08/18/09. The application was closed out on 02/10/10 at the request of the applicant.
04/29/10	A building permit (#161965) was issued for city design block walls and engineering to add courses to existing block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
06/02/10	A building permit (#164257) was issued for a city design eight-foot tall block wall on the north side of the site at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
04/13/11	A business license (R50-00264) was issued for equipment rental (Desert Seguro, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 08/18/14.

Related Building Permits/Business Licenses	
04/25/11	A business license (M18-05258) was issued for management or consulting service (Desert Seguro, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 03/16/15.
05/05/11	A Code Enforcement case (#101530) was processed for storing equipment illegally at 4485 North Rainbow Boulevard. The case remains open.
05/17/11	A Code Enforcement case (#102037) was processed for storage containers and equipment at 4485 North Rainbow Boulevard. The case remains open.
08/23/12	A business license (C25-04277) was issued for a contractor (Sequoia Electric, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 02/27/14.

Pre-Application Meeting	
01/09/19	A pre-application conference was held with the applicant to discuss Special Use Permit and Site Development Plan Review submittal requirements for a Building Maintenance Service and Sales development on the subject site.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	A routine field check was conducted by staff and found a well maintained commercial site free from trash and debris with an existing eight-foot wall on the perimeter of the site.

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	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached (vacant)	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Animal Hospital (with no Outside Pens)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	184 Feet	Y
Min. Setbacks			
• Front	10 Feet	206 Feet	Y
• Side (north)	10 Feet	25 Feet	Y
• Side (south)	10 Feet	10 Feet	Y
• Rear	20 Feet	20 Feet	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	N/A	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	8 Trees	12 Trees	Y
• South	1 Tree / 30 Linear Feet	8 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	6 Trees	10 Trees	Y
• West	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**28 Trees**	**35 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	14 Trees	4 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	8 Feet		5 Feet	N*
• East	15 Feet		21 Feet	Y
• West	8 Feet		20 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has request an Exception to allow four trees where 14 trees should be required within parking lot islands or at the end of a row of parking spaces and to allow zero trees in the western landscape buffer where six trees are required.
** The applicant has requested Waivers to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north property line where eight feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Secondary Collector	Master Plan of Streets and Highways	90	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance Service and Sales (Existing – 4,503 SF) (Proposed – 9,000 SF)	13,053 SF	1:300	44				
TOTAL SPACES REQUIRED			44		44		Y
Regular and Handicap Spaces Required			42	2	42	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot landscaping buffer is required along all interior lot lines.	To allow a five-foot landscape buffer on a portion of the south perimeter.	Approval
	To allow a zero-foot landscape buffer on a portion of the north perimeter.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One Tree / Six Uncovered Spaces, plus one tree at the end of each row of spaces.	To allow four trees, where 14 trees should be required within parking lot islands or at the end of a row of parking spaces	Approval
One 24” box tree every 30 linear feet	To allow zero trees in the western landscape buffer where six trees are required.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR

Project Address (Location) 4485 N. Rainbow Blvd., Las Vegas NV 89108

Project Name DMS Warehouse Addition **Proposed Use** Accessory Structure

Assessor's Parcel #(s) 138-03-602-013 **Ward #** 4

General Plan: Existing N/A Proposed N/A **Zoning:** Existing N/A Proposed N/A

Additional Information N/A

Property Owner Miguel Gutierrez Contact

Address 6245 N. Dapple Gray Rd City Las Vegas State NV Zip 89149

E-mail mikeg@dms-lv.com Phone 702-494-8725

Applicant Same as above Contact

Address City State Zip

E-mail Phone

Representative Same as above Contact

Address City State Zip

E-mail Phone

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Miguel Gutierrez

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Miguel Gutierrez

JOSE GARCIA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-27-2022
Certificate No: 10-2506-1

Subscribed and sworn before me

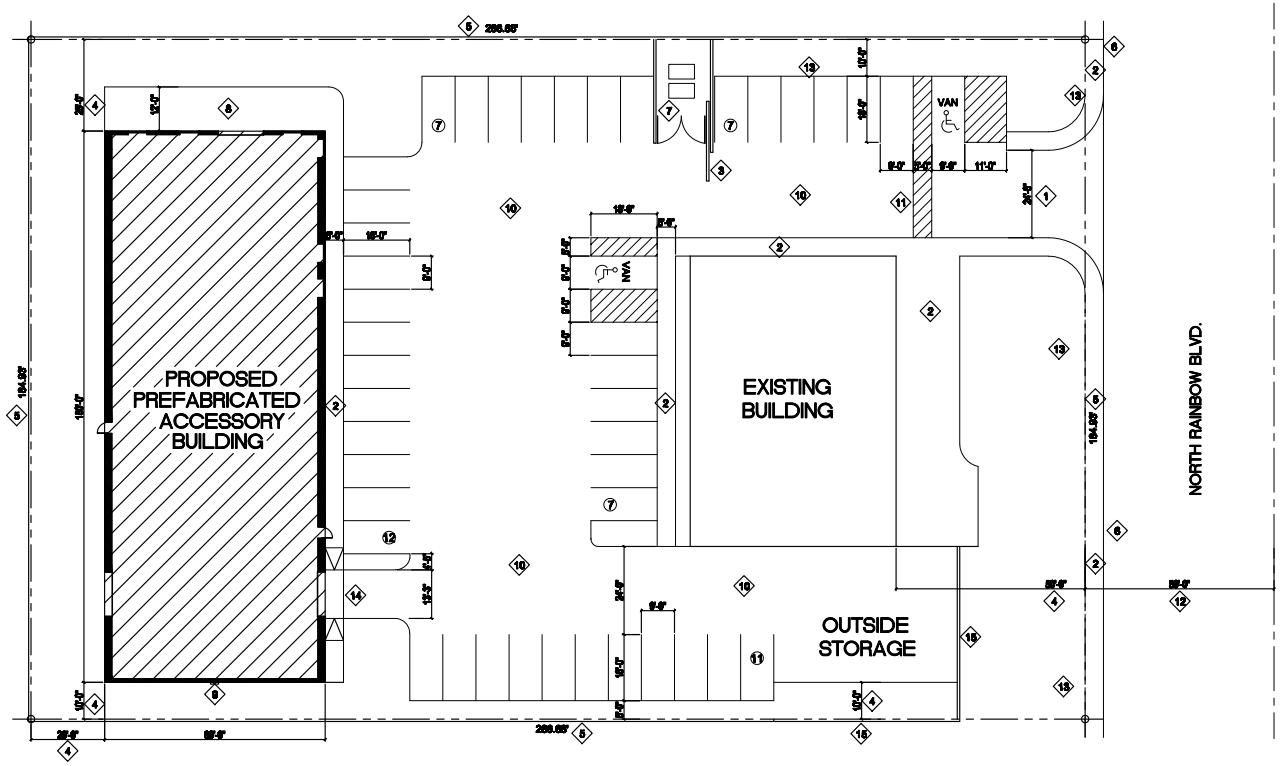
This 19 day of February, 20 19

Notary Public in and for said County and State

PRJ-75587
02/19/19

SITE PLAN LEGEND

1. EXISTING DRIVEWAY, APPROACH AND APRON PER COUNTY REGULATIONS
2. CONCRETE WALKWAY TO BE EXPOSED CONCRETE
3. EXISTING SLIDING GATE IN CMU WALL
4. SETBACKS
5. PROPERTY LINE - SEE CIVIL DRAWINGS
6. EXISTING CURB AND GUTTER
7. TRASH ENCLOSURE
8. CONCRETE PATIO
9. (2) 400 AMP ELECTRICAL PANELS
10. ASPHALT PARKING LOT
11. ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE W/ 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS
12. 50' WIDE RIGHT OF WAY
13. EXISTING LANDSCAPING
14. PROPOSED VEHICLE ENTRANCE TO BUILDING
15. 8' HIGH WALLS (SOUTH & EAST) AT OUTDOOR STORAGE



1 / A1.0 **SITE PLAN** (1.21 ACRES = 25% LOT COVERAGE)

SCALE: 1/16" = 1'-0"

NORTH

DMS DIVERSIFIED Mechanical SOLUTIONS, LLC

PRELIMINARY 03/05/19

No.	Revision/Issue	Date

Firm Name and Address

DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108
702-494-8725

Project Name and Address

DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV. 89108

Project	Sheet
2019-4	A1.0
Date: 1-24-2019	
Scale: AS NOTED	

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL, OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE.
3. ASSORTED 5 GAL. SHRUBS TO COVER MORE THEN 50% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION.
4. ANY TREE WITHIN 3' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
5. DECOMPOSED GRANITE COLOR:
   PALOMINO CORAL
   1/2" SCREED
6. DECORATIVE GRAVEL COLOR:
   RED SANDSTONE
   3/4"
7. ALL LANDSCAPE AREAS TO RECEIVE A COMPLETE PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

PERIMETER TREES

REQUIRED 1 PER 30 LINEAR FEET
(540 L.F. / 30) = 18 TREES
PROVIDED = 35 TREES

PARKING LOT TREES

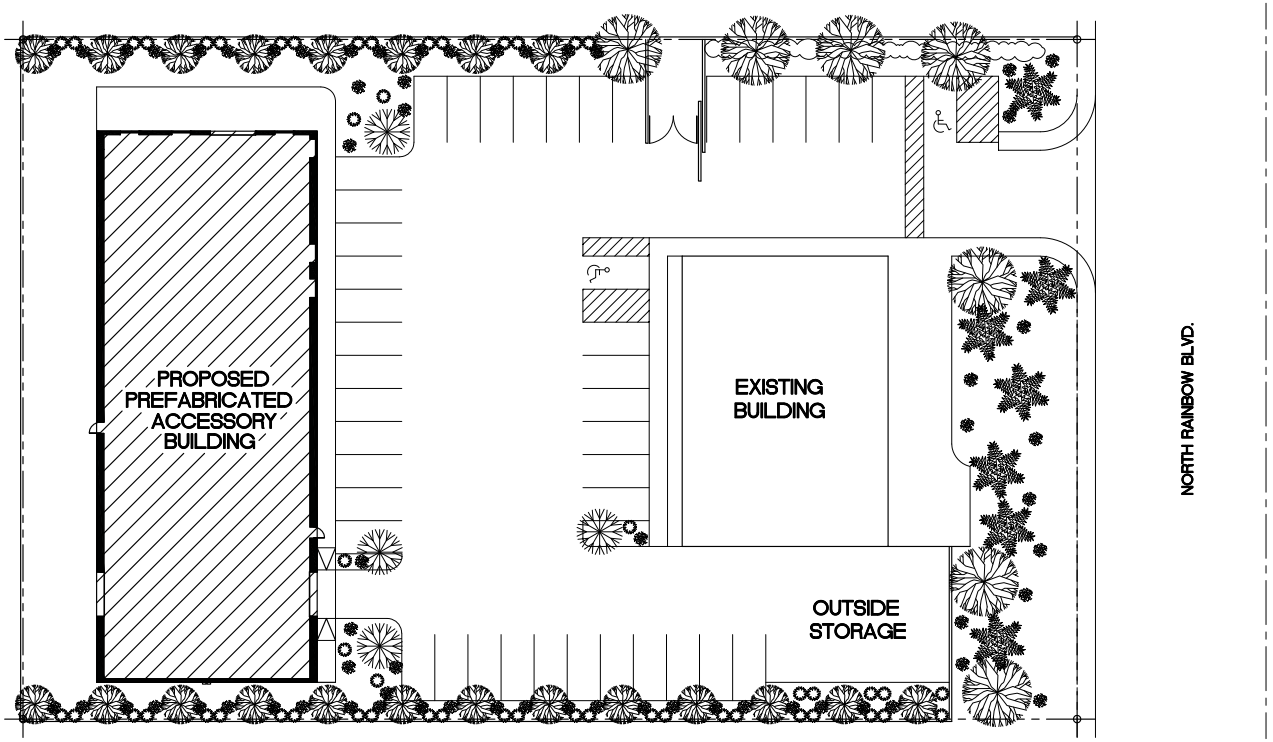
REQUIRED 1 PER 6 STALLS = 8 TREES
PROVIDED = 21 TREES

LANDSCAPE LEGEND

TREES	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME
	24" BOX	21	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	4	ACACIA	ACACIA
SHRUBS	**SIZE**	**QUANTITY**	**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	52	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	50	AGAVE AMERICANA	INCENSE CEDAR

EXISTING LANDSCAPE LEGEND

TREES	SIZE	QUANTITY	COMMON NAME
	24" BOX	7	EXISTING EVERGREEN ELMS AND PINES TO REMAIN
	14'	7	EXISTING PALMS TO REMAIN
SHRUBS	**SIZE**	**QUANTITY**	**BOTANICAL NAME**
	5 GAL.	10	EXISTING TEXAS RANGER TO REMAIN
	15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN



1 / L1.0 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NORTH

DMS
PR-I-75587
Diversified Mechanical Solutions, LLC
03/05/19

No.	Revision/Issue	Date

Firm Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108
702-494-8725

Project Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV. 89108

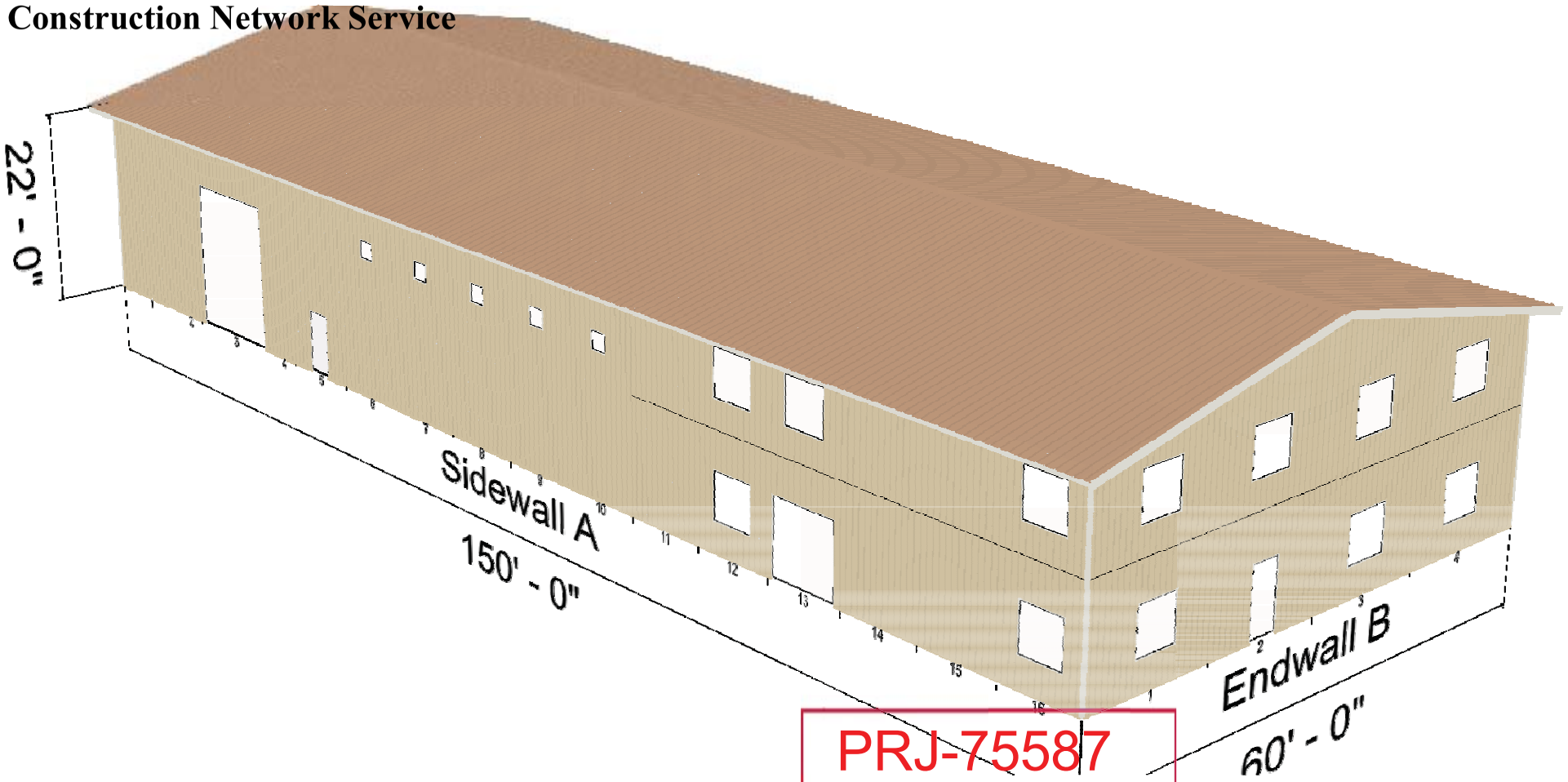
Project: 2019-4
Date: 1-24-2019
Scale: AS NOTED
Sheet: L1.0

Building created for:

Mike Gutierrez
4485 N. Rainbow Blvd
Las Vegas NV 89108

Produced by:

Construction Network Service



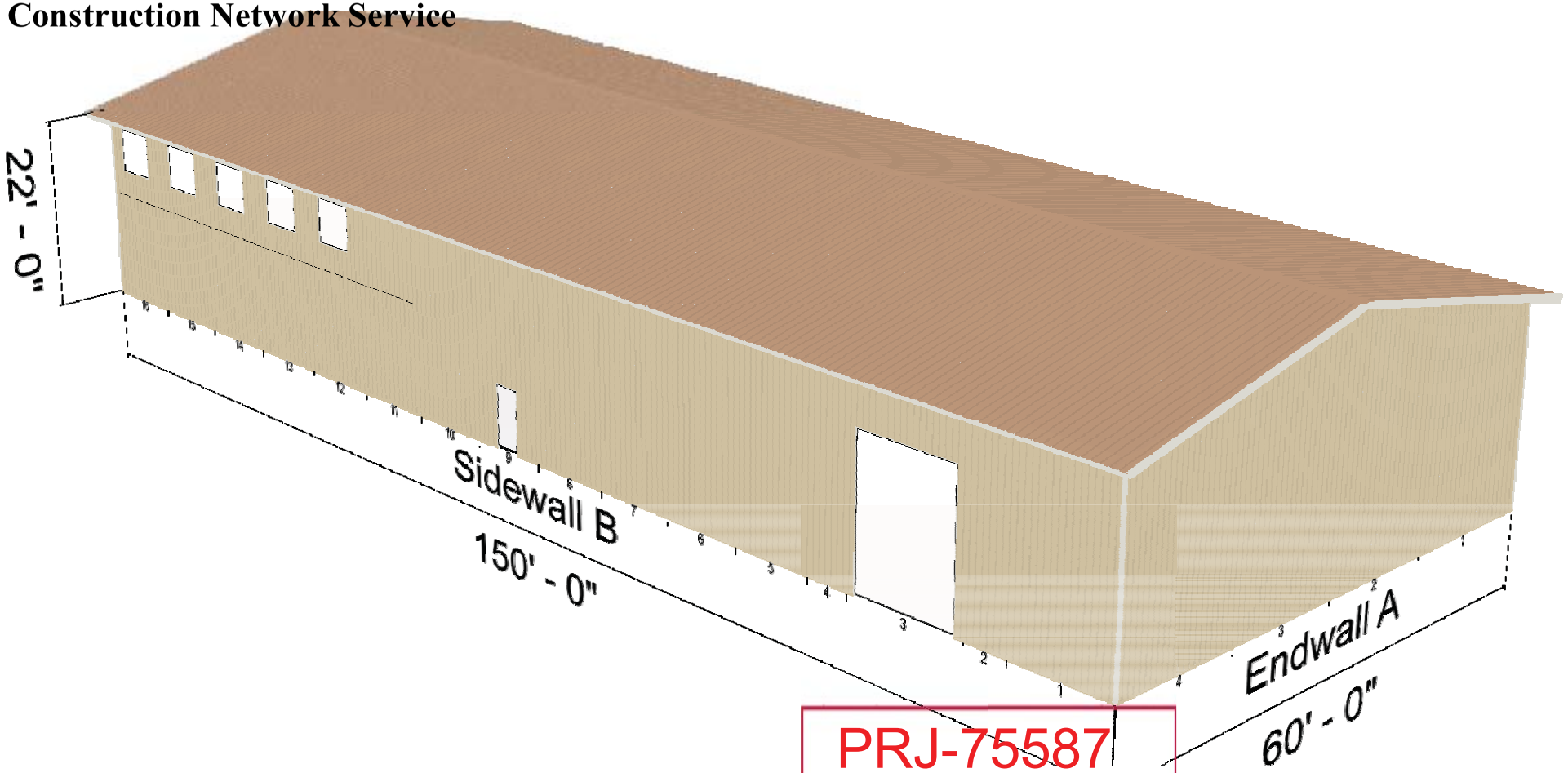
PRJ-75587
03/05/19

Building created for:

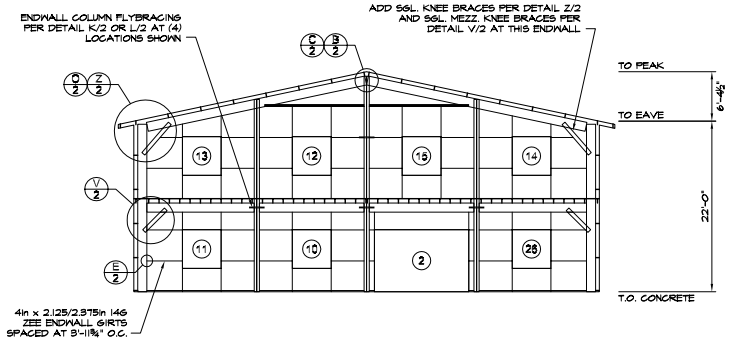
Mike Gutierrez
4485 N. Rainbow Blvd
Las Vegas NV 89108

Produced by:

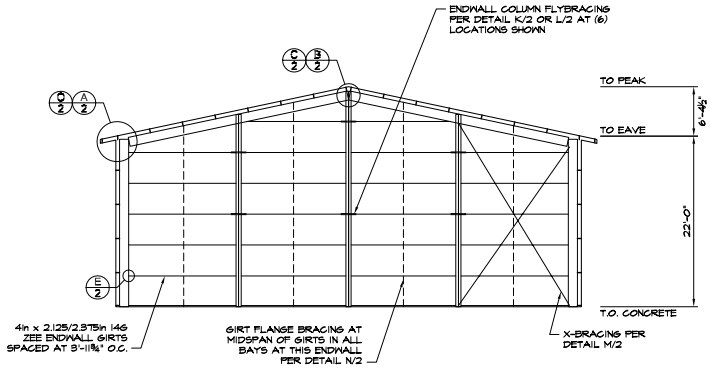
Construction Network Service



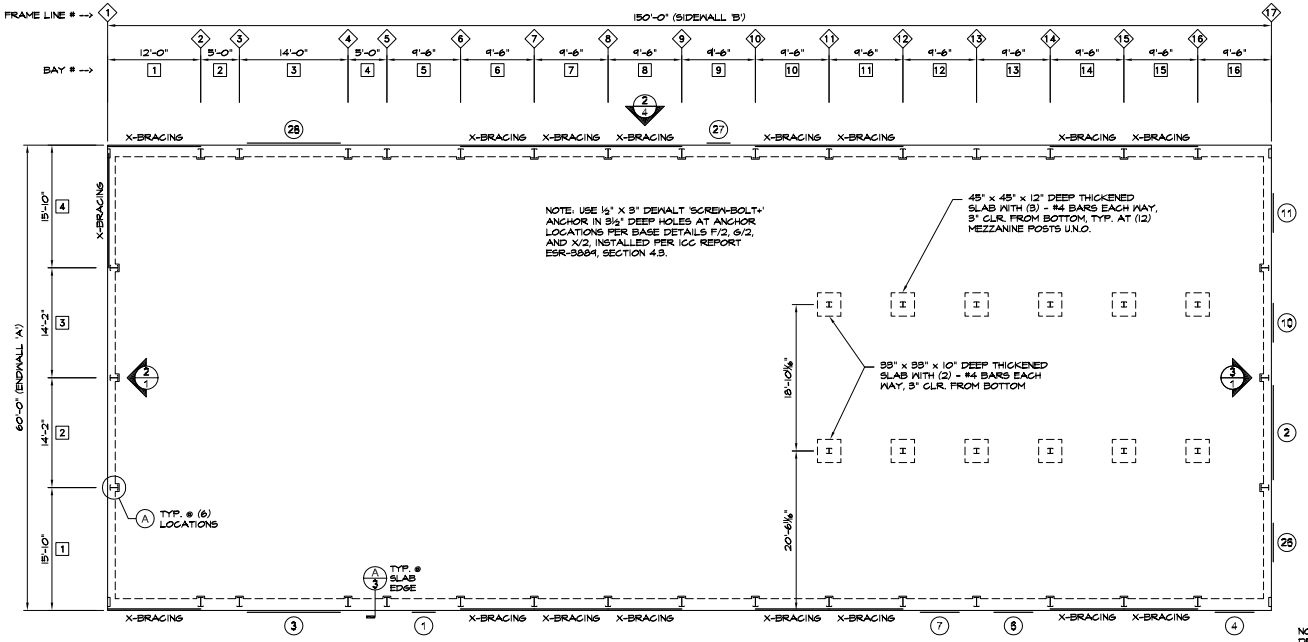
PRJ-75587
03/05/19



3/1 ENDWALL 'B' INTERIOR ELEVATION
SCALE: 1/8" = 1'-0" FRAME #17



2/1 ENDWALL 'A' INTERIOR ELEVATION
SCALE: 1/8" = 1'-0" FRAME #1



1/1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

NOTE: SEE "TYP. FRAME CROSS-SECTION" DETAIL ON SHEET 2 FOR SPECIFIC FRAME DETAIL INFORMATION.

NOTE: IN LIEU OF BOTTOM GIRT, INSTALL L4x2x14G ANGLE TO FOUNDATION WITH 1/4in X 1in MUSHROOM HEAD SPIKES ANCHORS AT 48" O.C. (6" MAX. FROM ANY END) (OMIT AT DOORS)

PROJECT DESIGN CRITERIA

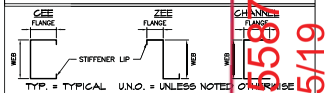
ROOF DEAD LOAD: 7 psf
GROUND SNOW LOAD: 0 psf
ROOF SNOW LOAD: 0 psf
ROOF LIVE LOAD: 20 psf
WIND SPEED: 115 mph
WIND EXPOSURE: C
Ss: 0.472 Sds: 0.448
S1: 0.164 Sd1: 0.235
SEISMIC DESIGN CATEGORY: C (for both periods)
R transverse: 3.0 R longitudinal: 3.0
RISK CATEGORY: II
SOIL BEARING PRESSURE: 1500 psf

WIND DESIGN IS BASED ON THE RAPID-SOLUTIONS METHODOLOGY FOR WIND DESIGN (BY STRUCTURAL ENGINEERS WASHINGTON) BASED ON THE DIRECTIONAL DESIGN PROCEDURE (ASCE 7, CHAPTER 27).

SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:
-- TRANSVERSE: ORDINARY STEEL MOMENT FRAME (SEISMIC DESIGN IS BASED ON ASCE SECTIONS 12.1 - 12.8)
-- LONGITUDINAL: ORDINARY STEEL BRACED FRAME. (SEISMIC DESIGN IS PERFORMED USING THE SIMPLIFIED DESIGN PROCEDURE (ASCE 7, SECTION 12.14).

DESIGN BASE SHEAR: IS SHOWN ON CALCULATION SHEET M2.

COMPONENT DIAGRAM



DETAIL KEYS

(A) ENDWALL COLUMN (SEE DETAIL C/2 FOR CONNECTION AND G/2 FOR BASE CONNECTION)

WALL OPENING SCHEDULE

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS
1	3'-0"	6'-8"	PERSONNEL DOOR	SINGLE	CHN6X 3X16
2	12'-2"	8'-0"	PERSONNEL DOOR	SEE NOTE #4	C4X2.5 X16
3	12'-0"	16'-0"	ROLL UP DOOR	SINGLE	C6X4X12
4 - 9	5'-0"	5'-0"	WINDOW	SINGLE	CHN6X 3X16
10	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X16
11	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X14
12	5'-0"	5'-0"	WINDOW	DOUBLE	C4X2.5 X16
13 - 14	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X14
15	5'-0"	5'-0"	WINDOW	DOUBLE	C4X2.5 X16
16 - 20	2'-0"	2'-0"	WINDOW	SINGLE	CHN6X 3X16
21 - 25	5'-0"	5'-0"	WINDOW	SINGLE	CHN6X 3X16
26	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X14
27	3'-0"	6'-8"	PERSONNEL DOOR	SINGLE	CHN6X 3X16
28	12'-0"	16'-0"	ROLL UP DOOR	SINGLE	C6X4X12

NOTES:
1) JAMB MEMBERS SHOWN AS "CHN" ARE CHANNEL MEMBERS (WITHOUT STIFFENER LIPS) AND THOSE SHOWN AS "C" ARE CEE MEMBERS. FIRST NUMBER IS WEB DEPTH IN INCHES, SECOND NUMBER IS FLANGE WIDTH IN INCHES, AND THIRD NUMBER IS MATERIAL THICKNESS (GAUGE).
2) SEE DETAIL J/2 FOR DOOR OPENING FRAMING INFORMATION WITH GEE JAMBS. SEE DETAIL P/2 FOR DOOR OPENING FRAMING INFORMATION WITH CHANNEL JAMBS.
3) SIZE OF HEADER GIRT MEMBER TO BE SAME AS SIDEWALL OR ENDWALL GIRT, AS APPROPRIATE, PER ELEVATIONS. AT WINDOWS, INSTALL HEADER GIRT SPECIFIED ABOVE AND BELOW WINDOWS, U.N.O.
4) AT OPENINGS NOTED, INSTEAD OF ATTACHING DOOR JAMBS TO HEADER GIRT ABOVE OPENING, ATTACH DOOR JAMBS TO UNDERSIDE OF MEZZANINE GIRDER OR ENDWALL RAFTERS, WHICHEVER IS APPLICABLE.

DRJ-7558 03/05/19

HALF SCALE PRINT (NOT FOR SUBMISSION TO BUILDING DEPARTMENT)

ASK4 Engineering, Inc.
18765 SE Stanley Road
Sandy, OR 97055
engsupport@actbuildingsystems.com

www.outbacksteelbuildings.com
DISTRIBUTING COLD-FORMED STEEL BUILDINGS THROUGHOUT THE U.S. AND CANADA
OUTBACK STEEL BUILDINGS

DISTRIBUTOR: Construction Network Service
JOB NAME: Mike Gutierrez
JOB ADDRESS: 4485 N. Rainbow Blvd. Las Vegas, NV 89108

DRAWN SML
CHECKED SML
DATE 10/23/2018
JOB NO. USDO52484125
SHEET 1 OF 5

SITE PLAN / LANDSCAPING PACKAGE

DIVERSIFIED MECHANICAL SOLUTIONS

4485 NORTH RAINBOW BOULEVARD LAS VEGAS, NV 89108

LEGAL DESCRIPTION

PARCEL MAP FILE 18 PAGE 42
LOT 1
& PT SE4 NE4 SEC 03 20 60

PROJECT DATA

LOCATION: DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108

OWNER: MIKE GUTIERREZ

CODE ANALYSIS

1. CODE YEAR/TYPE:EXISTING BUILDING: APN: 138-03-602-013
2012 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS
2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2012 UNIFORM MECHANICAL CODE WITH LOCAL AMENDMENTS
2012 UNIFORM PLUMBING CODE WITH LOCAL AMENDMENTS
2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
2009 ICC ANSI A117.1 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES
CITY OF NORTH LAS VEGAS MUNICIPAL CODE (TITLE 15,16 AND 17)
2. OCCUPANCY CLASSIFICATION (IBC CHAPTER 3): B & S-1
3. TYPE OF CONSTRUCTION: (IBC CHAPTER 6): V-B
4. FIRE SPRINKLERS (IBC 903, 903.3): N/A
5. FIRE ALARMS (IBC 907)
6. HEIGHT (IBC 503-507& TABLE 503) - ACTUAL: 26'-0" ALLOWABLE: 40'-0"
7. STORIES (IBC 504.2 & TABLE 503) - ACTUAL: 1 ALLOWABLE: 1
8. AREA: (IBC 503-507 & TABLE 503-ALLOWABLE 9,000 SQ FT.

BUILDING SIZE: 9,000 SQ. FT.
ACTUAL TOTAL: 9,000 SQ. FT.

9. OCCUPANT LOAD (IBC 1004, & TABLE 1004.1.2):
10. NUMBER OF EXITS (IBC 1015.1, 1021 & TABLES 1015.1,1021.1,1021.2)
11. FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601) PRIMARY STRUCTURAL FRAME
0 HR BEARING WALLS: INTERIOR
0 HR BEARING WALLS: EXTERIOR
0 HR NON-BEARING WALLS AND PARTITIONS: INTERIOR
0 HR FLOOR CONSTRUCTION AND SECONDARY MEMBERS
0 HR 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 705.8) N/A
13. SPACES REQUIRING FIRE-RESISTANCE-RATED SEPARATION (IBFC 420,508,706,707,708,709,712) - N/A
14. NON-SEPARATED USES WITH REQUIRED CALCULATIONS - N/A
15. ROOF COVERING MATERIAL CLASS - CLASS 1

CODE COMPLIANCE: IBC 2012
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: N/A 10 < 50 OCCUPANTS
LEVEL: 1
PROJECT LEVEL: 1
TYPE OF OCCUPANCY: B & S-1

NEW STORAGE BLDG. OCCUPANT LOAD
9,000 S.F. / 300 OCCUPANT LOAD = 30 OCCUPANTS

EXISTING OFFICE BLDG. OCCUPANT LOAD
4,053 S.F. / 100 OCCUPANT LOAD = 41 OCCUPANTS

13,053 S.F. TOTAL TOTAL OCCUPANT LOAD = 71 OCCUPANTS

NUMBER OF EXITS
REQUIRED EXITS = 2
PROVIDED EXITS = 4

PLUMBING LOAD
TOTAL OCCUPANT LOAD: 71 OCCUPANTS = PROVIDE 1 FIXTURE FOR FIRST 25, THEN 1 PER 50 FOR THE REMAINDER
REQUIRED: 3 TOILET FIXTURES AND 3 SINKS
PROVIDED: 3 TOILET FIXTURES AND 3 SINKS

NOTE:
PROJECT SHALL COMPLY WITH THE 2012 UPC, 2012 UMC, 2011 NEC, 2012 IECC, 2009 ICC A/17.1, AND THE SOUTHERN NEVADA CODE AMENDMENTS

PARKING ANALYSIS

ACCESSORY PARKING REQUIREMENTS:	9,000 S.F. @ 10:1000 =	31 SPACES
OFFICE PARKING REQUIREMENTS:	4,053 S.F. @ 2.5:1000 =	13 SPACES
TOTAL PARKING REQUIRED:	=	44 SPACES
ACCESSIBLE PARKING REQUIRED:	=	0 SPACES
VAN ACCESSIBLE PARKING REQUIRED:	=	2 SPACES
STANDARD SPACES PROVIDED:	=	42 SPACES
ACCESSIBLE SPACES PROVIDED:	=	0 SPACES
VAN ACCESSIBLE SPACES PROVIDED:	=	2 SPACES
TOTAL SPACES PROVIDED:	=	44 SPACES

SYMBOL LEGEND

FLOOR PLAN — DRAWING TITLE
SCALE: 1/8" = 1'-0" — DRAWING SCALE
1 / A0.01 TITLE — DETAIL TITLE
SCALE: SCALE — DETAIL SCALE
1 / A0.01 — WALL SECTION MARK
1 / A0.01 — SECTION DETAIL MARK
NUMBER — ELEVATION KEYS
0'-0" FF ELEV — ELEVATION MARK
1 TOP / BOTTOM 1.1 — DOOR NUMBER
ROOM NUMBER

BUILDING CONSTRUCTION

1. ALL WORK, MATERIALS, METHODS ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. MATERIALS TO BE USED SHALL BE OF FIRST QUALITY, ALL WORK SHALL BE PERFORMED BY SKILLED TRADES IN A WORKMANLIKE MANNER.
3. CLEAN, PATCH & REPAIR ALL SURFACES DAMAGED BY DEMOLITION OR ALTERATION OF WORK AS REQUIRED, INCLUDING EXISTING FIRE-RATED ASSEMBLIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROVIDING ALL BUILDING MATERIALS & FINISHES NOT SPECIFICALLY ADDRESSED IN THESE PLANS.

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE: 1.24.2019
GENERAL		
A0.1	COVER AND INFORMATION SHEET	●
A1.0	SITE PLAN	●
L1.0	LANDSCAPING PLAN	●

DESCRIPTION

PROJECT: DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. RAINBOW BLVD.
LAS VEGAS, NV 89108

PROJECT TYPE: PREFAB BLDG. ADDITION

BUILDING OWNER: MIKE GUTIERREZ

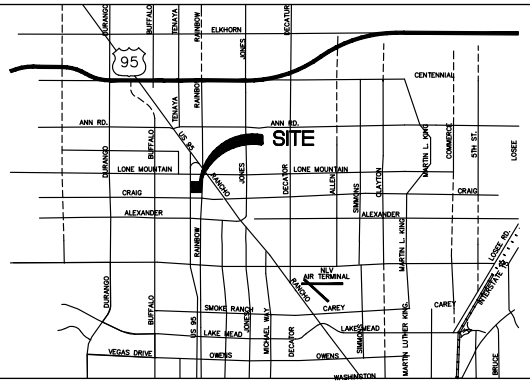
138-03-602-013

AREA OF ADDITION: 9,000 SQ. FT.

SCOPE OF WORK

SCOPE OF WORK: ADD A PREFABRICATED ACCESSORY BUILDING TO STORE MISC. CONSTRUCTION EQUIPMENT INDOORS. ADD AN ASPHALT PARKING LOT THAT HAS 44 TOTAL PARKING SPACES. ADD LANDSCAPING BUFFERS.

LOCATION MAP



DMS DIVERSIFIED Mechanical Solutions, LLC
PRJ-76557
02/19/19

No.	Revision/Issue	Date

Firm Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108
702-494-8725

Project Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV. 89108

Project 2019-4
Date 1-24-2019
Scale AS NOTED
Sheet A0.1

DMS DIVERSIFIED MECHANICAL SOLUTIONS, LLC

4485 N. Rainbow Blvd. • Las Vegas, NV • 89108
Ph.:702.932.4041 • Fax: 702.943.1908 • Email: Info@dms-lv.com • NV License # 0076813, # 0076813A

March 4, 2019

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Miguel Gutierrez/DMS, LLC
Project: PRJ-75587
Property located at:

4485 N. Rainbow Blvd.
Las Vegas, Nevada 89108

Planning/Building Dept.:

Proposed structure will have the following paint colors:

Roof - Mocha Tan 22 (Matches roof on existing building)
Body - Light Stone 63
Trim - Polar White 80

Thank you.

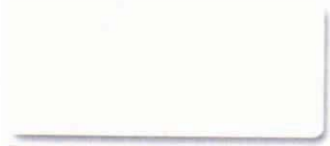
Miguel Gutierrez
Diversified Mechanical Solutions, LLC
702-494-8725

PRJ-75587
03/05/19

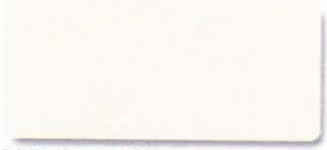
metal sales manufacturing corporation

Color Guide

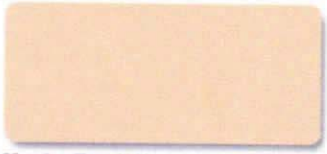
MS Colorfast45® Paint System



Polar White (80)
SR = 0.58 TE = 0.87 SRI = 68



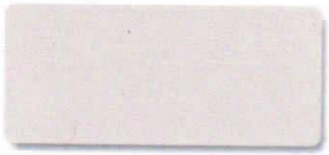
Light Stone (63)
SR = 0.50 TE = 0.88 SRI = 58



Mocha Tan (22)
SR = 0.52 TE = 0.87 SRI = 60



Antique Bronze (D4)
SR = 0.36 TE = 0.88 SRI = 39



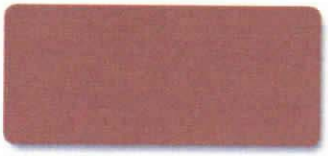
Taupe (74)
SR = 0.44 TE = 0.87 SRI = 49



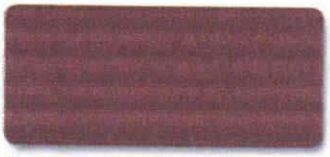
Ash Grey (25)
SR = 0.37 TE = 0.88 SRI = 40



Charcoal (17)
SR = 0.30 TE = 0.87 SRI = 31



Brown (12)
SR = 0.31 TE = 0.87 SRI = 32



Dark Brown (44)
SR = 0.27 TE = 0.87 SRI = 27



Forest Green (26)
SR = 0.27 TE = 0.87 SRI = 27



Fern Green (07)
SR = 0.30 TE = 0.88 SRI = 31



Sierra Green (20)
SR = 0.38 TE = 0.87 SRI = 41



Ocean Blue (35)
SR = 0.30 TE = 0.88 SRI = 31



Red (24)
SR = 0.30 TE = 0.86 SRI = 30



Acrylic Coated Galvalume® (41)[1]
SR = 0.67 TE = 0.14 SRI = 56

PRJ-75587
03/05/19

(Color Code) • SR = Initial Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index

ENERGY STAR PARTNER

All Colors Meet or Exceed ENERGY STAR® Steep Slope Requirements

[1] Non-Painted Finish

Visit metalsales.us.com for valuable tools and resources

26 GAUGE WESTERN



SUP-75850 [PRJ-75587] - SPECIAL USE PERMIT RELATED TO SDR-75851 - APPLICANT/OWNER: MIGUEL GUTIERREZ
4485 NORTH RAINBOW BOULEVARD

02/28/19



SUP-75850 [PRJ-75587] - SPECIAL USE PERMIT RELATED TO SDR-75851 - APPLICANT/OWNER: MIGUEL GUTIERREZ
4485 NORTH RAINBOW BOULEVARD

02/28/19



SUP-75850 [PRJ-75587] - SPECIAL USE PERMIT RELATED TO SDR-75851 - APPLICANT/OWNER: MIGUEL GUTIERREZ
4485 NORTH RAINBOW BOULEVARD

02/28/19



SUP-75850 [PRJ-75587] - SPECIAL USE PERMIT RELATED TO SDR-75851 - APPLICANT/OWNER: MIGUEL GUTIERREZ
4485 NORTH RAINBOW BOULEVARD

02/28/19

DMS DIVERSIFIED MECHANICAL SOLUTIONS, LLC

4485 N. Rainbow Blvd. • Las Vegas, NV • 89108
Ph.:702.932.4041 • Fax: 702.943.1908 • Email: Info@dms-lv.com • NV License # 0076813, # 0076813A

February 26, 2019

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Miguel Gutierrez/DMS, LLC
Justification Letter
Property located at:

4485 N. Rainbow Blvd.
Las Vegas, Nevada 89108

Planning/Building Dept.:

We are requesting a Special Use Permit for a Building Maintenance Service and Sales Use, and Site Development Plan Review for a new proposed 9,000 square-foot structure, with a Waiver to allow a five-foot landscape buffer on the south perimeter where eight-feet is required.

Additional courses will be added to existing wall to comply with eight-foot standard, in the proposed Outdoor Storage area, and a ten-foot side yard setback per requirements.

Thank you.

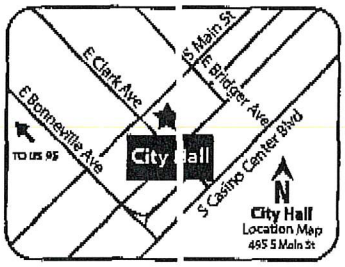
Miguel Gutierrez
Diversified Mechanical Solutions, LLC
702-494-8725

PRJ-75587
03/05/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
APR 0 9 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75850 and SDR-75851 [PRJ-75587]
Planning Commission Meeting of **04/09/2019**

PRJ-75587
13802210031
PAPE DONALD J
OAKLEAF NANETTE E
6649 MESSENGER CT
LAS VEGAS NV 89108-5744

99 89109NP1 89108

Submitted after final agenda

48-49P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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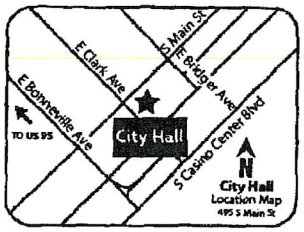
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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APR 0 9 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75850 and SDR-75851 [PRJ-75587]
Planning Commission Meeting of **04/09/2019**

PRJ-75587
13803602002
LANCHIN L L C
6971 W RED COACH AVE
LAS VEGAS NV 89108

99 BRDGNP1 89108

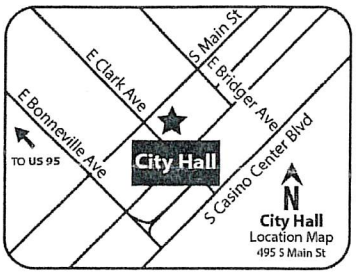
Submitted after final agenda

48-49 A

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
APR 04 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75850 and SDR-75851 [PRJ-75587]
Planning Commission Meeting of **04/09/2019**

PRJ-75587
13803710003
MOLLET HELEN
6708 ACCENT CT
LAS VEGAS NV 89108-5413

99 BRDGNP1 89108

48A
49A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
49

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-75851 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75850 - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,011 SQUARE-FOOT OFFICE WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR

Project Address (Location) 4485 N. Rainbow Blvd., Las Vegas NV 89108

Project Name DMS Warehouse Addition **Proposed Use** Accessory Structure

Assessor's Parcel #(s) 138-03-602-013 **Ward #** 4

General Plan: Existing N/A Proposed N/A **Zoning:** Existing N/A Proposed N/A

Additional Information N/A

Property Owner Miguel Gutierrez **Contact**

Address 6245 N. Dapple Gray Rd **City** Las Vegas **State** NV **Zip** 89149

E-mail mikeg@dms-lv.com **Phone** 702-494-8725

Applicant Same as above **Contact**

Address **City** **State** **Zip**

E-mail **Phone**

Representative Same as above **Contact**

Address **City** **State** **Zip**

E-mail **Phone**

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Miguel Gutierrez

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Miguel Gutierrez

JOSE GARCIA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-27-2022
Certificate No: 10-2506-1

Subscribed and sworn before me

This 19 day of February, 20 19

Notary Public in and for said County and State

PRJ-75587
02/19/19

SDR 75851
Miguel Gutierrez

4485 N Rainbow Boulevard

Proposed 9 thousand square foot utility building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY TRADE CONTRACTOR [1000 SF]	9	10.22	**92**
AM Peak Hour			1.66	**15**
PM Peak Hour			1.97	**18**

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.053	9.74	**39**
AM Peak Hour			1.16	**5**
PM Peak Hour			1.15	**5**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY TRADE CONTRACTOR [1000 SF]	13.053	10.22	**131**
AM Peak Hour			1.66	**20**
PM Peak Hour			1.97	**23**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rainbow Boulevard	
Average Daily Traffic (ADT)	8,337
PM Peak Hour	667

(heaviest 60 minutes)

Craig Road	
Average Daily Traffic (ADT)	29,353
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rainbow Boulevard	16,380
Craig Road	50,900

This project will add approximately 92 trips per day on Rainbow Blvd. and Craig Rd. Currently, Rainbow is at about 51 percent of capacity and Craig is at about 58 percent of capacity. With this project, these capacities are expected to be

unchanged.

Based on Peak Hour use, this development will add into the area roughly 18 additional cars, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
50

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

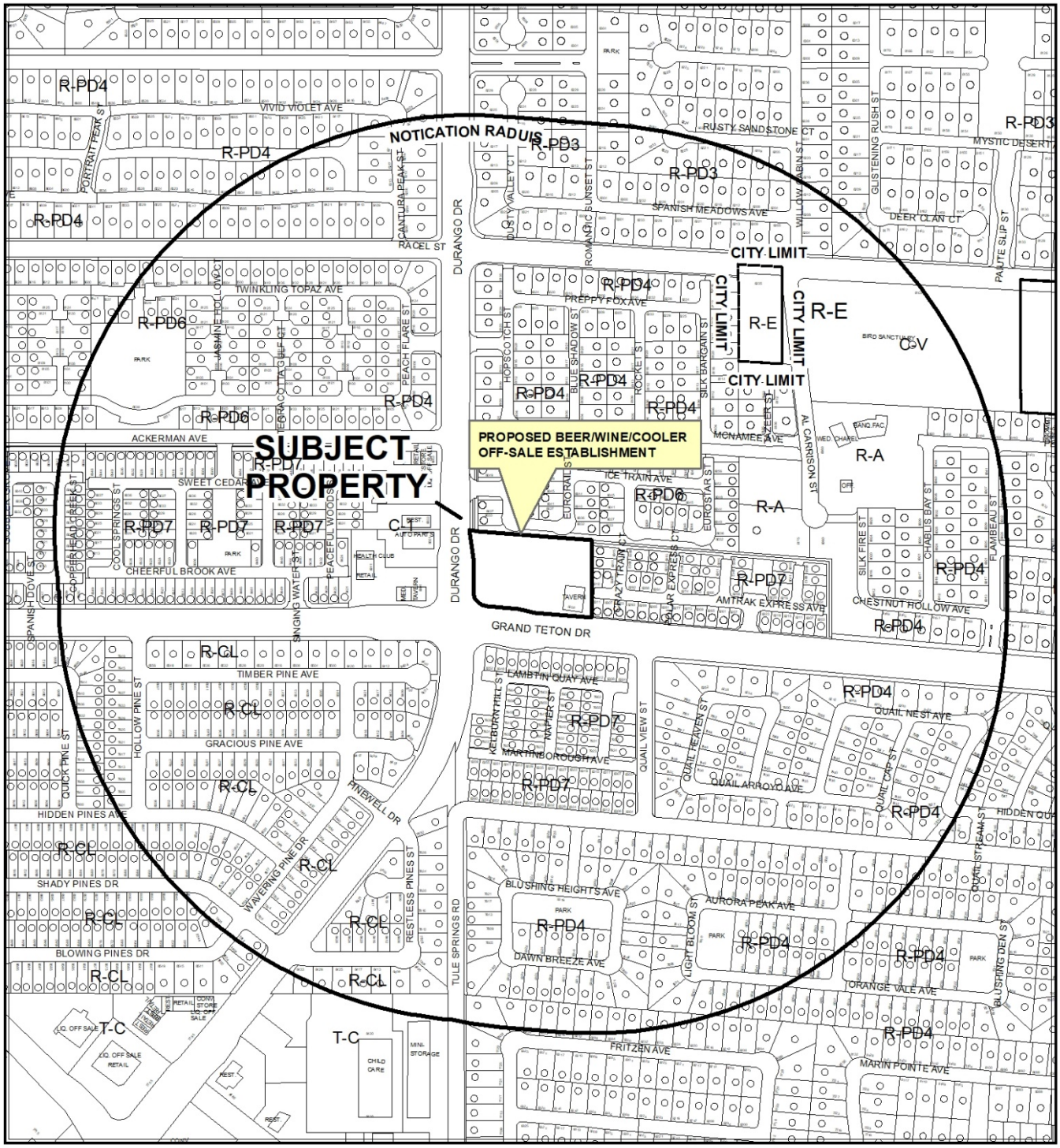
SUBJECT:
SUP-75861 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: GRAND TETON LODGE LAND, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,330 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	14	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

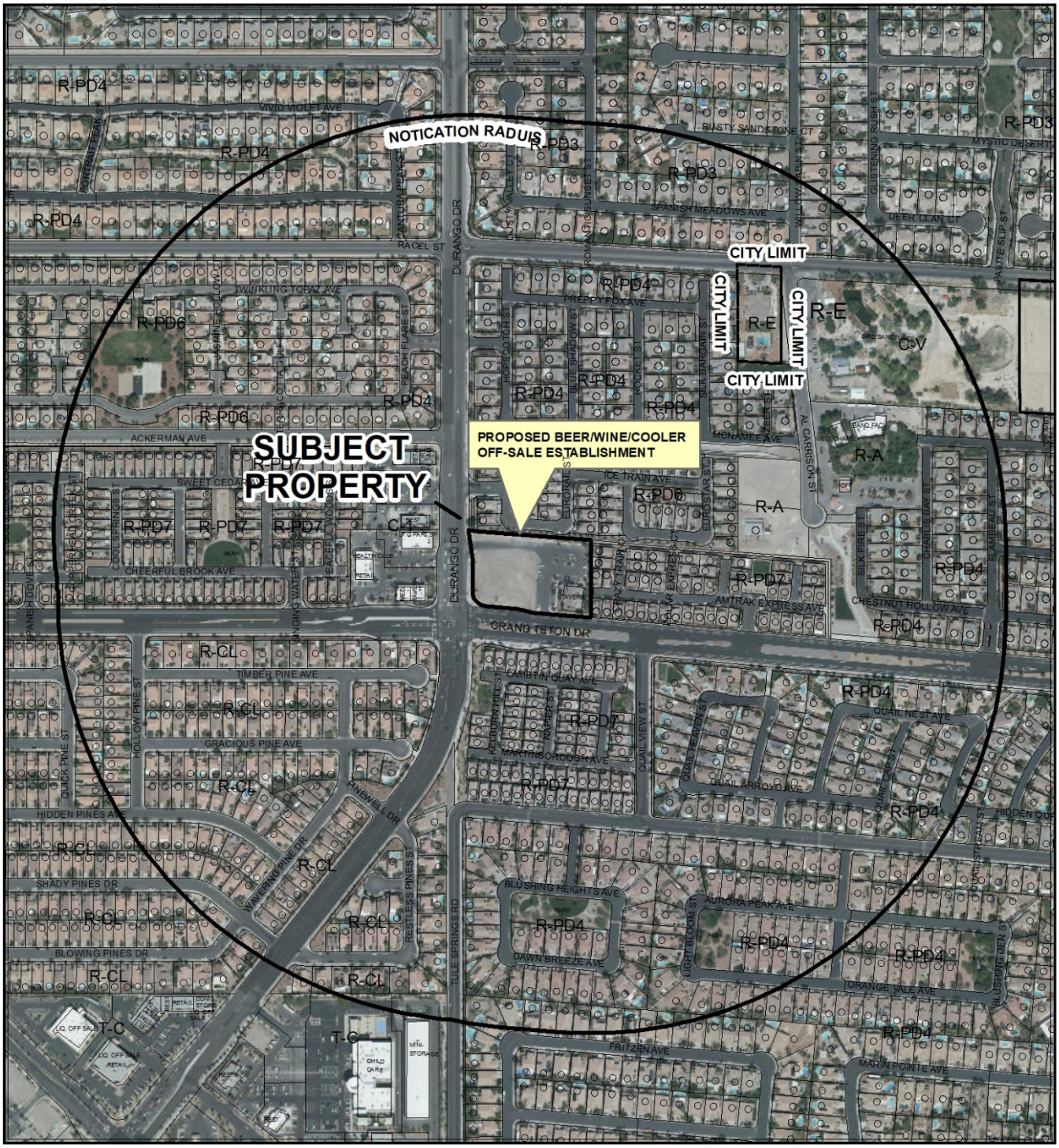
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-75861, SUP-75862 and SDR-75863 [PRJ-75685]
2. Special Map
3. Conditions and Staff Report - SUP-75861, SUP-75862 and SDR-75863 [PRJ-75685]
4. Supporting Documentation - SUP-75861, SUP-75862 and SDR-75863 [PRJ-75685]
5. Photo(s) - SUP-75861, SUP-75862 and SDR-75863 [PRJ-75685]
6. Justification Letter - SUP-75861, SUP-75862 and SDR-75863 [PRJ-75685]
7. Submitted after Final Agenda - Protest/Support Postcards for SUP-75861 and SUP-75862 and Protest Documentation Not Vetted - Comment Forms for SUP-75861, SUP-75862 and SDR-75863 [PRJ-75685]



CASE: **SUP-75861, SUP-75862, SDR-75863 (PRJ-75685)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-75861, SUP-75862, SDR-75863 (PRJ-75685)**

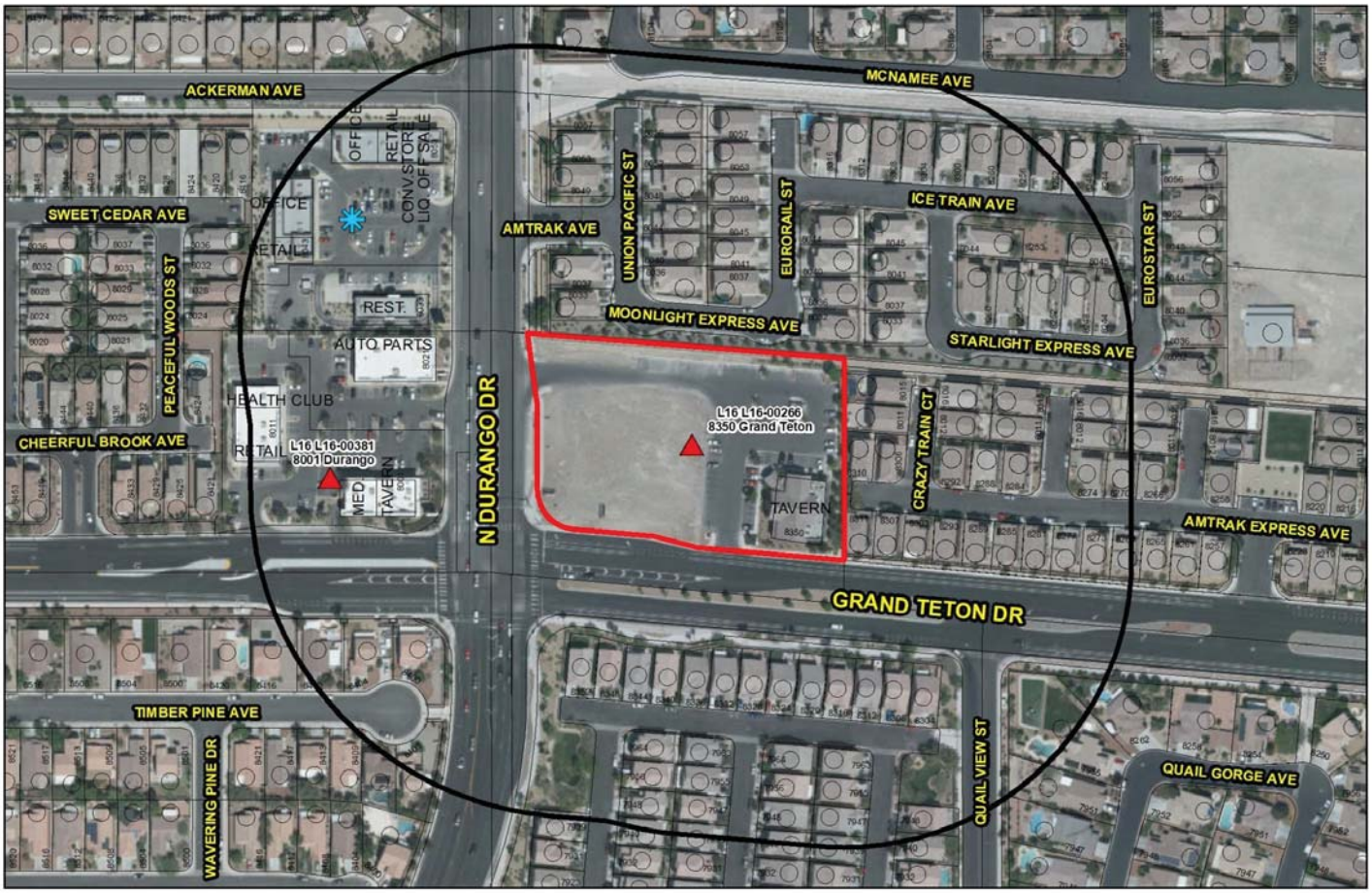
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 412.5 825

Feet

N



SUP-75861 (PRJ-75685)

Proposed
Beer/Wine/Cooler
Off-Sale
Establishment

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Accessory Package Liquor Off-Sale / Grocery Store With Alcohol
- Package Liquor Off-Sale
- Urban Lounge
- Tavern - Limited
- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools

Entitlements

- LIQUOR ESTABLISHMENT (TAVERN)
- TAVERNS
- PACKAGE LIQUOR OFF-SALE ESTABLISHMENT

- Subject Property
- 400 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, February 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75861	Staff recommends APPROVAL, subject to conditions:	
SUP-75862	Staff recommends APPROVAL, subject to conditions:	SUP-75861
SDR-75863	Staff recommends APPROVAL, subject to conditions:	SUP-75861 SUP-75862

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 1005 - SUP-75861 and SUP-75862
1005 - SDR-75863

PROTESTS 0 - SUP-75861 and SUP-75862
0 - SDR-75863

APPROVALS 0 - SUP-75861 and SUP-75862
0 - SDR-75863

JB

** CONDITIONS **

SUP-75861 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75862) and Site Development Plan Review (SDR-75863) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-75862 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75861) and Site Development Plan Review (SDR-75863) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-75863 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75861) and Special Use Permit (SUP-75862) shall be required, if approved.

2. Conformance to the approved conditions for Variance (VAR-5694) and Site Development Plan Review (SDR-5689).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/20/19, except as amended by conditions herein.

5. An Exception from Title 19.08.040 is hereby approved, to allow 12 interior parking lot islands trees and end caps, where 17 are required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Grand Teton Drive and Durango Drive adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. 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.

13. No trees or landscaping over 3-feet tall allowed in existing Public Sewer Easement 20060426:02839.

14. 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.

15. Submit a License Agreement for landscaping and private improvements in the Grand Teton Drive and Durango Drive public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to approved Site Development Plan Review (SDR-5689) and two Special Use Permits to allow a Convenience Store with fuel pumps and canopy with a Beer/Wine/Cooler Off-Sale and Car Wash, Full Service or Auto Detailing use on a portion of 2.71 acres at the northeast corner of Grand Teton Drive and Durango Drive.

ISSUES

- A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff support the request.
- A Car Wash, Full Service or Auto Detailing use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff support the request.
- A Major Amendment to a previously approved Site Development Plan Review (SDR-5689) is required for a proposed 4,330 square-foot general retail store [convenience store] with fuel pumps and 1,080 square-foot Car Wash, Full Service, pursuant to the Title 19.16.100.

ANALYSIS

The subject site is located at the northeast corner of Grand Teton Drive and Durango Drive within an existing commercial development, which is zoned C-1 (Limited Commercial) and SC (Service Commercial) General Plan Designation. On April 6th, 2005 the City Council approved a Site Development Plan Review (SDR-5689) for a proposed commercial development with a Liquor Establishment (Tavern) and three proposed building pads oriented towards the southwest perimeter of the site.

Currently, the subject site is partially developed with an existing 6,375 square-foot Liquor Establishment (Tavern) located on the southeast perimeter of the site. Also, pursuant to approved Site Development Plan Review (SDR-5689) all required streetscape improvements have been installed adjacent to the subject site including an existing multi-use equestrian trail (five-foot amenity zone and 10-foot detached sidewalk) on the west perimeter of the site and a five-foot sidewalk on the south perimeter of the site.

The applicant has proposed a Major Amendment to the previously approved Site Development Plan Review (SDR-5689), which would remove the three previously approved building pads oriented at the southwest perimeter of the site and replace them with a 4,330 square-foot general retail store [convenience store] building with fuel pumps and 1,080 square-foot Car Wash, Full Service use, which will operate as an accessory use to the general retail store [convenience store]. The proposed structures has been oriented toward the southwest corner of the subject site and complies with Title 19.08 building placement requirements. The structure will have a single stacking drive-through lane on the south perimeter of the building and will accommodate up to six vehicles and will be screened by an 18-foot wide landscape buffer, which complies with Title 19.12 development standards. In addition, the interior parking lot design has been reconfigured from the previously approved Site Development Plan Review (SDR-5689) to accommodate the proposed convenience store on this portion of the site.

The submitted building elevations indicate the general retail store [convenience store] structure will be approximately 22.66 feet in height measured to the building parapet wall and fuel canopy will be 19.50 feet in height in conformance to the C-1 (Limited Commercial) zoning district development standards. The submitted building elevations indicate the building façades will be comprised of “Floating Feather”, “Wooded Acre” and “Swiss Coffee” painted cement plaster, with “White Oak” stacked stone veneer accents and a “Charcoal Brown Blend” concrete roof tiles.

A Car Wash, Full Service or Auto Detailing use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Per Title 19, the Car Wash, Full Service or Auto Detailing is defined as “An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.”

The Minimum Special Use Permit Requirements for this use include:

1. Each wash bay shall have a stacking lane that will accommodate at least six cars.

    The proposed use meets this requirement as the proposed stacking lane will accommodate six cars.

In addition, the applicant has requested a Beer/Wine/Cooler Off-Sale Establishment use which will operate in conjunction with the proposed general retail store [convenience store]. A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Per Title 19, the Beer/Wine/Cooler Off-Sale Establishment use is defined as “An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to

consumers only and not for resale, in original sealed or corked containers, for consumption off the premise where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store." The proposed use meets the definition as it is in connection with a convenience store.

The Minimum Special Use Permit Requirements for this use include:

*1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use meets this requirement, as there are no protected land uses within 400 feet of the subject property.

*2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement, as there are no protected land uses within 400 feet of the subject property.

*3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement is not applicable, as the subject site is 2.71 acres.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

   This requirement is not applicable, as there are no protected land uses within 400 feet of the subject site.

5. The minimum distance requirements in Requirement 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

   This requirement is not applicable, as the proposed use will not be operated within a non-restricted gaming hotel with 200 rooms or a retail establishment with more than 50,000 square feet of floor area.

*6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.50 if approved.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;
   c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or

d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

This requirement is met as there are no protected land uses within 400 feet of the subject property.

8. No beer/wine/cooler off-sale establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

This requirement is not applicable, as the subject site is not located adjacent to an existing Pedestrian Mall, as defined in LVMC Chapter 11.68.

The site will provide 114 total parking spaces with six accessible ADA parking spaces, which complies with Title 19.12 parking requirements for a for the overall development. In addition, the applicant has request an Exception to allow 12 trees within interior parking lot area where 17 trees are required within parking lot islands or at the end of a row of parking spaces. Staff has determined that the proposed deviations will have a minimal negative impact to the existing commercial development. The primary tree species being utilized are 24-inch box Velvet Mesquite and 24-inch box Mondell Pine, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

Staff has determined the proposed project is compatible with surrounding development in the area. As this area is physically suitable for this use and the project meets the base development standards of Title 19.08 and minimum special use permit requirements outlined in Title 19.12 for the two Special Use Permits, staff recommends approval of this request.

FINDINGS (SUP-75861)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed land use can be conducted in a harmonious and compatible manner with the existing surrounding commercial and residential land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject commercial development is physically suitable for a Beer/Wine/Cooler Off-Sale Establishment use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Primary access for the development will remain from Durango Drive, an 106-foot wide Primary Arterial and Grand Teton Drive, an 120-foot wide Primary Arterial as classified by the Master Plan of Streets and Highways, which have sufficient capacity to serve the development.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Beer/Wine/Cooler Off-Sale Establishment use meets all applicable conditions per Title 19.12.

FINDINGS (SUP-75862)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use can be conducted in a harmonious and compatible manner with the existing surrounding commercial and residential land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject commercial development is physically suitable for a Car Wash, Full Service or Auto Detailing use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Primary access for the development will remain from Durango Drive, an 106-foot wide Primary Arterial and Grand Teton Drive, an 120-foot wide Primary Arterial as classified by the Master Plan of Streets and Highways, which have sufficient capacity to serve the development.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Car Wash, Full Service or Auto Detailing use meets all applicable conditions per Title 19.12.

FINDINGS (SDR-75863)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Convenience Store with fuel pumps and canopy with a Beer/Wine/Cooler Off-Sale and Car Wash, Full Service or Auto Detailing use development is compatible with adjacent commercial development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed Convenience Store with fuel pumps and canopy with a Beer/Wine/Cooler Off-Sale and Car Wash, Full Service or Auto Detailing development is consistent with the General Plan and complies with all Title 19 development standards, except for the proposed minor Exception of planting materials to allow 12 interior parking lot islands trees and end caps, where 17 are required.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Primary access for the development will remain from Durango Drive, an 106-foot wide Primary Arterial and Grand Teton Drive, an 120-foot wide Primary Arterial as classified by the Master Plan of Streets and Highways.

4. Building and landscape materials are appropriate for the area and for the City;

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted building elevations indicate the building façades will have be comprised of with “Floating Feather”, “Wooded Acre” and “Swiss Coffee” painted cement plaster, with “White Oak” stacked stone veneer accents and a “Charcoal Brown Blend” concrete roof tiles. The primary tree species being utilized are 24” box Velvet Mesquite and 24” box Mondell Pine, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
06/21/00	The City Council approved a request for a Special Use Permit and Plot Plan Review (U-0011-00) to allow a proposed 6,670 square foot tavern in conjunction with a restaurant on the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission recommended approval of the request.
07/17/02	The City Council approved a request for an Extension of Time [U-0011-00(1)] of an approved Special Use Permit (U-0011-00) which allowed a proposed tavern in conjunction with an approved restaurant (The Lodge) adjacent to the northeast corner of Grand Teton Drive and Durango Drive. Staff recommended approval of the request.
08/20/03	The City Council approved a request for an Extension of Time (EOT-2529) of an approved Special Use Permit (U-0011-00) which allowed a proposed tavern in conjunction with an approved restaurant (The Lodge) adjacent to the northeast corner of Grand Teton Drive and Durango Drive. Staff recommended approval of the request.
03/17/04	The City Council approved a request for a Review of Condition (ROC-2671) number #6 of an approved Special Use Permit (U-0011-00) which restricted commercial zoning to the western portion of APN: 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a General Plan Amendment (GPA-3483) from PCD (Planned Community Development) to SC (Service Commercial) adjacent to the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-3509) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under resolution of intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) adjacent to the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission and staff recommended approval of the request.
01/22/04	The Planning Commission voted to table a request for a Site Development Plan Review (SDR-3511) for a proposed 71,570 square foot Office, Tavern and Mini-Storage development adjacent to the northeast corner of Durango Drive and Grand Teton Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The Planning Commission voted to table a request for a Special Use Permit (SUP-3513) for a proposed Mini-Warehouse development adjacent to the north side of Grand Teton Drive, approximately 1,270 feet east of Fort Apache Road.
06/16/04	The City Council approved a request for an Extension of Time (EOT-4433) of an approved Special Use Permit (U-0011-00) which allowed a proposed tavern in conjunction with an approved restaurant (The Lodge) adjacent to the northeast corner of Grand Teton Drive and Durango Drive. Staff recommended approval of the request.
07/07/04	The City Council approved a request for a Rezoning (ZON-4374) Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD7 (Residential Planned Development - 7 Units per Acre) adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-4375) for a proposed 48-lot single-family residential development adjacent to the north side of Grand Teton Drive, approximately 495 feet east of the centerline of Durango Drive. The Planning Commission and staff recommended approval of the request.
02/10/05	The Planning Commission voted to strike a request for Variance (VAR-5693) to allow 132 parking spaces where 148 spaces are the minimum required for a proposed commercial development adjacent to the northeast corner of Grand Teton Drive and Durango Drive.
03/10/05	The Planning Commission approved a request for a Tentative Map (TMP-6005) for a 48-lot residential subdivision adjacent to the north side of Grand Teton Drive, approximately 700 feet east of Durango Drive. Staff recommended approval of the request.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-5689) for a 6,115 square-foot Tavern and a waiver of trash enclosure separation adjacent to the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Special Use Permit (SUP-5691) for a proposed Liquor Establishment (Tavern) and a waiver of the 1,500-foot distance separation requirement from an existing park adjacent to the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission recommended approval and staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The City Council approved a request for a Variance (VAR-5694) to allow a 24-foot setback where residential adjacency standards require a minimum of 73 feet adjacent to the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission recommended approval and staff recommended denial of the request.
02/09/06	The Planning Commission approved a request for a Variance (VAR-11033) to allow a setback of 24 feet where 99 feet is required for residential adjacency standards adjacent to the northeast corner of Grand Teton Drive and Durango Drive. Staff recommended approval of the request.
02/06/08	The City Council approved a request to withdraw without prejudice a request a Special Use Permit (SUP-18347) for a proposed 800 square foot Car Wash, Full Service on the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request to withdraw without prejudice a request for a Major Amendment (SDR-18349) to an approved Site Development Plan Review for a proposed 4,056 square-foot Service Station without Automotive Repair, an 800 square foot Car Wash, Full Service, and a 2,700 square foot Restaurant with Drive-Through on the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request to withdraw without prejudice a request a Special Use Permit (SUP-18630) for a Beer/Wine/Cooler Off-Sale Establishment in a proposed service station without automotive repair on the northeast corner of Grand Teton Drive and Durango Drive. The Planning Commission recommended approval and staff recommended denial of the request.

Most Recent Change of Ownership	
10/27/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/10/05	A Code Enforcement case (#25002) was processed for high weeds and vegetation on property located the northeast corner of Grand Teton Drive and Durango Drive. The case was resolved on 01/11/05.

Related Building Permits/Business Licenses	
08/22/05	A business license (L16-00266) was issued for a Tavern (The Lodge at Grand Teton) at 8350 Grand Teton Drive. The license is still active.
04/24/07	A business license (R09-01408) was issued for a Restaurant (The Lodge at Grand Teton) at 8350 Grand Teton Drive. The license is still active.
	A business license (C05-02557) was issued for a Tobacco Dealer (The Lodge at Grand Teton) at 8350 Grand Teton Drive. The license is still active.
07/10/07	A business license (C08-01761) was issued for a Coin Amusement Machine (The Lodge at Grand Teton) at 8350 Grand Teton Drive. The license is still active.
05/21/18	A Code Enforcement case (#189321) was processed for high weeds and vegetation in the median on property located on APN 125-09-401-031. The case was resolved on 05/24/18.

Pre-Application Meeting	
01/29/19	A pre-application conference was held with the applicant to discuss the two Special Use Permits and Site Development Plan Review submittal requirements for a Convenience Store with accessory fuel pumps and car wash development on the subject site.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
02/28/19	During a routine site inspection staff observed a well maintained commercial development with an undeveloped building pad on the southwest perimeter of the site. Trial improvements have been made on the western perimeter of the site adjacent to Durango Drive and on the northern perimeter of the site.

Details of Application Request	
Site Area	
Net Acres	2.71

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Liquor Establishment (Tavern) Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 Units per Acre)
South	Single Family, Detached	PCD (Planned Community Development)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Single Family, Detached	PCD (Planned Community Development)	R-PD7 (Residential Planned Development – 7 Units per Acre)
West	Shopping Center	PCD (Planned Community Development)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	267 Feet	Y
Min. Setbacks			
• Front (Durango Drive)	10 Feet	21 Feet	Y
• Side	10 Feet	155 Feet	Y
• Corner (Grand Teton Drive)	10 Feet	38 Feet	Y
• Rear	20 Feet	310 Feet	Y
Max. Lot Coverage	50 %	13 %	Y
Max. Building Height	N/A	22.66 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
• South	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
TOTAL PERIMETER TREES		**36 Trees**	**36 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	17 Trees	12 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		10 Feet	Y
• South	15 Feet		18 Feet	Y
• West	10 Feet		11 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception, to allow 12 interior parking landscaping islands and end caps where 17 are required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Durango Drive	Primary Arterial	Master Plan of Streets and Highways	106	Y
Grand Teton Drive	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							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail (Convenience Store)	4,330 SF	1:175	25				
Liquor Establishment (Tavern) - Existing	6,375 SF (3,200 SF public seating & 3,175 SF remaining GFA)	1:50 SF of public seating and waiting area, plus 1:200 SF of the total remaining gross floor area	80				
Car Wash, Full Service Or Auto Detailing (Accessory to Convenience Store)	1,082 SF	N/A	0				
TOTAL SPACES REQUIRED			105		114		Y
Regular and Handicap Spaces Required			100	5	108	6	Y
Loading Spaces	10,705 SF	2			2		Y

JB

Exceptions		
Requirement	***Request***	***Staff Recommendation***
1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	To allow 12 trees within interior parking lot area where 17 trees are required	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-09-401-031

Name of Property Owner: GRAND TETON LODGE LAND, LLC

Name of Applicant: TERRIBLE HERBST, INC.

Name of Representative: CHRIS RICHARDSON, RWA ARCHITECTS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: _____

Print Name: STUART APOLLO, MNGR

Subscribed and sworn before me

This 26 day of October, 2018

_____

Notary Public in and for said County and State

BRITTANY ORTIZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1659-1
My App. Expires Mar. 21, 2022

Revised 03/28/16

PRJ-75685
02/20/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) NEC GRAND TETON DR./N. DURANGO DR.

Project Name TERRIBLE HERBST GRAND TETON DURANGO **Proposed Use** _____

Assessor's Parcel #(s) 125-09-401-031 **Ward #** 3

General Plan: existing SC proposed N/C **Zoning:** existing C-1 proposed N/C

Commercial Square Footage 5,795SF **Floor Area Ratio** 0.10

Gross Acres 2.71 **Lots/Units** N/A **Density** N/A

Additional Information CONVENIENCE STORE/GAS STATION W/ ACCESSORY AUTOMATIC CAR WASH.

PROPERTY OWNER GRAND TETON LODGE LAND LLC **Contact** _____

Address 3399 S. DURANGO, STE #105 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address _____

APPLICANT TERRIBLE HERBST, INC. **Contact** _____

Address 5195 S. LAS VEGAS BLVD. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89119

E-mail Address _____

REPRESENTATIVE RWA ARCHITECTS **Contact** CHRIS RICHARDSON

Address 4300 E. SUNSET ROAD, SUITE E-3 **Phone:** (702) 736-8822 **Fax:** (702) 736-8855

City HENDERSON **State** NV **Zip** 89014

E-mail Address CR@RWA-DESIGN.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name STUART APOLLO

Subscribed and sworn before me

This 26 day of October, 2018.

_____

Notary Public in and for said County and State

BRITTANY ORTIZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1659-1
My App. Expires Mar. 21, 2022

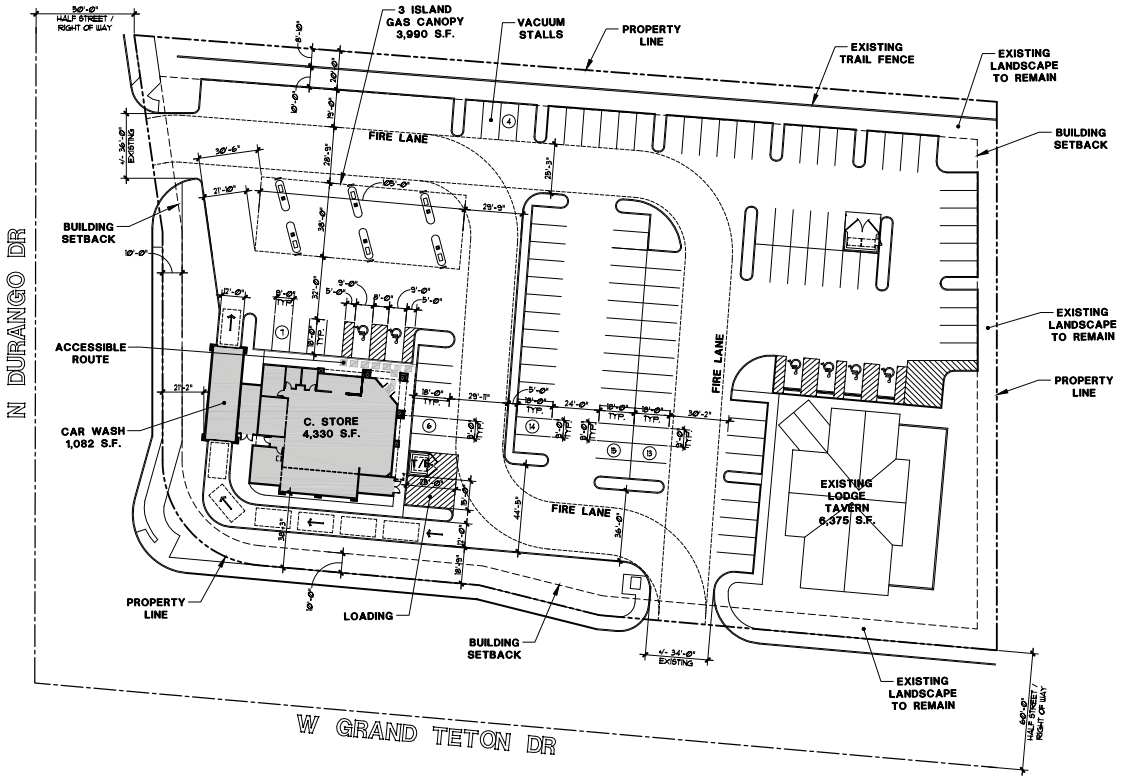
Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials are reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-75685
02/20/19



SITE PLAN

SCALE: 1"=30'-0"

SITE DATA

ASSESSOR'S PARCEL NUMBER:		125-09-401-031
ZONING:		C-1 - LIMITED COMMERCIAL
PLANNED LAND USE:		SC - SERVICE COMMERCIAL
SITE AREAS:	NET-	117,006 (2.69 ACRES)

SETBACKS:	REQUIRED	PROVIDED
FRONT-	10'-0"	38'-3"
SIDE (CORNER)-	10'-0"	21'-2"
REAR-	20'-0" (58'-6" TO RES.)	67'-9"

BUILDING DATA

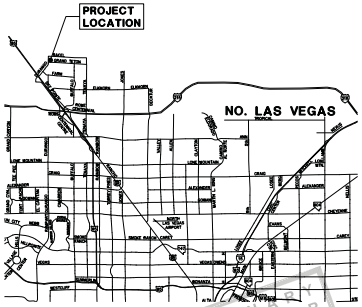
PROPOSED USES:		CONVENIENCE STORE W/ GASOLINE STATION VEHICLE WASH (ACCESSORY)
BUILDING AREAS:	CONVENIENCE STORE-	4,330SF
	GASOLINE STATION CANOPY-	3,990SF
	VEHICLE WASH-	1,080SF
	TOTAL:	9,400SF
BUILDING HEIGHTS:	CONVENIENCE STORE -	30'-0" MAX. 19'-0" TYP.
	GASOLINE STATION CANOPY -	19'-6"
	VEHICLE WASH -	22'-0"

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED
EXISTING TAVERN, PUBLIC - 1:50SF	64
EXISTING TAVERN, BOH - 1:200SF	16
CONVENIENCE STORE - 1:175SF	25
FUEL CANOPY-	0
CAR WASH- 1:150SF	8
TOTAL REQUIRED:	113
TOTAL PROVIDED:	114

ACCESSIBLE PARKING REQUIREMENTS:	REQUIRED
CONVENIENCE STORE-	2
ACCESSIBLE PARKING PROVIDED	2

VICINITY MAP



PRELIMINARY NOT FOR CONSTRUCTION

Richardson Wetzel Architects

TERRIBLE HERBST
GRAND TETON AND DURANGO

OWNER:
GRAND TETON LODGE LAND LLC

ADDRESS:
NEC W. GRAND TETON DR.
& N. DURANGO DR.
LAS VEGAS, NV 89131

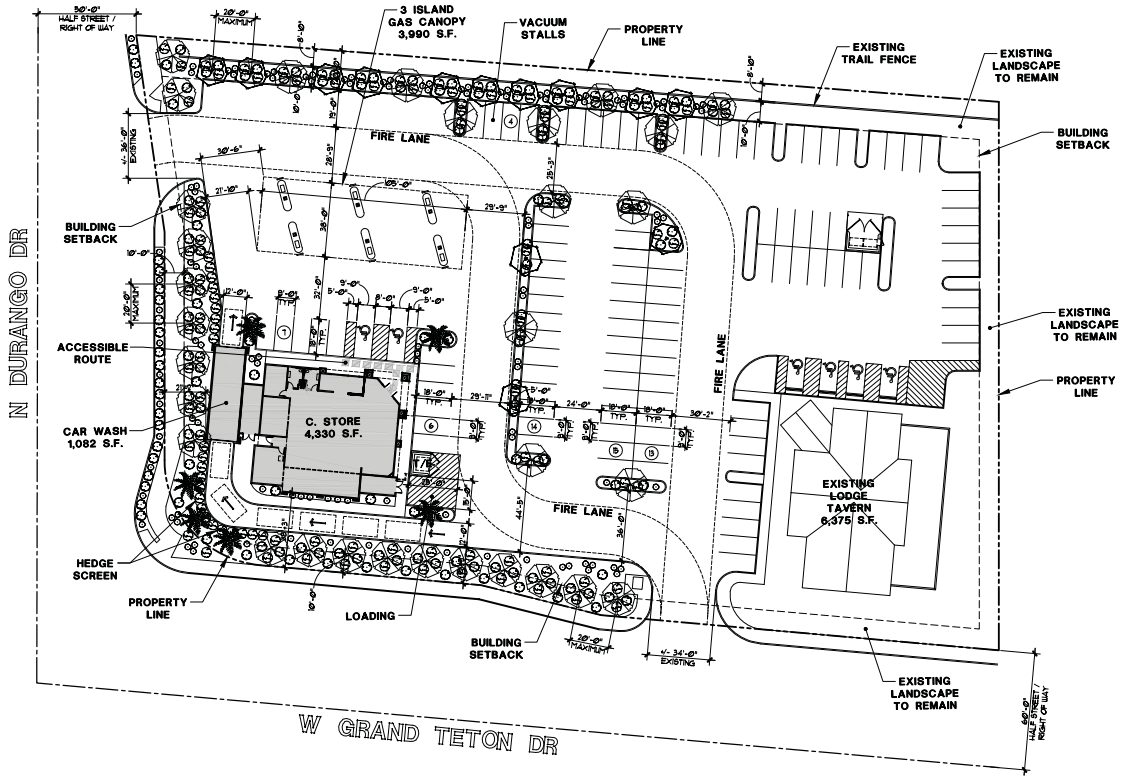
JURISDICTION:
LAS VEGAS, NEVADA

PROJECT #:
18-055

DATE:
19 FEB 19

APN:
125-09-401-031

19PL-75685
02/20/19



LANDSCAPE PLAN

SCALE: 1"=30'-0"

A

TRUE NORTH

PLANTING LEGEND

TREES:

PROSOPIS VELUNTINA/VELVET MESQUITE	24"BOX	31
PHOENIX CANARIENSIS/CANARY DATE PALM	24"BOX	6
PINUS ELDARICA/MONDELL PINE	24"BOX	13

SHRUBS:

LEUCOPHYLLUM PRUINOSUM/TEXAS RANGER 'SIERRA BOUQUET'	5 GAL.	131
DONDONAEA VISCOSA/PURPLE HOPSEED (PLANTED IN GROUPINGS AS A HEDGE SCREEN)	5 GAL.	113
LANTANA 'NEW GOLD'/'NEW GOLD' LANTANA	1 GAL.	113

LANDSCAPE MATERIAL

ROCK MULCH:

GOLD D.G. AT 2" DEPTH IN ALL PLANTING AREAS UNLESS NOTED ON PLAN	3/4" SCREENED

LANDSCAPE NOTES

ALL TREES/SHRUBS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE TITLE 19. LANDSCAPE DESIGN IS CONCEPTUAL & FOR LAND-USE PURPOSES ONLY SHOWING INTENT TO MEET DEVELOPMENT CODE MINIMUMS.

PRELIMINARY NOT FOR CONSTRUCTION

Richardson Wetzel Architects
4300 E. Sunset Road
Suite E-8
Henderson, NV 89014
Phone: [illegible]
RWA-design.com

TERRIBLE HERBST
GRAND TETON AND DURANGO

OWNER:
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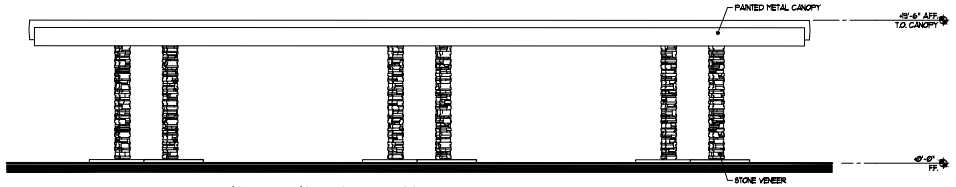
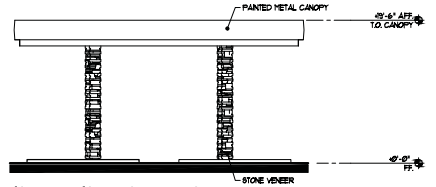


EXTERIOR ELEVATION - NORTH AND SOUTH

SCALE: 1/8" = 1'-0"

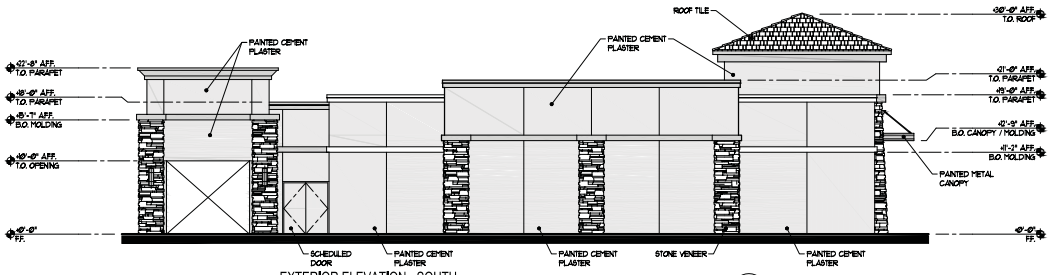
6



EXTERIOR ELEVATION - EAST AND WEST

SCALE: 1/8" = 1'-0"

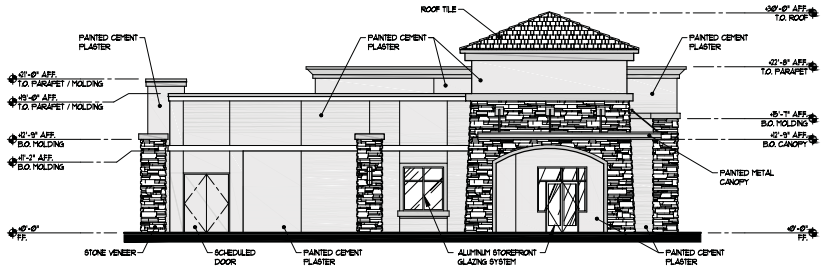
5



EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

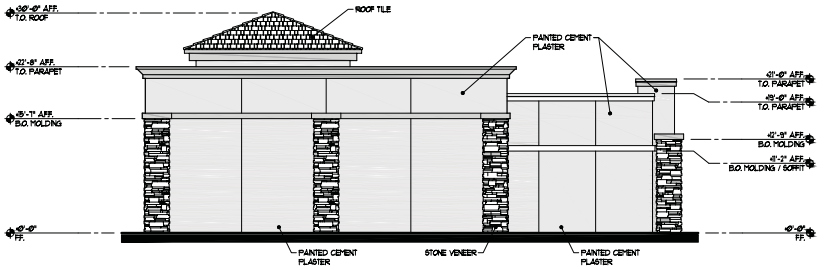
4



EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"

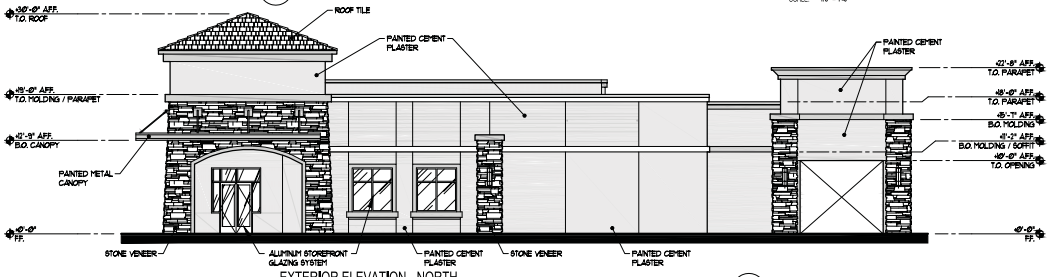
3



EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

2



EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

1

PRELIMINARY NOT FOR CONSTRUCTION

Richardson Wetzel Architects
4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: [illegible]
RWAdesign.com

TERRIBLE HERBST
GRAND TETON AND DURANGO

OWNER:
GRAND TETON LODGE LAND LLC

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LAS VEGAS, NV 89131

JURISDICTION:
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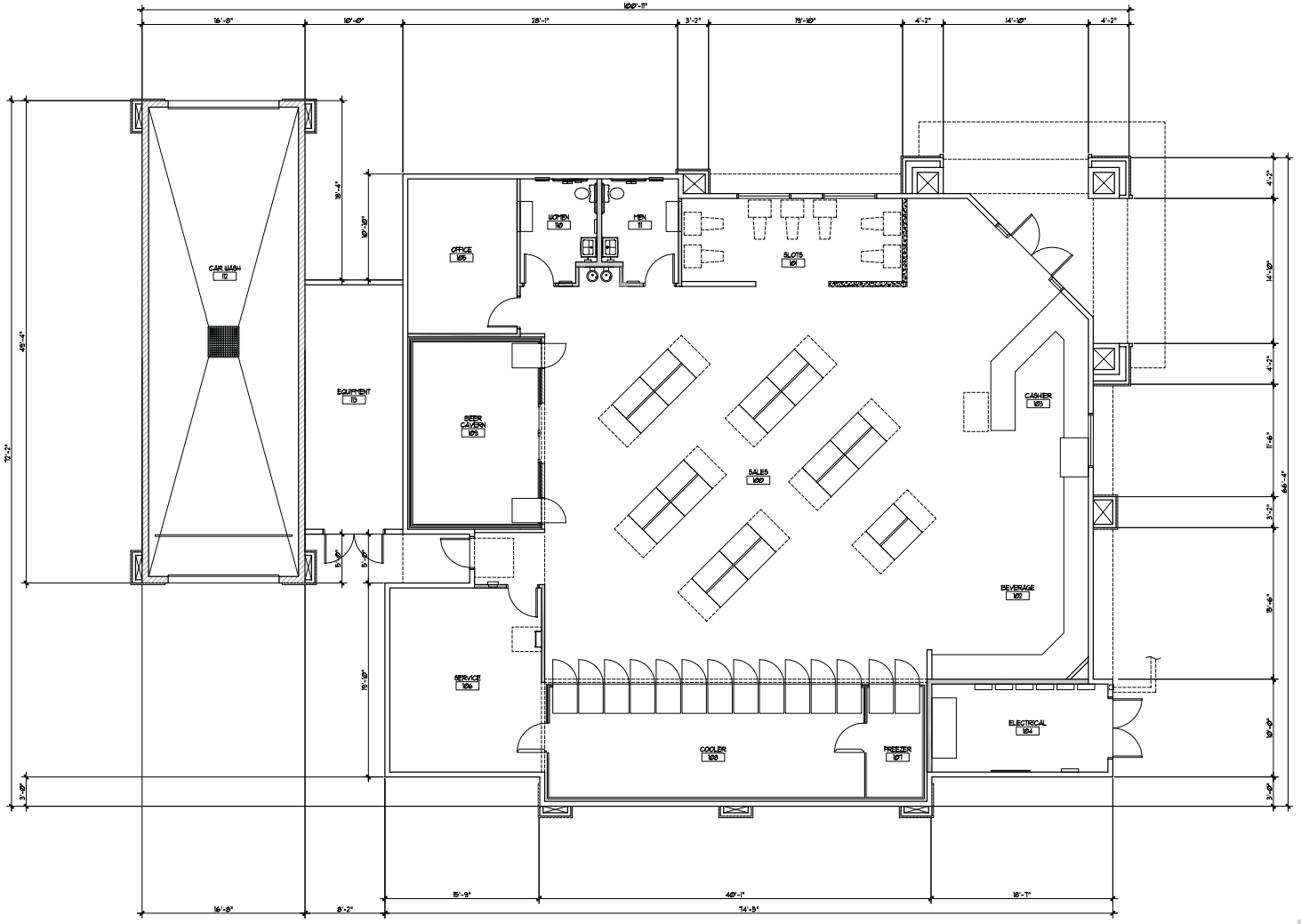
SPR-75685
02/20/19



FLOOR PLAN

SCALE: 3/16"=1'-0"

TERRIBLE HERBST
GRAND TETON AND DURANGO

Richardson Wetzel Architects

PRELIMINARY NOT FOR CONSTRUCTION

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JURISDICTION: LAS VEGAS, NEVADA

PROJECT #: 18-055

DATE: 19 FEB 19

APN: 125-09-401-031

SP-19-75685 02/20/19



ST-1 - STONE VENEER:
BORAL CULTURED STONE - COUNTRY LEDGESTONE - WHITE OAK



CONCETE ROOF TILE:
BORAL SAXONY 900 SLATE - CHARCOAL BROWN BLEND

STOREFRONT GLAZING:
PPG SOLARBAN 60 LOW-E GLASS
SOLARBRONZE

ALUMINUM STOREFRONT:
ANTIQUE BRONZE FINISH

PT-1 - PAINTED CEMENT PLASTER (LIGHT FIELD):
DUNN EDWARDS - FLOATING FEATHER - DE6142

PT-2 - PAINTED CEMENT PLASTER (DARK FIELD):
DUNN EDWARDS - WOODED ACRE - DE6130

PT-3 - PAINTED CEMENT PLASTER (TRIM):
DUNN EDWARDS - SWISS COFFEE - DEW341

4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.736.8822
RWA-design.com
Richardson Wetzel Architects

TERRIBLE HERBST
GRAND TETON AND DURANGO

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& N. DURANGO DR.
LAS VEGAS, NV 89131
JURISDICTION:
LAS VEGAS, NEVADA

PROJECT #:
18-055
DATE:
19 FEB 19
APN:
125-09-401-031

DR-19-0035
02/20/19



SUP-75861 [PRJ-75685] - SPECIAL USE PERMIT RELATED TO SUP-75862 AND SDR-75863 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE

02/28/19



SUP-75861 [PRJ-75685] - SPECIAL USE PERMIT RELATED TO SUP-75862 AND SDR-75863 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE

02/28/19



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SUP-75861 [PRJ-75685] - SPECIAL USE PERMIT RELATED TO SUP-75862 AND SDR-75863 - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC
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NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE

02/28/19

Richardson Wetzel Architects

21 December 2018

City of Las Vegas, Dept. of Planning
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Terrible Herbst Grand Teton & Durango – C-Store, Fuel Station & Vehicle Wash
APN: 125-09-401-031
RWA Job. No. 18-055

To Whom It May Concern:

On behalf of our client, Terrible Herbst, Inc. in association with Grand Teton Lodge Land LLC, we are submitting this application for Site Development Review, Use Permits and a Waiver for a proposed convenience store, gasoline station canopy with accessory vehicle wash, beer sales, wine sales and gaming. The parcel is currently zoned Limited Commercial (C-1) with a land-use designation of Service Commercial. The convenience store and gasoline station are permitted uses while the full-service car wash use and beer/wine/cooler off-premise sales require special use permits.

The design for the proposed buildings utilizes a mix of architecturally aesthetic materials, including stucco, stone, concrete tile and would be of warm earth-toned colors. The proposed buildings are 30'-0" to the highest roof element, while the majority of the buildings are at a height of 21'-0" or less. The fuel canopy, at a height of 19'-6", is located outside the required 3:1 residential adjacency setback.

The proposed project would join an existing tavern, previously developed on the eastern side of the property. The existing tavern required 80 parking spaces. This project would require 33 additional on-site parking space. This brings the site-wide parking requirement to 113 spaces and 113 spaces are provided with the proposed site plan.

A Waiver is being requested, in association with these applications, to allow for the convenience store/car wash building to not be oriented to the corner, per Title 19.08.040. The proposed site design utilizes both existing commercial drives and seeks to provide for safe and convenient on-site vehicle movements for emergency apparatus, customer vehicles and fuel trucks. The proposed design, not orienting to the corner, should have minimal impact on the surrounding development as there is also a building not oriented to the corner across the street to the west.

As a result of rotating the building orientation away from the corner, the car wash queue lane is between the building and the public right of way. The proposed landscape plan provides for screening of the car wash drive-thru lane and tunnel, to mitigate visibility from the public right of way.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for public hearing, please contact me at your earliest convenience.

Sincerely,

Chris A. Richardson, LEED AP
Planning Director, Richardson Wetzel Architects

4300 E. Sunset Rd., Suite E3, Henderson, NV 89014 Phone 702.736.8822 Fax 702.736.8855
Steven A. Richardson AIA
Michael E. Wetzel AIA

PRJ-75685
02/20/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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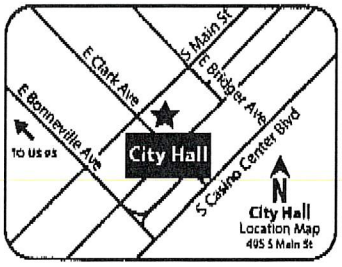
Official Notice of Public Hearing



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City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request Allen Jordan

Please use available blank space on card for your comments. Not Needed

SUP-75861 and SUP-75862 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509411010
JORDAN ALLEN & GAIL
8324 PREPPY FOX AVE
LAS VEGAS NV 89131-3938

125 BRDGMP1 89131

Submitted after final agenda

50-51P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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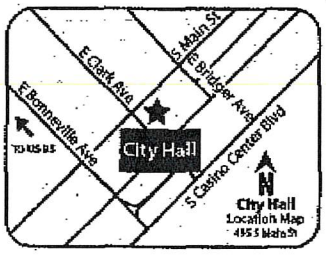

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12508812059
EGAN VICKI LYNN
8109 PEACH FLARE ST
LAS VEGAS NV 89143-5144

120 BRDCNP1 89143

50-51P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

* Inappropriate use of this land parcel. also - not enough information given on proposed traffic control.

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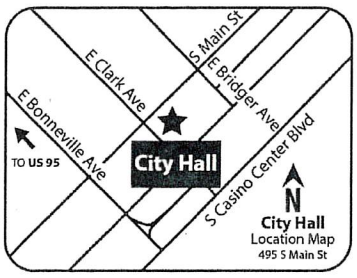
Return Service Requested
Official Notice of Public Hearing



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APR 04 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509313045
EVANS FAMILY REVOCABLE LIVING TR
EVANS MICHAEL CURTIS & KAREN LEE
8212 ROMANTIC SUNSET ST
LAS VEGAS NV 89131-1446

123 BRDCNP1 89131

SO P
SIP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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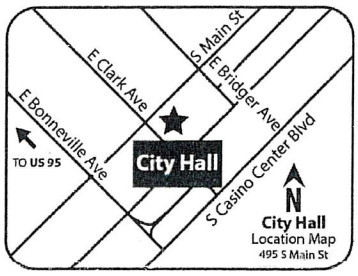

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APR 04 2019
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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12516115053
SCHIMEK HERBERT C & GAYLE A
7943 QUAIL CAP ST
LAS VEGAS NV 89131-4653

129 BRDGNP1 89131

SOP
SIP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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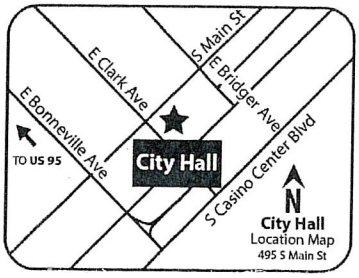
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12517528015
DIRAFFAELE FAMILY SELF-DEC TR
DIRAFFAELE SAMUEL & M CO-TRS
1009 E OAK AVE
LA GRANGE PARK IL 60526-5728

2 BRDGNP1 60526

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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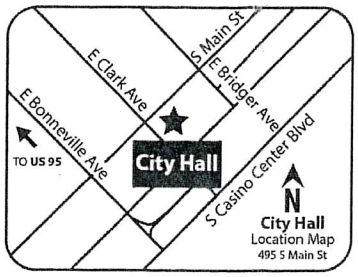

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

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PRJ-75685
12509310003
WESTON EDWIN & DANA
8221 ROMANTIC SUNSET ST
LAS VEGAS NV 89131-1446

129 BRDGNP1 89131

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Development Services Center
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Absolutely oppose this due to the increased amount of traffic it would bring to that area and congestion. Additionally a safety issue for all CCSD students crossing + walking as well w/ school busses.

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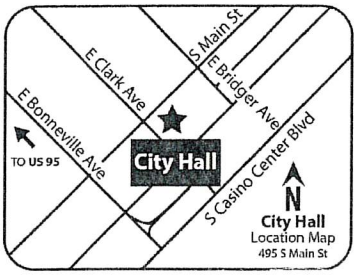

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12508812065
BOHENKO ERIC J & ADELE M
8109 BRONZE TREASURE CT
LAS VEGAS NV 89143

NO!!

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129 BRDGNP1 89143

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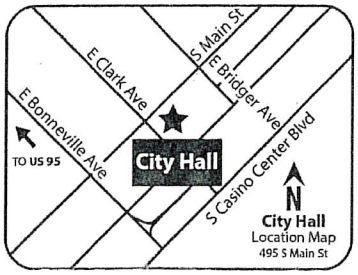

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509411060 Shelly Deyo
DEYO EDWARD F JR
8105 BLUE SHADOW ST
LAS VEGAS NV 89131-3941

* Already have these services very close to this area.

129 BRDGNP1 89131

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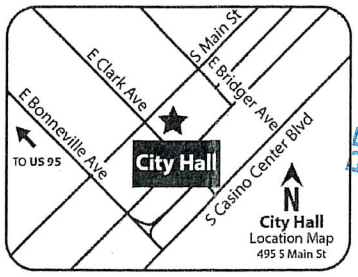

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SUP-75861 and SUP-75862 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

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The zoning request is bad policy. This car wash, liquor store, and convenience store idea has tried multiple times in the 15 years I have lived in the neighborhood. We have enough liquor and gas stations already in the area. This same zoning request has been rejected numerous times in the past. NO should mean NO from past zoning denial actions!!

PRJ-75685
12509313022
HORN DAVID R
8305 SPANISH MEADOWS AVE
LAS VEGAS NV 89131-1448

129 BRDGNP1 89131

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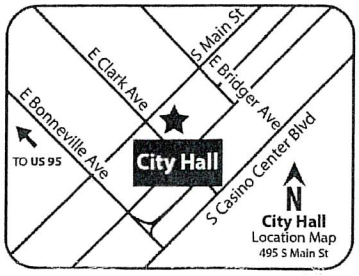

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12517521003
FALKOWITZ MICHAEL
8090 VILLA DEL CIELO ST
LAS VEGAS NV 89131

129 BRDGNP1 89131

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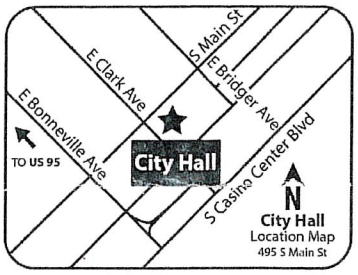

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

Dont need it!

PRJ-75685
12509411025
BOUGHTER JOHN R & DIANNA L JT LI
8116 SILK BARGAIN ST
LAS VEGAS NV 89131-3940

Already have 2 gas stations, car washes at Durango & Farm, quarter mile away.

129 BRDCNP1 89131

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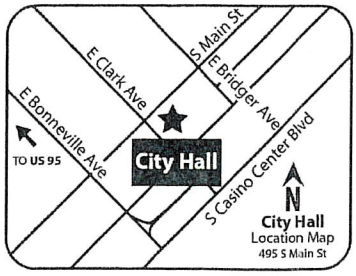

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509311046
MARTIN DAVID E & PAMELA P
8229 RUSTY SANDSTONE CT
LAS VEGAS NV 89131-1439

129 BRDGNP1 89131

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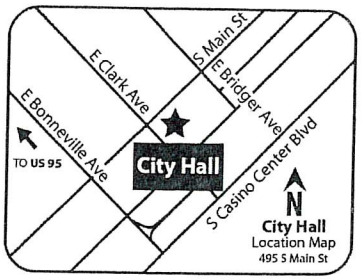

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12508812005
PLUGUEZ JUAN M
BADESCU-PLUGUEZ ELENA G
8404 TWINKLING TOPAZ AVE
LAS VEGAS NV 89143-5146

129 BRDGNP1 89143

SO P
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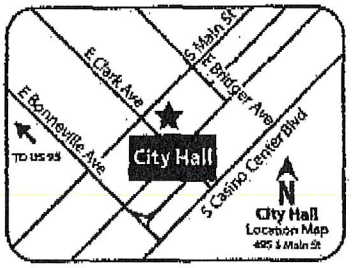

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75861 and SUP-75862 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509313036
MELBY RUSSELL R & SHAREN M
19717 LAKE PARK DR
LYNWOOD IL 60411-1556

25 BRDCNP1 60411

50-SIP

No. 0313 P. 1

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Development Services Center
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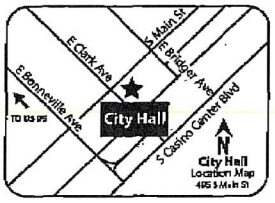

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-75861 and SUP-75862 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12508815033
ILAGAN RODANTE G
8528 SWEET CEDAR AVE
LAS VEGAS NV 89143-5186

129 BRDGNP1 89143

Apr. 2. 2019 6:38AM

Submitted after final agenda

50-51 A

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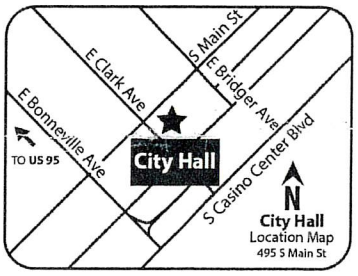

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75861 and SUP-75862 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12517517004
WEISBRICH FAMILY TRUST
WEISBRICH JOHN J & MYRNA L TRS
8409 TIMBER PINE AVE
LAS VEGAS NV 89143-4614

129 BRDCNP1 89143

50A
51A

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 8, 2019 10:53 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 10:52 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75685
Position:	I OPPOSE the project and all related applications.
Name:	Charles Arbach
Residential or Business Address:	7940 Quail Prairie St. Las Vegas, NV 89131
Phone:	(702) 927-2726
Email:	arbachs@embarqmail.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

50-52P

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 1, 2019 8:48 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/01/19 8:48 AM

Meeting Date:	Tuesday, March 26, 2019
Project Number:	75685
Position:	I OPPOSE the project and all related applications.
Name:	Rolando Paculanan
Residential or Business Address:	8052 Union Pacific St Las Vegas, CA 89131
Phone:	(702) 982-0673
Email:	rpaculananjr@gmail.com
Comments:	I OPPOSE the project and all related applications. There are already 10 gas stations & 4 car washes within 2 radius miles of the project. Most if not all in commercial areas. I do not want one that close to residential areas! The loitering that gas stations cause with the alcohol and tobacco products that would be sold will not be a welcome site. The intersection is a major outlet for Arbor View HS, Bilbray ES and O'Roarke ES. I've seen in the past that gas stations bring theft and solicitation and with school aged kids in the area walking home and driving by

50-52P
Pg 1 of 2

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Dept of Planning
City of Las Vegas

would bring unneeded stress to parents. Finally, the intersection gets quite congested during the morning and afternoon school hours.

We already have a Terribles Herbst business located 4.5 miles away where it should be. In a commercial area.

How many more gas stations do we need?

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SO-52
Pg 2of2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
51

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-75862 - SPECIAL USE PERMIT RELATED TO SUP-75861 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: GRAND TETON LODGE LAND, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	14	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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: 125-09-401-031

Name of Property Owner: GRAND TETON LODGE LAND, LLC

Name of Applicant: TERRIBLE HERBST, INC.

Name of Representative: CHRIS RICHARDSON, RWA ARCHITECTS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A _____

APN: N/A

Signature of Property Owner: _____

Print Name: STUART APOLLO, MNGR.

Subscribed and sworn before me

This 26 day of October, 2018

_____

Notary Public in and for said County and State

BRITTANY ORTIZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1659-1
My App. Expires Mar. 21, 2022

Revised 03/28/16

PRJ-75685
02/20/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) NEC GRAND TETON DR./N. DURANGO DR.

Project Name TERRIBLE HERBST GRAND TETON DURANGO **Proposed Use** _____

Assessor's Parcel #(s) 125-09-401-031 **Ward #** 3

General Plan: existing SC proposed N/C **Zoning:** existing C-1 proposed N/C

Commercial Square Footage 5,795SF **Floor Area Ratio** 0.10

Gross Acres 2.71 **Lots/Units** N/A **Density** N/A

Additional Information CONVENIENCE STORE/GAS STATION W/ ACCESSORY AUTOMATIC CAR WASH.

PROPERTY OWNER GRAND TETON LODGE LAND LLC **Contact** _____

Address 3399 S. DURANGO, STE #105 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address _____

APPLICANT TERRIBLE HERBST, INC. **Contact** _____

Address 5195 S. LAS VEGAS BLVD. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89119

E-mail Address _____

REPRESENTATIVE RWA ARCHITECTS **Contact** CHRIS RICHARDSON

Address 4300 E. SUNSET ROAD, SUITE E-3 **Phone:** (702) 736-8822 **Fax:** (702) 736-8855

City HENDERSON **State** NV **Zip** 89014

E-mail Address CR@RWA-DESIGN.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name STUART APOLLO

Subscribed and sworn before me

This 26 day of October, 20 18.

_____

Notary Public in and for said County and State

BRITTANY ORTIZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1659-1
My App. Expires Mar. 21, 2022

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-75685
02/20/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
52

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-75863 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75861 AND SUP-75862 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: GRAND TETON LODGE LAND, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,330 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE] WITH FUEL PUMPS AND 1,082 SQUARE-FOOT CAR WASH, FULL SERVICE WITH A WAIVER TO ALLOW BUILDINGS TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED on a portion of 2.71 acres at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Protest/Support Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-09-401-031

Name of Property Owner: GRAND TETON LODGE LAND, LLC

Name of Applicant: TERRIBLE HERBST, INC.

Name of Representative: CHRIS RICHARDSON, RWA ARCHITECTS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A _____

APN: N/A

Signature of Property Owner: _____

Print Name: STUART APOLLO, MNGR.

Subscribed and sworn before me

This 26 day of October, 2018

_____

Notary Public in and for said County and State

BRITTANY ORTIZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1659-1
My App. Expires Mar. 21, 2022

Revised 03/28/16

PRJ-75685
02/20/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) NEC GRAND TETON DR./N. DURANGO DR.

Project Name TERRIBLE HERBST GRAND TETON DURANGO **Proposed Use** _____

Assessor's Parcel #(s) 125-09-401-031 **Ward #** 3

General Plan: existing SC proposed N/C **Zoning:** existing C-1 proposed N/C

Commercial Square Footage 5,795SF **Floor Area Ratio** 0.10

Gross Acres 2.71 **Lots/Units** N/A **Density** N/A

Additional Information CONVENIENCE STORE/GAS STATION W/ ACCESSORY AUTOMATIC CAR WASH.

PROPERTY OWNER GRAND TETON LODGE LAND LLC **Contact** _____

Address 3399 S. DURANGO, STE #105 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address _____

APPLICANT TERRIBLE HERBST, INC. **Contact** _____

Address 5195 S. LAS VEGAS BLVD. **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89119

E-mail Address _____

REPRESENTATIVE RWA ARCHITECTS **Contact** CHRIS RICHARDSON

Address 4300 E. SUNSET ROAD, SUITE E-3 **Phone:** (702) 736-8822 **Fax:** (702) 736-8855

City HENDERSON **State** NV **Zip** 89014

E-mail Address CR@RWA-DESIGN.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name STUART APOLLO

Subscribed and sworn before me

This 26 day of October, 20 18.

_____

Notary Public in and for said County and State

BRITTANY ORTIZ
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1659-1
My App. Expires Mar. 21, 2022

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-75685
02/20/19

SDR 75863
Terrible Herbst, Inc.

NEC Grand Teton Drive & Durango Drive

Proposed 5.41 thousand square foot convenience store with gas sales.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPER CONVENIENCE MARKET/GAS STATION [1000 SF]	5.41	837.58	**4,531**
AM Peak Hour			83.14	**450**
PM Peak Hour			69.28	**375**

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	6.375	112.18	**715**
AM Peak Hour			9.94	**63**
PM Peak Hour			9.77	**62**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY TRADE CONTRACTOR [1000 SF]	11.785	10.22	**5,246**
AM Peak Hour			1.66	**513**
PM Peak Hour			1.97	**437**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Grand Teton Drive	
Average Daily Traffic (ADT)	7,829
PM Peak Hour	626

(heaviest 60 minutes)

Durango Drive	
Average Daily Traffic (ADT)	18,247
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Grand Teton Drive	35,490
Durango Drive	35,490

This project will add approximately 4,531 trips per day on Grand Teton Dr. and Durango Dr. Currently, Grand Teton is at about 22 percent of capacity and Durango is at about 51 percent of capacity. With this project, Grand Teton is expected to

be at about 35 percent of capacity and Durango to be at about 64 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 450 additional cars, or about fifteen every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75863 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12508812059
EGAN VICKI LYNN
8109 PEACH FLARE ST
LAS VEGAS NV 89143-5144

Submitted after final agenda

52P

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75863 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509411007
BROWN HERMAN JR & GLORIA
8133 HOPSCOTCH ST
LAS VEGAS NV 89131-3936

129 BRDCNP1 89131

Apr 02 19, 04:44p Herman Brown Jr 7024456268 p.1

S2P

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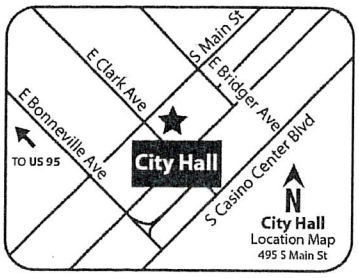

1. THIS IS RIGHT NEXT TO HOUSES
2. THIS WILL INCREASE TRAFFIC PROBLEMS
3. WE JUST HAS A GAS STATION/STORE CAR WASH OPEN 1 BLOCK SOUTH
4. YOUR PROJECT SITE DRAWING SEEMS TO BE MISLEADING BY OMISSIONS.

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☒ I OPPOSE this Request

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SDR-75863 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509313045
EVANS FAMILY REVOCABLE LIVING TR
EVANS MICHAEL CURTIS & KAREN LEE
8212 ROMANTIC SUNSET ST
LAS VEGAS NV 89131-1446

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129 BRDGNP1 89131

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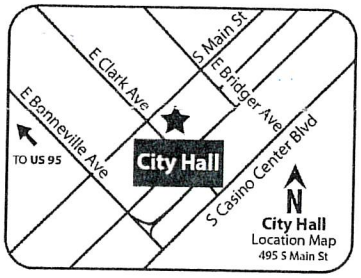

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75863 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

Don't need !!

PRJ-75685
12509411025
BOUGHTER JOHN R & DIANNA L JT LI
8116 SILK BARGAIN ST
LAS VEGAS NV 89131-3940

Already have 2 gas stations/ car washes at Durango & Farm, quarter mile away.

129 BRDGNP1 89131

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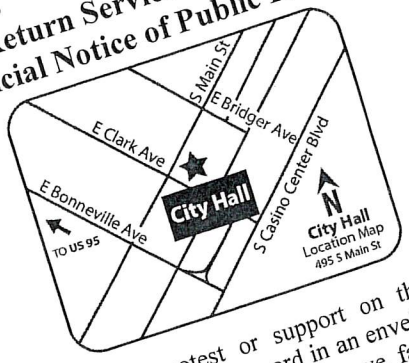

PRJ-75685
12508812005
PLUGUEZ JUAN M
BADESCU-PLUGUEZ ELENA G
8404 TWINKLING TOPAZ AVE
LAS VEGAS NV 89143-5146

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-75863 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

123 BRDGNP1 89143

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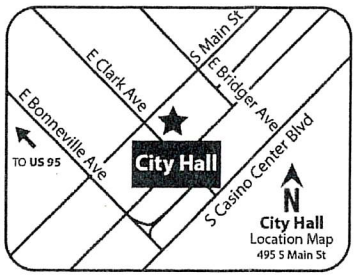

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-75863 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509310003
WESTON EDWIN & DANA
8221 ROMANTIC SUNSET ST
LAS VEGAS NV 89131-1446

129 BRDGNP1 89131

S2P

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Absolutely oppose this - increased traffic and congestion would cause safety issues for students/children walking from school busses - to school - NO !!!

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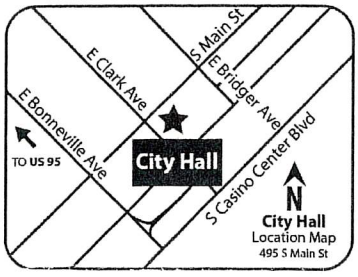

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-75863 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12508812065
BOHENKO ERIC J & ADELE M
8109 BRONZE TREASURE CT
LAS VEGAS NV 89143

129 BRDGNP1 89143

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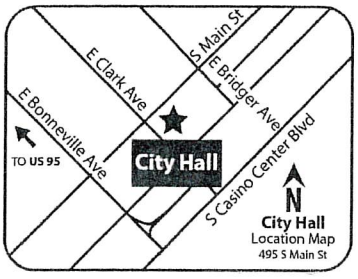

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-75863 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

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PRJ-75685
12517528015
DIRAFFAELE FAMILY SELF-DEC TR
DIRAFFAELE SAMUEL & M CO-TRS
1009 E OAK AVE
LA GRANGE PARK IL 60526-5728

2 BRDGNP1 60526

52P

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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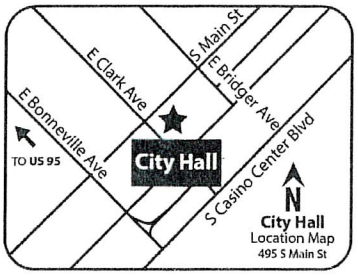

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75863 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509411060
DEYO EDWARD F JR
8105 BLUE SHADOW ST
LAS VEGAS NV 89131-3941

* There is currently a car wash, a liquor store and 2 gas stations only one block away. Not Needed

129 BRDGNP1 89131

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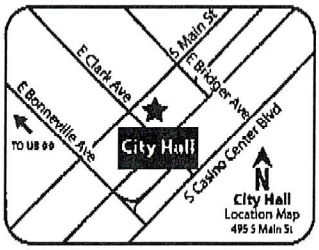

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Concerned About likely increase of crime in the area.
Gail Jordan

Please use available blank space on card for your comments.
SDR-75863 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12509411010
JORDAN ALLEN & GAIL
8324 PREPPY FOX AVE
LAS VEGAS NV 89131-3938

129 BRDGNP1 89131

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City of Las Vegas
Department of Planning
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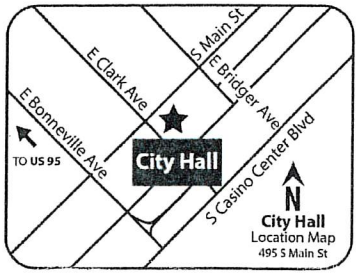

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75863 [PRJ-75685]

Planning Commission Meeting of **04/09/2019**

PRJ-75685
12517521003
FALKOWITZ MICHAEL
8090 VILLA DEL CIELO ST
LAS VEGAS NV 89131

123 BRDGNP1 89131

52

~~S30~~

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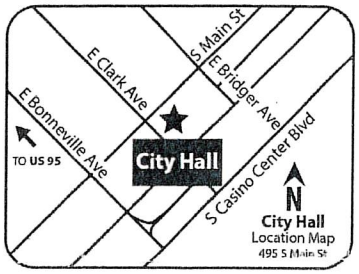

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75863 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12516115053
SCHIMEK HERBERT C & GAYLE A
7943 QUAIL CAP ST
LAS VEGAS NV 89131-4653

129 BRDCNP1 89131

52
~~S37~~

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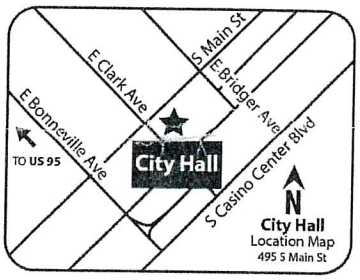

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75863 [PRJ-75685]
Planning Commission Meeting of **04/09/2019**

PRJ-75685
12517517004
WEISBRICH FAMILY TRUST
WEISBRICH JOHN J & MYRNA L TRS
8409 TIMBER PINE AVE
LAS VEGAS NV 89143-4614

129 BRDGNP1 89143

Submitted after final agenda

52A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
53

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

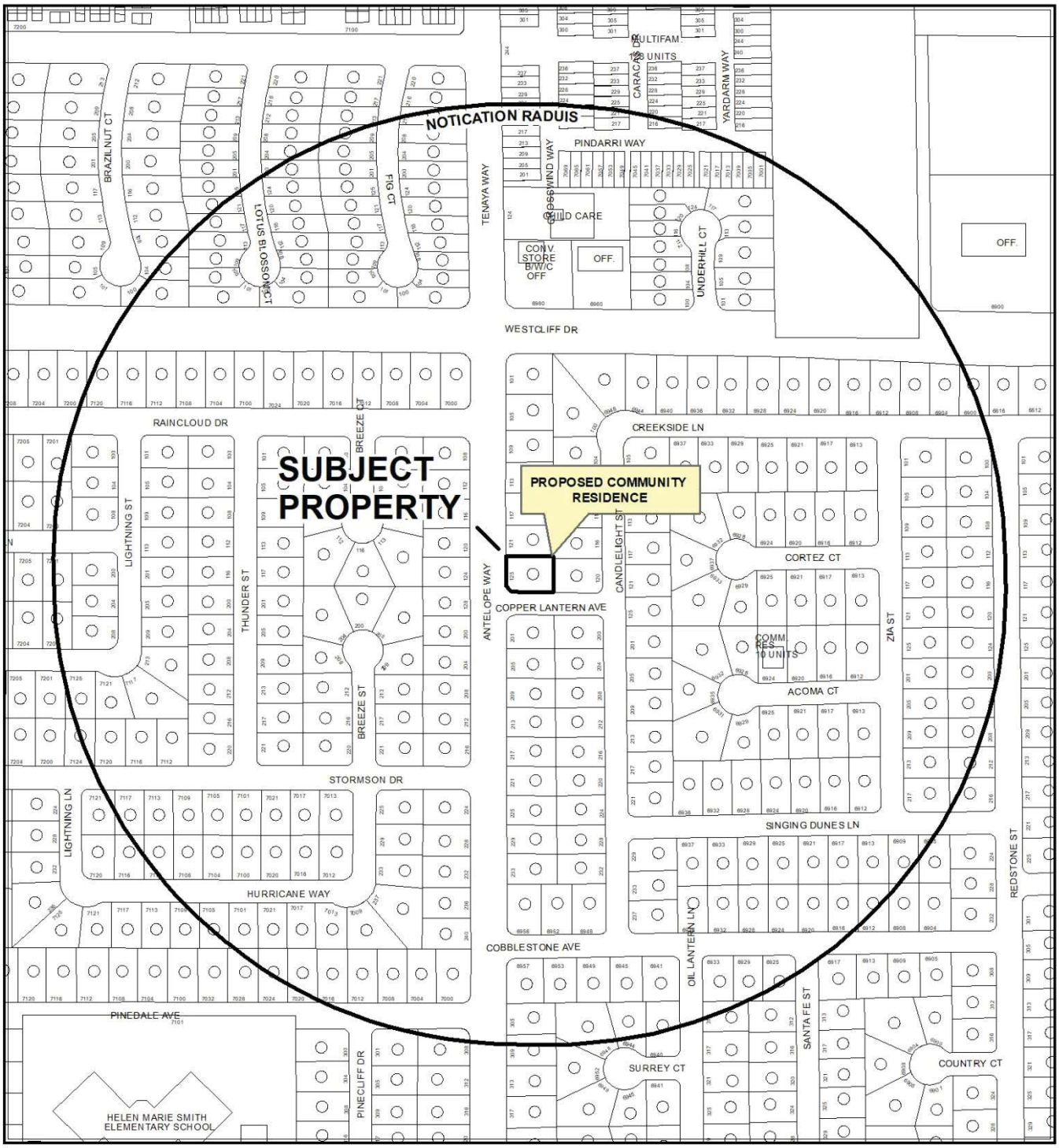
SUBJECT:
SUP-75838 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 455-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 125 Antelope Way (APN 138-34-514-001), Ward 1 (Tarkanian) [PRJ-75806]. Staff recommends DENIAL.

C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards and Protest Documentation Not Vetted - Comment Forms and Phone Log
7. Submitted at Meeting – Support Postcard



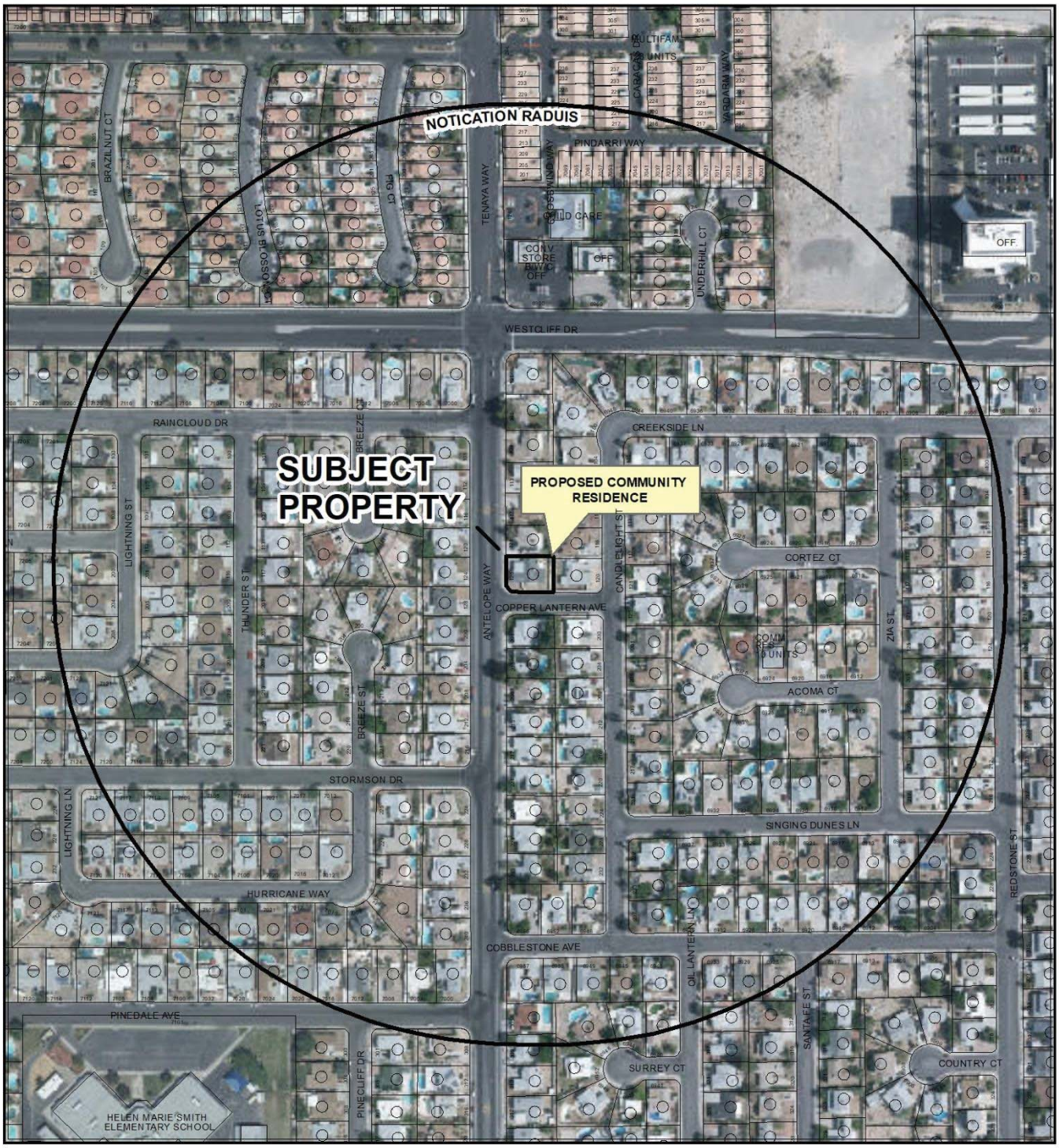
0 250 500 Feet

CASE: **SUP-75838 (PRJ-75806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 250 500 Feet

CASE: **SUP-75838 (PRJ-75806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

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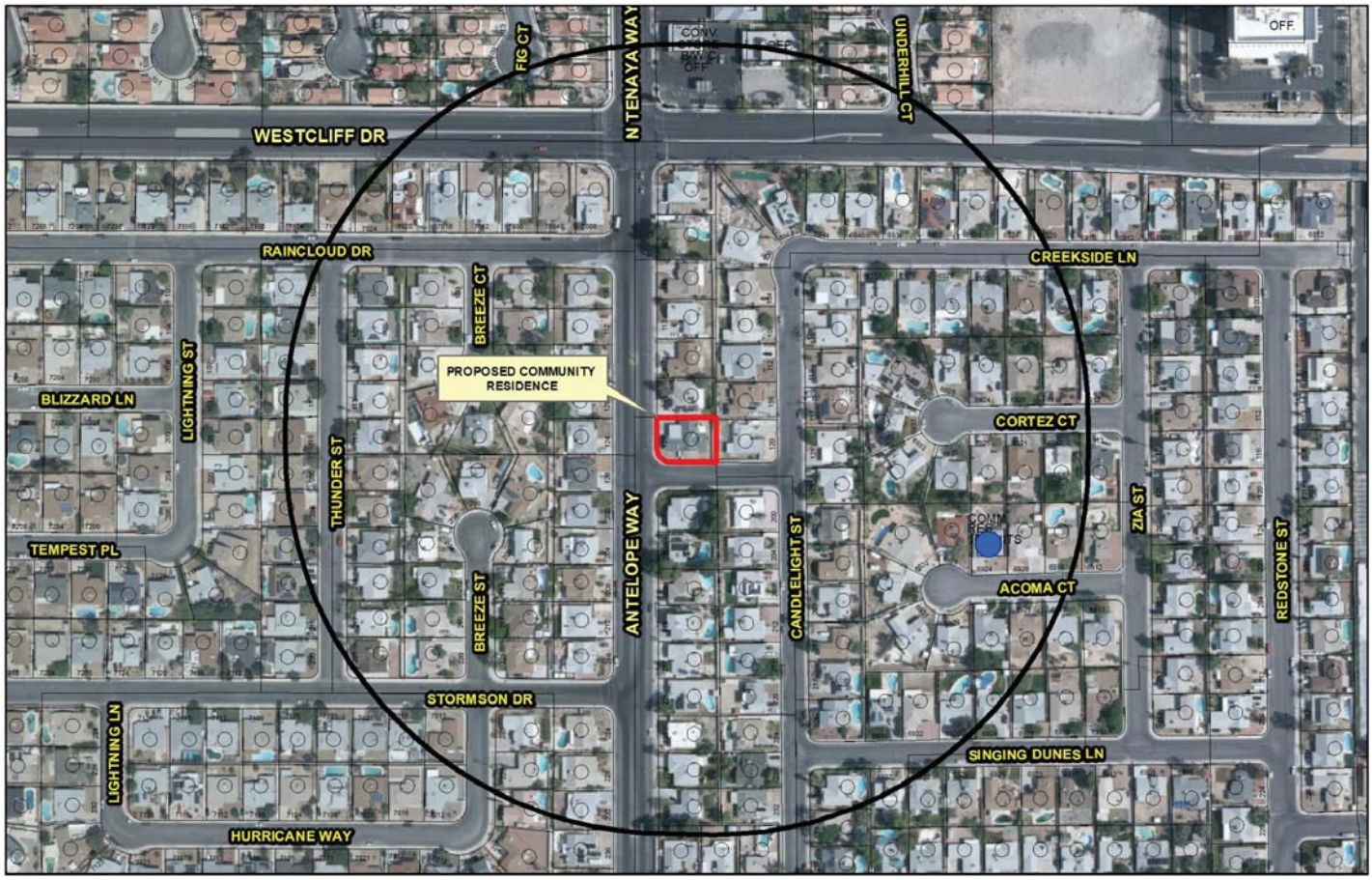


SUP-75838 (PRJ-75806)
Community Residence

Business Licenses
- Half-way House
- Residential Group Care
- Alzheimer's Care

Bus Stops

City Limits
Subject Property
660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, February 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75838	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 385

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

SUP-75838 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Community Residence use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Community Residence use to be located at 125 Antelope Way.

ISSUES

- A Community Residence is a conditional land use in the R-1 (Single Family Residential) zoning district.
- Conditional Use Regulation Number One (1) for a Community Residence use states, "a Community Residence may not be located closer than 660 feet to any other Community Residence." The proposed site is approximately 455 feet away from another Community Residence; therefore, a Special Use Permit is required. Staff recommends denial of the request.

ANALYSIS

The applicant has proposed a Community Residence use at 125 Antelope Way, which is a 3,000 square-foot single family residence zoned R-1 (Single Family Residential). Located within an established residential neighborhood, the subject residence is a six bedroom, three-bath, single-story, detached residential home.

A Community Residence is a Conditional use in the R-1 (Single Family Residential) zoning district. Conditional Use Regulation number one (1) requires: "a Community Residence may not be located closer than 660 feet to any other Community Residence (measured from property line to property line)." The subject site is approximately 455 feet northwest from an existing Community Residence located at 6924 Acoma Court; therefore, staff is recommending denial of this request.

Title 19.12 defines the Community Residence use as "A residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities who are in need of the mutual support furnished by other residents, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the needs of the residents. Interrelationships among residents are an essential component of a Community Residence. A Community Residence shall be

considered a residential use of property for purposes of all zoning and building codes. However, the Fire Marshal, pursuant to and consistent with the City's Fire Code, may require enhanced fire protection, including the installation of fire sprinklers and other mitigating measures, where one or more residents has a lessened ability to ambulate adequately. The use includes a Family Community Residence and a Transitional Community Residence, but does not include any of the following:

1. Senior Citizen Apartment;
2. Individual Care Center;
3. Convalescent Care Facility/Nursing Home;
4. Facility for Transitional Living for Released Offenders;
5. Facility to Provide Testing, Treatment, or Counseling for Drug and Alcohol Abuse;
6. Hospice;
7. Sex Offender Counseling Facility;
8. Boarding House or Rooming House;
9. Any other group living arrangement for unrelated individuals who are not disabled; or
10. Any of the following, as defined by NRS Chapter 449:
    a. Facilities for the Treatment of Drug and Alcohol Abuse;
    b. Modified Medical Detoxification Facilities;
    c. Transitional Living Facilities for Released Offenders;
    d. Facility for the Treatment of Narcotics; or
    e. Community Triage Center."

The Conditional Use Regulations for this use include:

1. Except as otherwise provided in Regulations 2 and 3, a Community Residence may not be located closer than 660 feet to any other Community Residence (measured from property line to property line).

   The proposed use does not meet this regulation as there is an existing Community Residence approximately 455 feet southeast located at 6924 Acoma Court when measured parcel line to parcel line.

2. Where there is a street, freeway or drainage channel at least 100 feet wide between the proposed Community Residence and an existing Community Residence, the minimum separation requirement is reduced to 100 feet from property line to property line.

   There are no streets, freeways or drainage channels at least 100 feet wide between the proposed Community Residence and an existing Community Residence; therefore, this regulation is not applicable.

3. When the population of proposed Community Residence is of such a nature that its location must be kept confidential for it to function successfully, such as a Community Residence for victims of domestic abuse, the minimum separation requirements set forth in Regulations 1 and 2 above shall not apply.

   This regulation is not applicable as the proposed use is not a residence for victims of domestic abuse.

4. A maximum of 2 persons who function as facility operator or support staff may reside in a Community Residence without being counted toward the 10-resident limit established for that use. Resident operator/support staff in excess of 2 shall be counter toward the 10-person limit.

   The applicant has proposed one to two staff members onsite for the anticipated ten residents.

5. A Community Residence shall comply with all public health and safety requirements including all Building and Fire Code requirements for the dwelling type in question.

   This is a Condition of Approval, and will be enforced as such.

6. In Federal or State law or regulations require the proposed Community Residence to be licensed or certified, then the applicant must obtain that required license or certification before commencing operation of the Community Residence.

   This is a Condition of Approval, and will be enforced as such.

7. When located in an O, C-1 or C-2 Zoning District, a Community Residence may not be established unless it is part of a mixed use development.

   This Condition of Approval is not applicable as the subject site is zoned R-1 (Single Family Residential).

8. The operator of the Transitional Community Residence:

   a. Must require residents to be actively and continuously enrolled in an offsite support program, including without limitation Alcoholics Anonymous or an equivalent program, or
   b. Must prohibit the use of alcohol and illegal drugs by residents; and
   c. Upon request and with reasonable notice, must produce evidence satisfactory to the Director or the Code Enforcement Manager residents are in compliance with this Regulation.

   This Conditional Use Regulation does not apply at this time as the applicant has proposed this facility for an elderly clientele.

9. Occupancy within a Community Residence shall not be made available to any individual whose tenancy would constitute a direct threat to the health and safety of individuals or would result in substantial physical damage to the property of others. The fact that a person is sentenced or referred to a Transitional Community Residence by a judge does not, without other evidence of a person's actual danger to other persons or property, establish that the person is a direct threat to the health and safety of others.

   This is a Condition of Approval, and will be enforced as such.

10. The Community Residence must be consistent with the scale and architectural character of the neighborhood.

    The proposed Community Residence will be carried out from an existing single family detached dwelling. No alterations or additions are proposed; as such, the use will retain its residential character and is in keeping with the surrounding residential area.

11. The Special Use Permit provisions of LVMC 19.12.040(B) shall not apply to Regulations 5 through 10 above.

    The Special Use Permit application was triggered by Regulation 1 which requires a distance separation of 660 feet between Community Residence uses.

12. In case of a Special Use Permit application that is filed as a consequence of not qualifying for conditional use treatment under Regulations 1 and 2 above, the application must be approved unless the Planning Commission or City Council determines that one or more of the following conditions would occur:

    a. The building to be occupied as a Community Residence would be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.

       The applicant has proposed no alterations to the exterior of the existing single family residence, and will remain consistent with the scale and architectural character of the neighborhood.

    b. The proposed Community Residence, together with existing Community Residences, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of the Community Residences on a block or adjoining blocks; or

The proposed Community Residence has a 455-foot distance separation from a similar use and could potentially create an institutional atmosphere due to the concentration of Community Residences in the immediate area.

c. The application or Community Residence does not or would not comply with Regulations 5 through 10 above.

The proposed Community Residence does not meet Regulation 10; therefore, staff is recommending denial.

FINDINGS (SUP-75838)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use is a family-like living arrangement proposed for an existing single-family residence located within an established residential neighborhood. The proposed land use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding neighborhood due to the requested distance separation Waiver.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site contains a 3,000 square-foot single family residence located with an existing residential neighborhood. The proposed land use is a family-like living arrangement for five to ten unrelated elderly individuals, as well as the support services provided by the operator of the Community Residence. The subject site is physically suited for the proposed Community Residence.

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.**

   Antelope Way is an 80-foot wide collector road adequate in size to meet the requirements of the proposed Community Residence which is a residential family-like living arrangement.

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 Community Residence use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, or general welfare or any objective of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Community Residence does not meet Condition Number One (1) of Title 19.12. The subject site is located approximately 455 feet away from another Community Residence. Since the subject site is not able to meet this condition, a Special Use Permit is required. Staff does not support this request for a Special Use Permit as the nearest existing Community Residence (6924 Acoma Court) is 455 feet from the proposed Community Residence; approval would result in a concentration of Community Residences, potentially creating an institutionalized atmosphere.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/20/67	The Board of City Commissioners approved a request for Rezoning (Z-0028-67) from R-E (Residence Estates) to R-1 (Single Family Residence) on property generally located on the south side of the Las Vegas Expressway (West Fremont) [now U.S. 95 Freeway], between Rainbow Boulevard and Buffalo Drive. The Planning Commission and staff recommended approval.
07/02/18	Code Enforcement processed a case (#190885) regarding a complaint that major work was being done to a kitchen without permits at 125 Antelope Way. The case was resolved on 07/30/18.

Most Recent Change of Ownership	
11/28/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/25/75	A building permit (#4186) was issued for a 1,938 square-foot single family residence at 125 Antelope Way. A final inspection was completed 12/16/75.
05/27/76	A building permit (#3852) was issued for a 100 square-foot patio screen room addition at 125 Antelope Way. A final inspection was completed 08/11/76.
04/12/78	A building permit (#5344) was issued for a 392 square-foot room addition at 125 Antelope Way. A final inspection was completed 01/23/80. (2332 SF total)
03/24/80	A building permit (#1214) was issued for a patio cover at 125 Antelope Way. A final inspection was completed 05/15/80.
09/17/87	A building permit (#2074) was issued for a garage extension and enclosure at 125 Antelope Way. A final inspection was completed 01/12/88.
07/16/18	A building permit (R18-09112) was issued for residential drywall replacement at 125 Antelope Way. A final inspection was completed 07/19/18.

Pre-Application Meeting	
02/14/19	A Pre-Application Meeting was conducted where the submittal requirements for a Special Use Permit were discussed with the applicant.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
03/04/19	During a routine site inspection, staff observed a well maintained single family residence. Nothing of concern was noted during the field check.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Antelope Way	Major Collector	Planned Streets and Highways Map	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Community Residence	1	2 Spaces per Dwelling unit.	2				
TOTAL SPACES REQUIRED			2		2		Y
Regular and Handicap Spaces Required			2	N/A	2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 125 Antelope Way, Las Vegas, NV 89145

Project Name Antelope Care Home **Proposed Use** Community Residence

Assessor's Parcel #(s) 138-34-514-001 **Ward #** 1

General Plan: Existing L (LDR) Proposed no change **Zoning:** Existing R-1 (SFR) Proposed no change

Additional Information Requesting a Special Use Permit for a Community Residence for up to ten elderly residents requiring assistance with daily living.

Property Owner Rommel & Lorena De Lios Fajardo Contact Roviric Fajardo

Address 125 Antelope Way City Las Vegas State NV Zip 89145

E-mail LVPREI1@AOL.COM Phone (702) 521-1704

Applicant Rommel Fajardo, Lorena De Lios Fajardo, Roviric Fajardo Contact Roviric Fajardo

Address 125 Antelope Way City Las Vegas State NV Zip 89145

E-mail LVPREI1@AOL.COM Phone (702) 521-1704

Representative Roviric Fajardo Contact Roviric Fajardo

Address 125 Antelope Way City Las Vegas State NV Zip 89145

E-mail LVPREI1@AOL.COM Phone (702) 521-1704

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 ROMMEL FAJARDO / LORENA FAJARDO

Subscribed and sworn before me

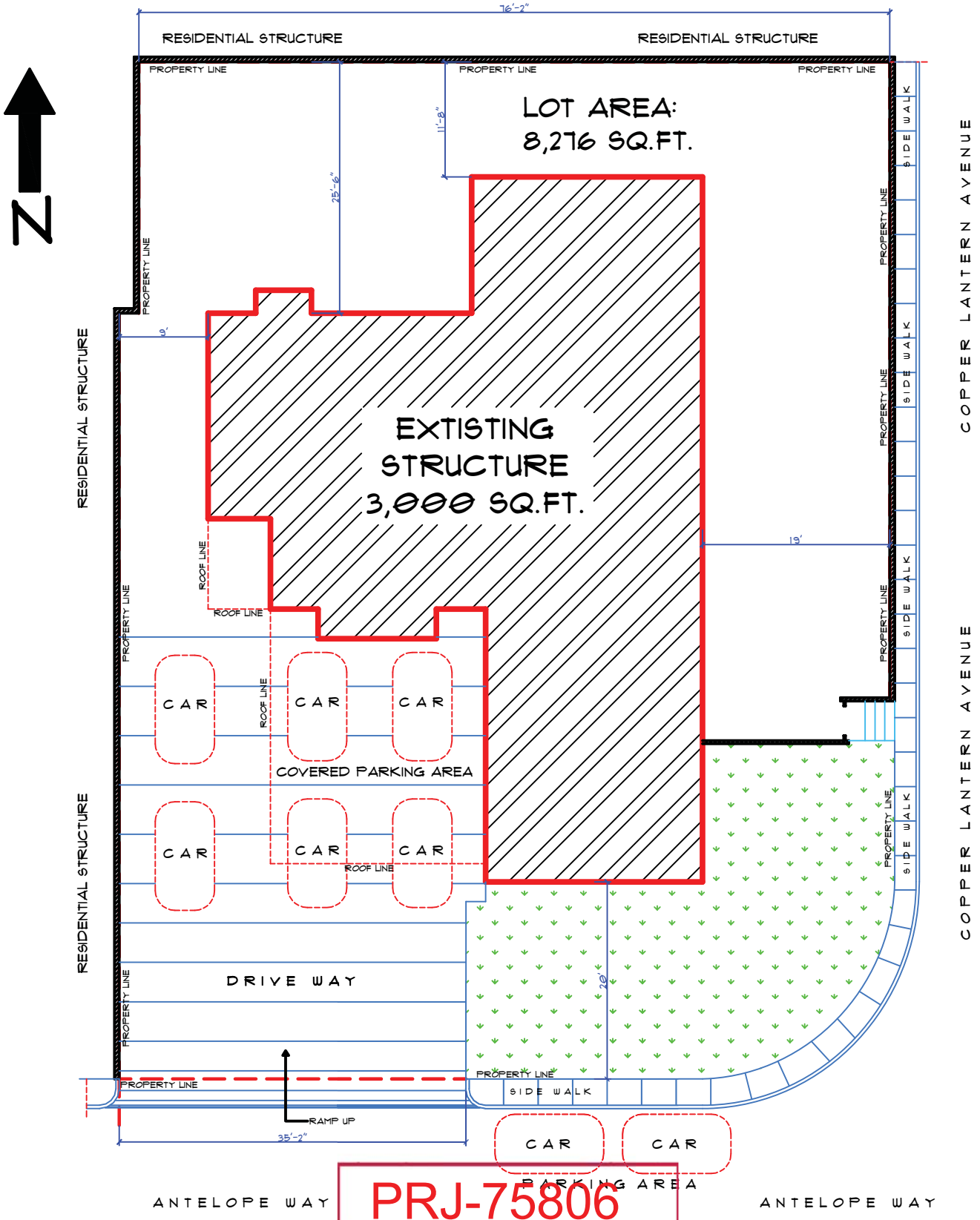
This 19th day of February, 20 19

Notary Public in and for said County and State

State of Nevada
County of Clark

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

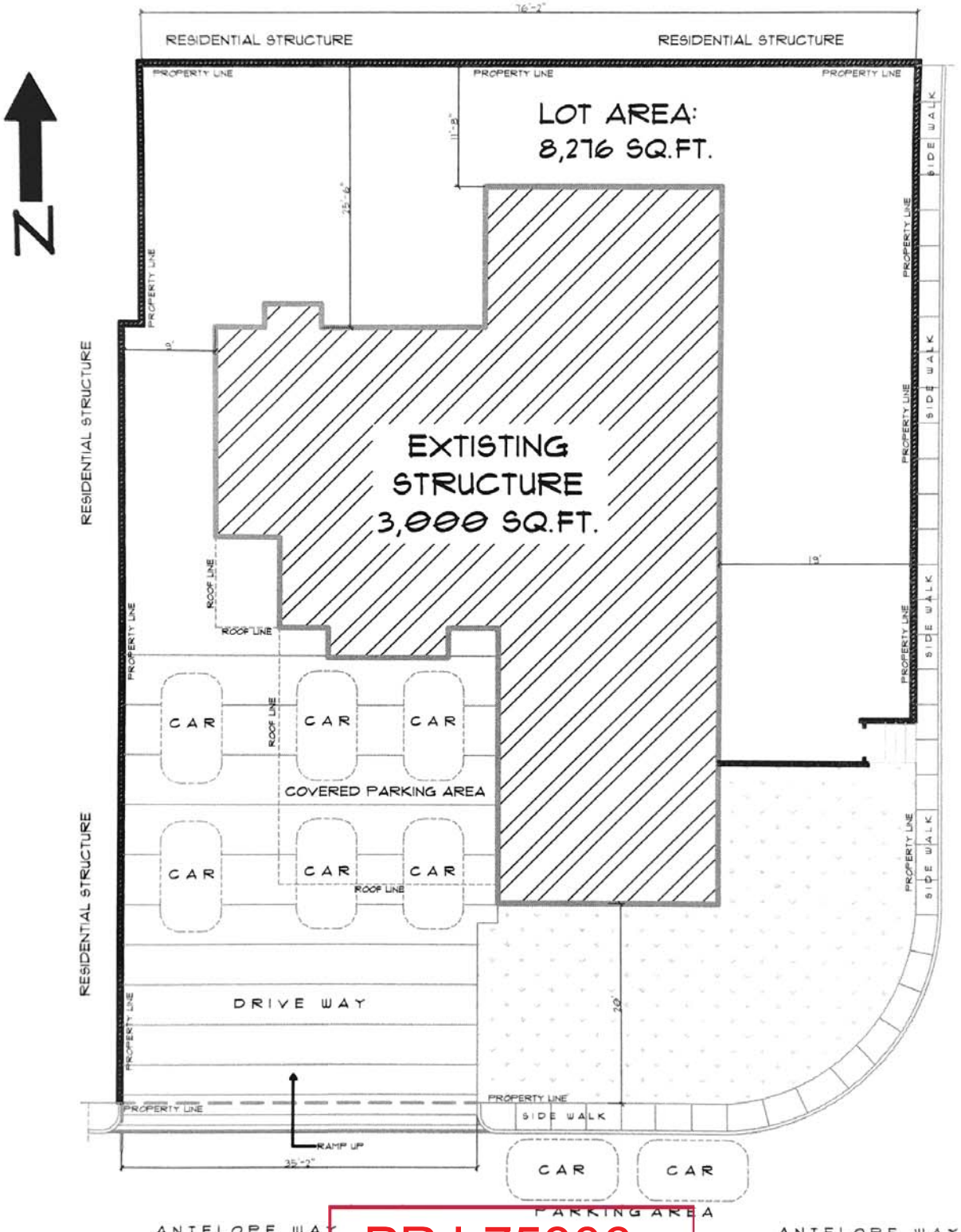
PRJ-75806
02/25/19



PRJ-75806
02/25/19

SITE PLAN
FRONT ELEVATION

PROPERTY: 125 ANTELOPE WAY,
LAS VEGAS, NV 89145
OWNERS: ROMMEL FAJARDO
ROVIRIC FAJARDO



PRJ-75806
02/19/19

SITE PLAN
FRONT ELEVATION

PROPERTY: 125 ANTELOPE WAY,
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OWNERS: ROMMEL FAJARDO
ROVIRIC FAJARDO

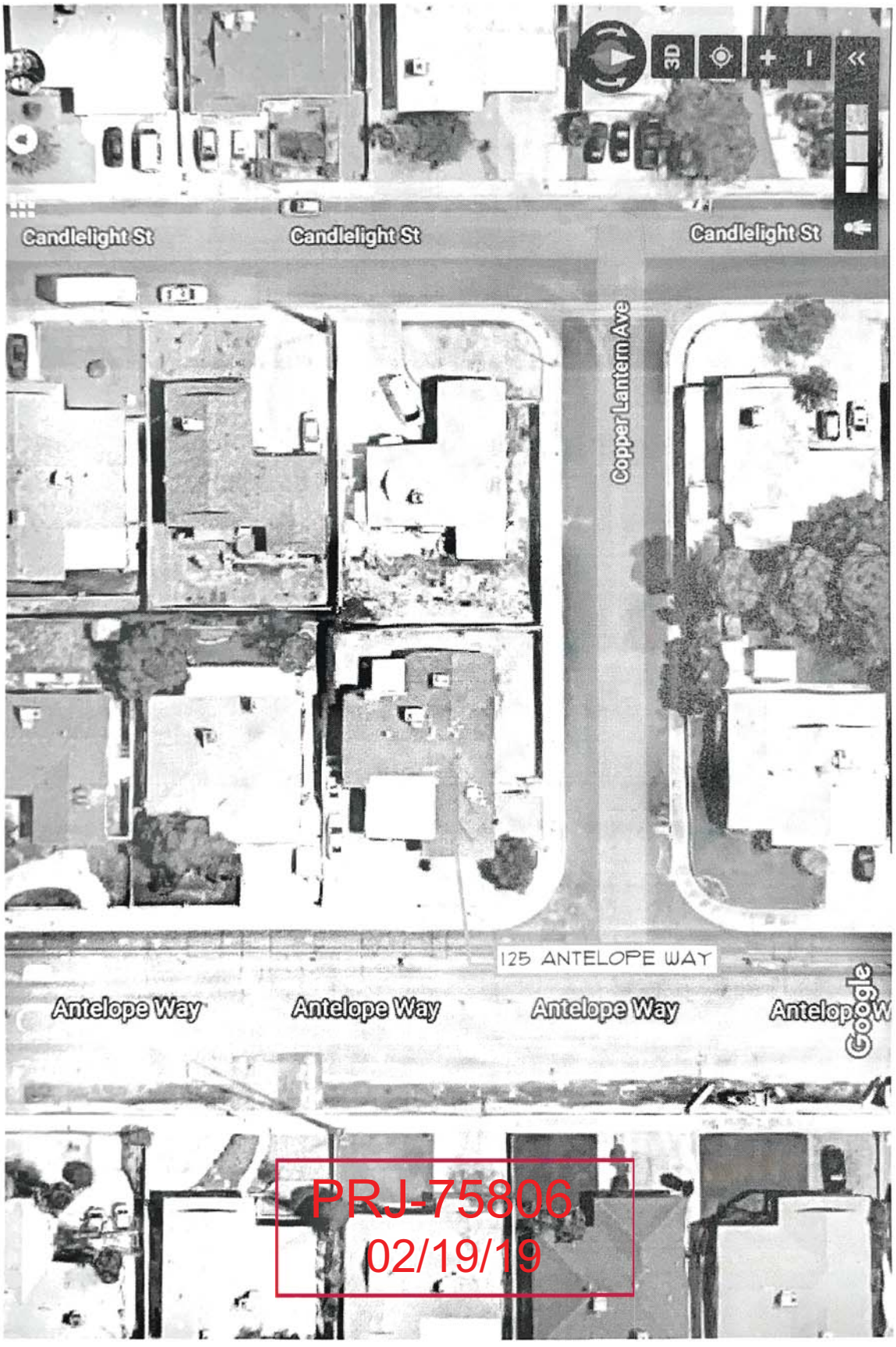
PROPERTY: 125 ANTELOPE WAY



NORTH

SITE PLAN / VICINITY MAP (BIRD'S EYE VIEW)

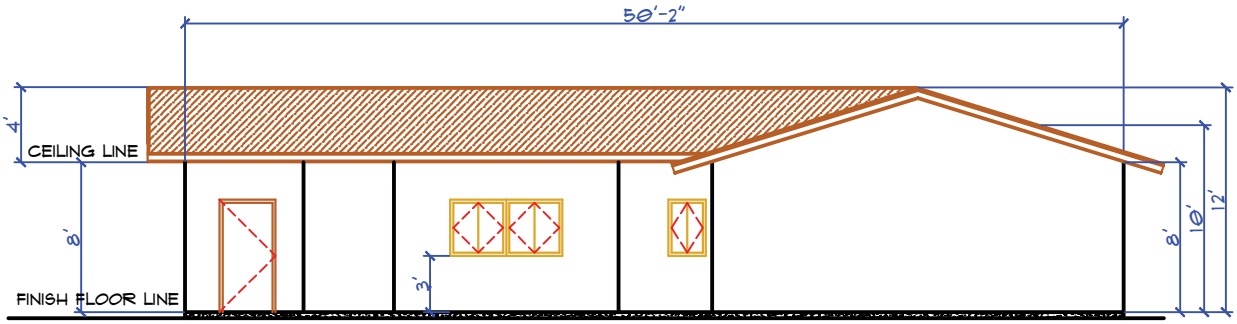
PROPERTY: 125 ANTELOPE WAY



NORTH

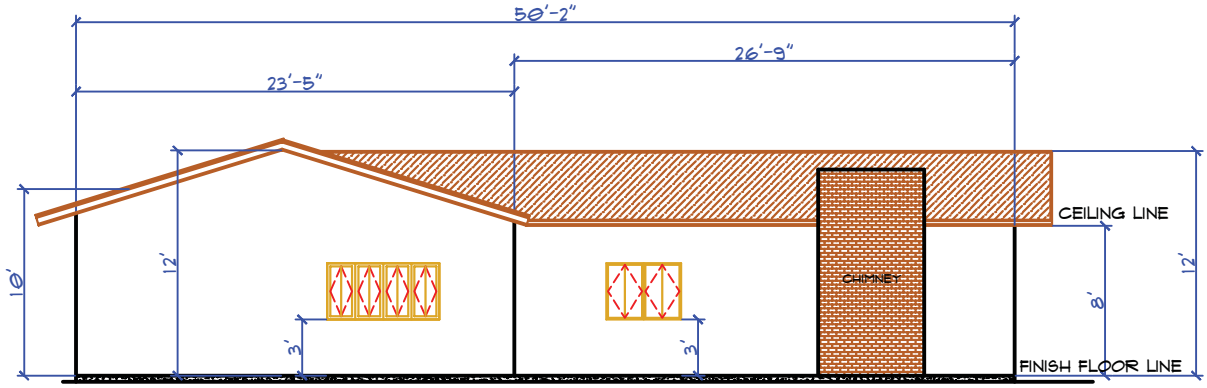
PRJ-75806
02/19/19

SITE PLAN / VICINITY MAP (BIRD'S EYE VIEW)



FRONT ELEVATION

NOT TO SCALE



REAR ELEVATION

NOT TO SCALE

PROPERTY: 125 ANTELOPE WAY,
LAS VEGAS, NV 89145
OWNERS: ROMMEL FAJARDO
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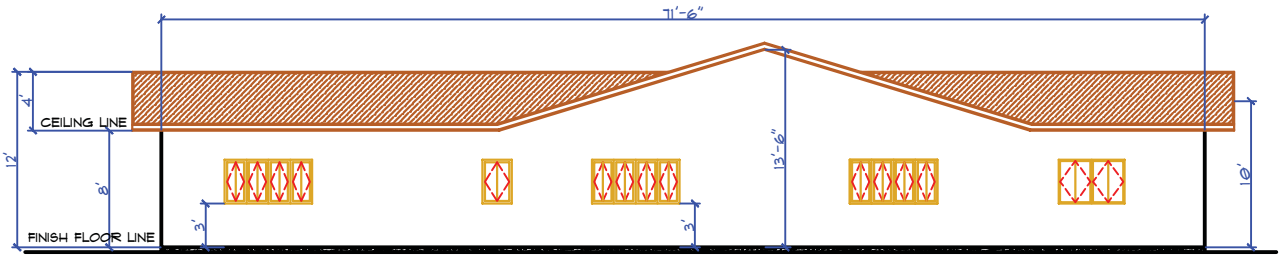
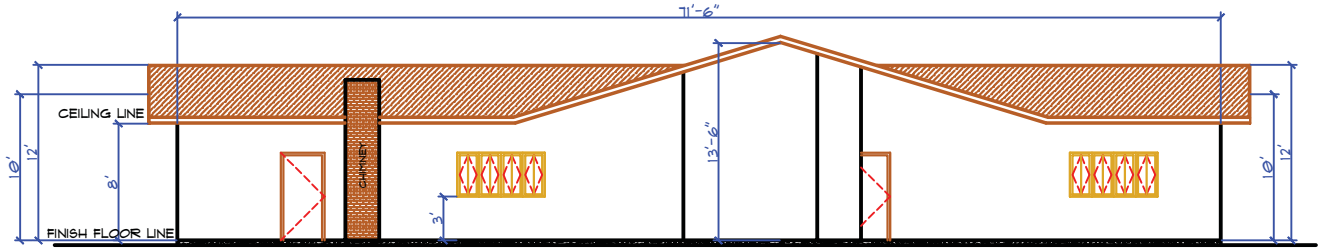
PRJ-75806
02/25/19



RIGHT-SIDE ELEVATION

NOT TO SCALE



LEFT-SIDE ELEVATION

NOT TO SCALE

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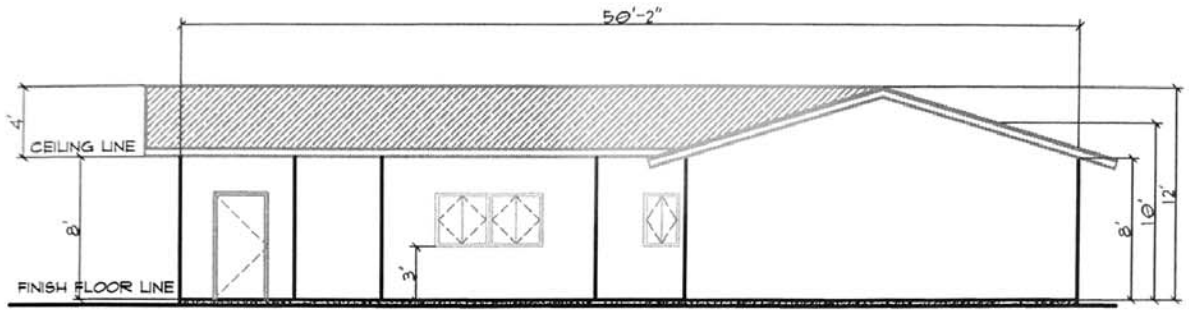
LAS VEGAS, NV 89145
OWNERS: ROMMEL FAJARDO
ROVIRIC FAJARDO

PRJ-75806
02/25/19



FRONT ELEVATION

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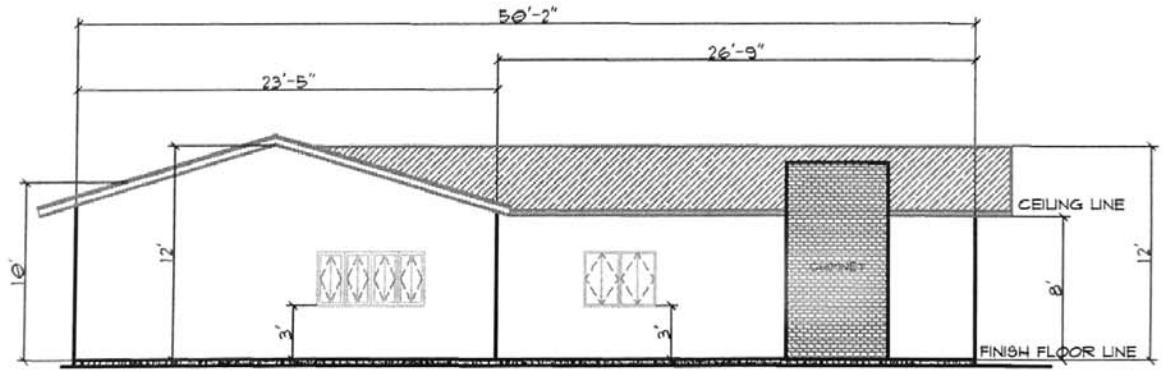

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NOT TO SCALE

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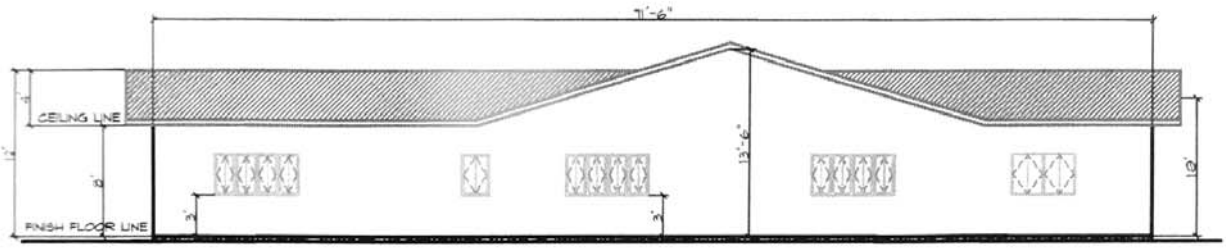
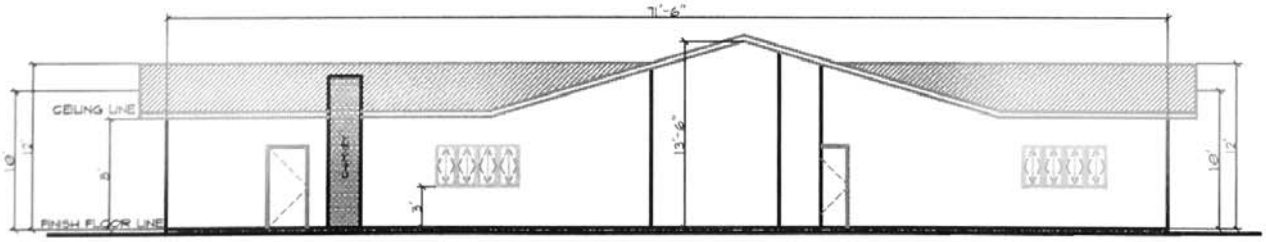
PRJ-75806
02/19/19



RIGHT-SIDE ELEVATION

NOT TO SCALE



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NOT TO SCALE

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OWNERS: ROMMEL FAJARDO
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02/19/19

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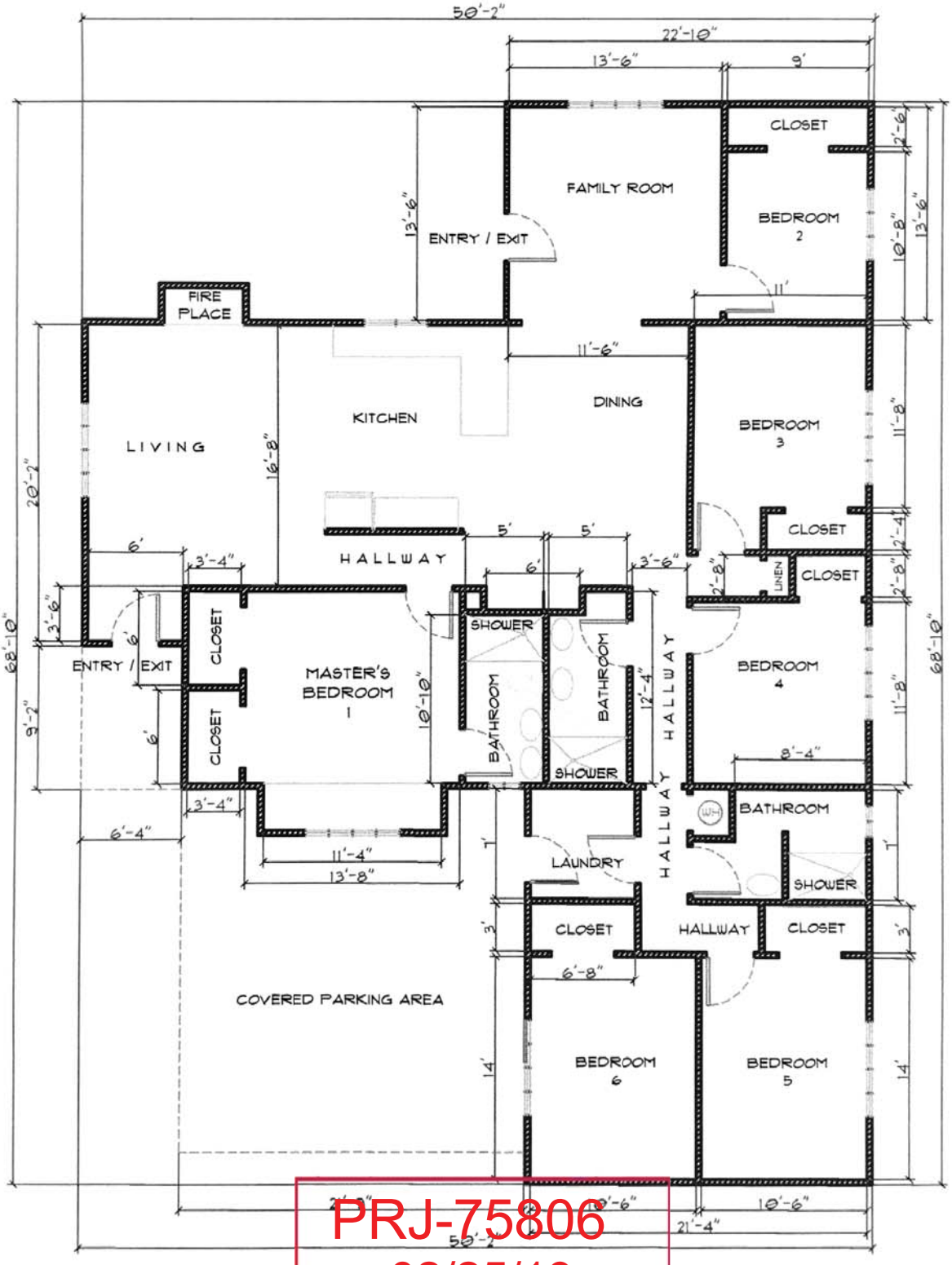

PRJ-75806
02/25/19

FLOOR PLAN

NOT TO SCALE


Bank of America


S Antelope WAY 100
W Copper Lantern AVE
ZOPFS 42
PRJ-75806
02/25/19


125
839-E59
PRJ-75806
02/25/19


125



SUP-75838 [PRJ-75806] - SPECIAL USE PERMIT - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO
125 ANTELOPE WAY

02/28/19



SUP-75838 [PRJ-75806] - SPECIAL USE PERMIT - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO
125 ANTELOPE WAY

02/28/19



SUP-75838 [PRJ-75806] - SPECIAL USE PERMIT - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO
125 ANTELOPE WAY

02/28/19

Justification Letter

February 18, 2019

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Regarding property at: 125 Antelope Way
Las Vegas, NV 89145
Clark County Parcel No. 138-34-514-001

Dear City of Las Vegas, Department of Planning:

Current property owners and applicants, Rommel Fajardo and Lorena De Lios Fajardo, and representative/co-applicant, Roviric Fajardo, are requesting a waiver of the distance separation between Community Residence uses where 660' is required. Our property is located approximately 455' from an existing Community Residence. The Community Residence would be regulated and licensed by the State of Nevada for up to ten elderly residents requiring assistance with daily living. A minimum of two caregivers will be on-site 24 hours/day. Normal business hours of operation will be: daily from 8am-5pm. There are six available parking spaces within the boundaries of the property. Three of these parking spaces are unimpeded.

Rommel Fajardo and Roviric Fajardo currently own and operate, jointly as managing partners, similar Community Residences in the Las Vegas Valley:

- NV Home Care Facilities, LLC at 5268 Caspian Drive, Las Vegas, NV 89118 since November 2015
- Hacienda Care Home, LLC at 5320 Sharon Marie Court, Las Vegas, NV 89118 since October 2016

Both existing Community Residences are regulated and currently licensed by the State of Nevada, Department of Health and Human Services. The property at 125 Antelope Way would also be regulated and licensed by the State of Nevada, Department of Health and Human Services. The owners will maintain the physical appearance of both the exterior and interior of the property that would meet and exceed the guidance, requirements and regulations set forth by the City of Las Vegas, including the installation of fire sprinklers as required by the Las Fire & Rescue and State Fire Marshall. The exterior of the property will remain and be maintained to have the appearance of a Single-Family Residence that is consistent and blend with the surrounding and nearby residential properties. The owners will also maintain a Community Residence that will provide the best possible service, the utmost care, of their Residents.

Sincerely,

Rommel Fajardo

Lorena De Lios Fajardo

Roviric Fajardo

PRJ-75806
02/25/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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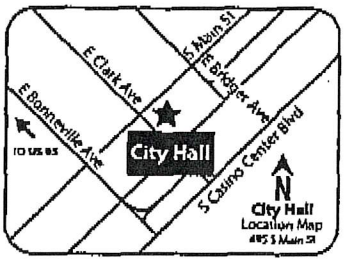

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75838 [PRJ-75806]

Planning Commission Meeting of **04/09/2019**

PRJ-75806
13834115030
YUHAS GREGORY S & CHRISTINE
2208 VERDINAL DR
LAS VEGAS NV 89146-3009

ST BRDGNF1 89146

Submitted after final agenda

53P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75838 [PRJ-75806]
Planning Commission Meeting of **04/09/2019**

PRJ-75806
13834512040
WERNER KATHLEEN
109 ZIA ST
LAS VEGAS NV 89145

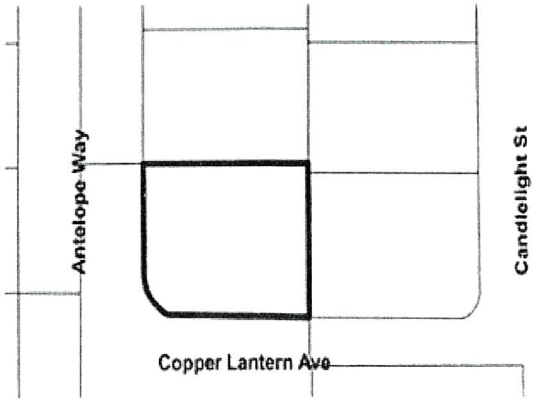
133 BRDGNP1 89145

Application Information

SUP-75838 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 455-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 125 Antelope Way (APN 138-34-514-001), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75806].

This is a danger to the children in the neighborhood. Totally against this.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***04/09/2019***
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

53 P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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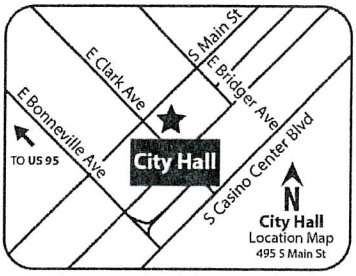

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75838 [PRJ-75806]

Planning Commission Meeting of **04/09/2019**

PRJ-75806
13827810046
MICHAEL TAMERU T & THERESA M
7053 PINDARRI WAY
LAS VEGAS NV 89145-0149

139 BRDGNP1 89145

S3P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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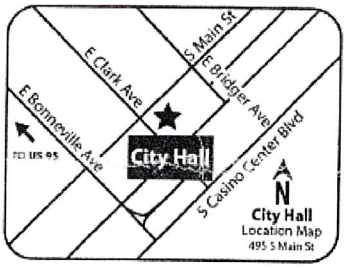

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75838 [PRJ-75806]
Planning Commission Meeting of **04/09/2019**

PRJ-75806
13834119009
REBER JEFFREY R
212 BREEZE ST
LAS VEGAS NV 89145-5111

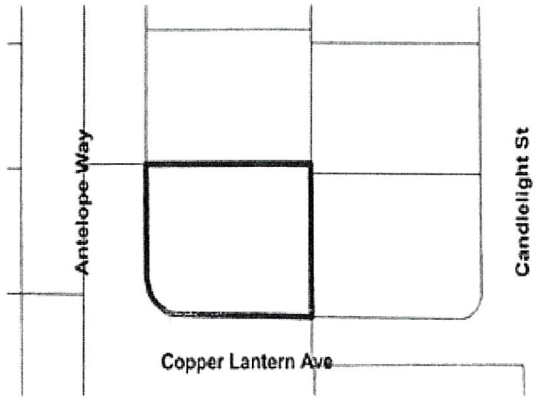
133 BRDGNP1 89145

Application Information

SUP-75838 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 455-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 125 Antelope Way (APN 138-34-514-001), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75806].

This is a residential neighborhood. City of Las Vegas does not need to start giving waivers that would change the current rules. I love my neighborhood!

Application Location



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Public Hearing Information

Meeting:	Planning Commission
Date:	***04/09/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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Department of Planning
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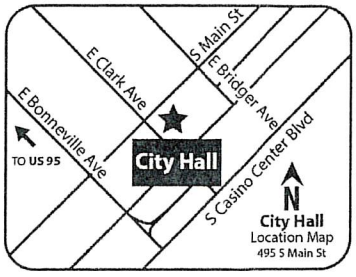

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75838 [PRJ-75806]

Planning Commission Meeting of **04/09/2019**

PRJ-75806
13834518012
GUNNARSON THEODORE G & DOROTHY J
6932 COBBLESTONE AVE
LAS VEGAS NV 89145-5314

133 BRDGNP1 89145

S3P

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Department of Planning
Development Services Center
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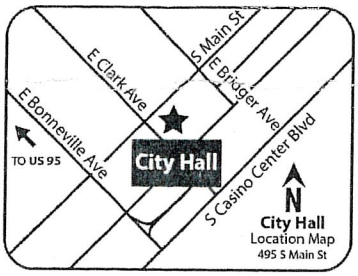

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75838 [PRJ-75806]

Planning Commission Meeting of **04/09/2019**

PRJ-75806
13834510012
LOMBARD MARTINE
6944 CREEKSIDE LN
LAS VEGAS NV 89145-5389

133 BRDCNP1 89145

S3P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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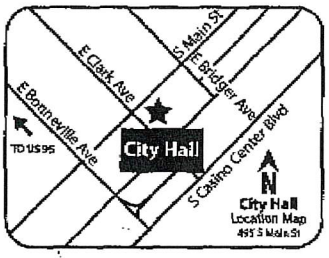

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-75838 [PRJ-75806]
Planning Commission Meeting of **04/09/2019**

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PRJ-75806
13834514002
CAMPBELL FRANCES M LIVING TRUST
CAMPBELL FRANCES M TRS
201 ANTELOPE WAY
LAS VEGAS NV 89145-5303

133 BROCHP1 89145

Submitted after final agenda
53A

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 8, 2019 9:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 9:10 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75806
Position:	I OPPOSE the project and all related applications.
Name:	Stephanie Brown
Residential or Business Address:	204 Persimmon Ct Las Vegas, NV 89145

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

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Nora Lares

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Subject: Planning Application Comments Form

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 5:09 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	Prj-75806
Position:	I OPPOSE the project and all related applications.
Name:	Tennille Anderson
Residential or Business Address:	200 Bengal place Las Vegas , NV 89145
Email:	Tennillemanderson@yahoo.com

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Nora Lares

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Subject: Planning Application Comments Form

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 5:08 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75806
Position:	I OPPOSE the project and all related applications.
Name:	Monique Lyman
Residential or Business Address:	7200 Raincloud Dr Las Vegas, NV 89145
Comments:	No commercial use should be granted in a residential neighborhood

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 4:52 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75806
Position:	I OPPOSE the project and all related applications.
Name:	Shellie Tingey
Residential or Business Address:	6948 Cobblestone Avenue Las Vegas, NV 89145
Phone:	(646) 251-5831
Email:	shellietingey@gmail.com
Comments:	I OPPOSE project PRJ -75806. I oppose the land entitlement request as I would like to preserve the neighborhood feel of a single family residence community. As noted in the agenda, there is already another community residence located within the neighborhood that is less than the required 660 feet of distance. In addition, although the agenda indicates that the residence is 3000 square feet and there is a list of the improvements made throughout the years, the tax records

53P
Pg 1 of 2

show that the home is only 2,267 square feet of living space.

Thank you, Shellie Tingey

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City of Las Vegas

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Pg 2 of 2

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

Date: 4-4-2019

Name: John B Wisniewski

Address: 6513 hyde Ave

LV NV 89107

Phone: 702-877-2321

☒ PROTEST ☐ APPROVE

VAR-75818 SUP-75838 44P

VAR-78834 47P

53P

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

Date: _____

Name: _____

Address: _____

_____

Phone: _____

☐ PROTEST ☐ APPROVE

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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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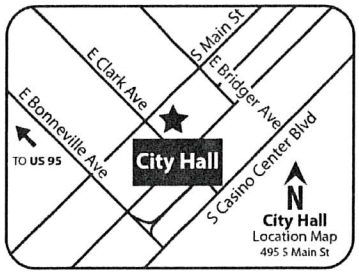

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75838 [PRJ-75806]
Planning Commission Meeting of **04/09/2019**

133 BRDGNP1 89145

PRJ-75806
13834517027
BOLLEA MARCIA M
237 CANDLELIGHT ST
LAS VEGAS NV 89145-5312

Submitted at Planning Commission
Date 4/9/19 Item 53

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
54

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

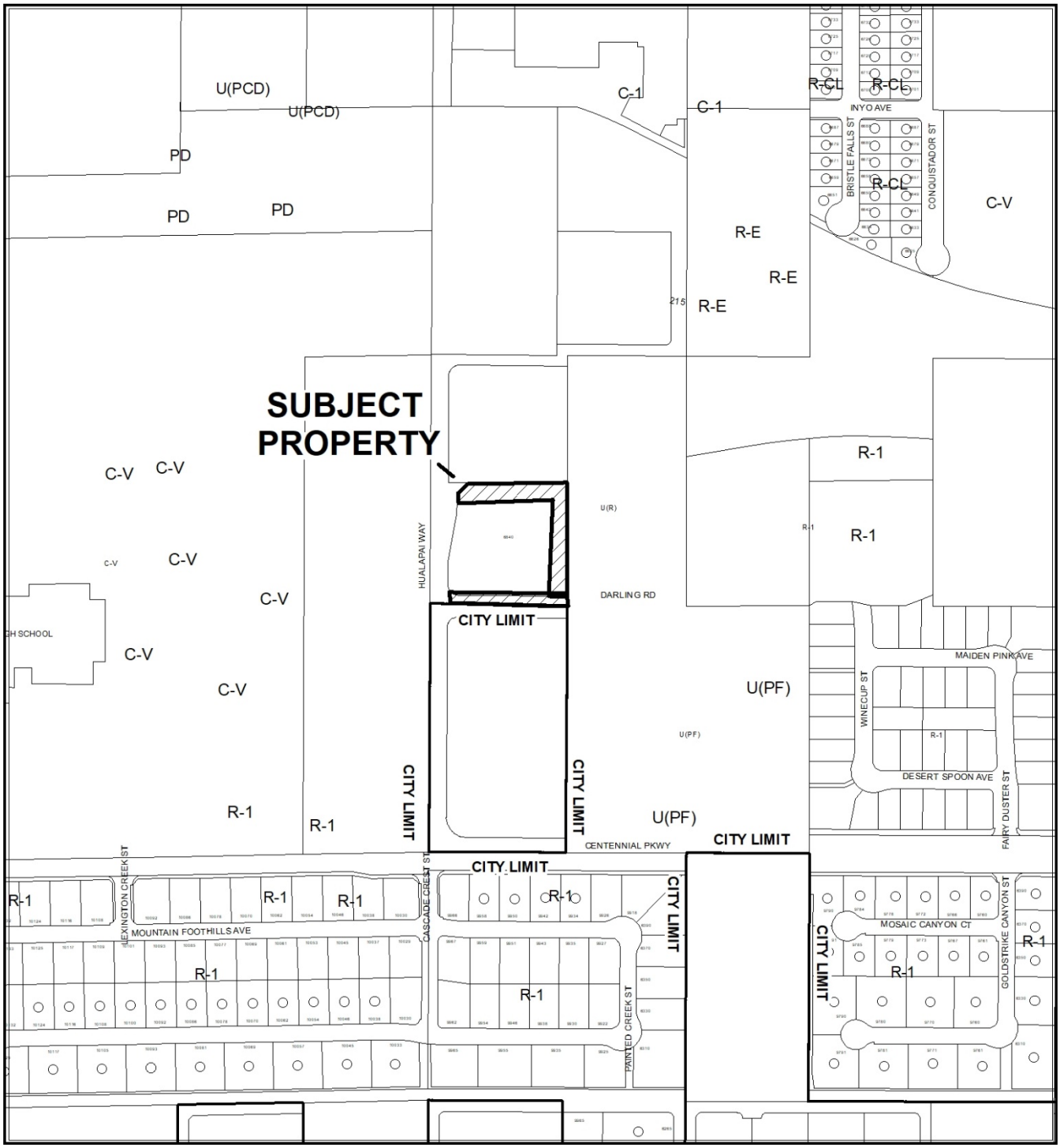
SUBJECT:
VAC-75859 - VACATION - PUBLIC HEARING - APPLICANT: BP HOLDINGS, INC - OWNER: VFR-SOUTHWESTDESERT EQUITIES, LLC - For possible action on a request for a Petition to Vacate a 33-foot wide patent easement and a portion of the north half of Darling Road located east of Hualapai Way, Ward 6 (Fiore) [PRJ-75736]. Staff recommends DENIAL.

C.C.: 05/15/2019

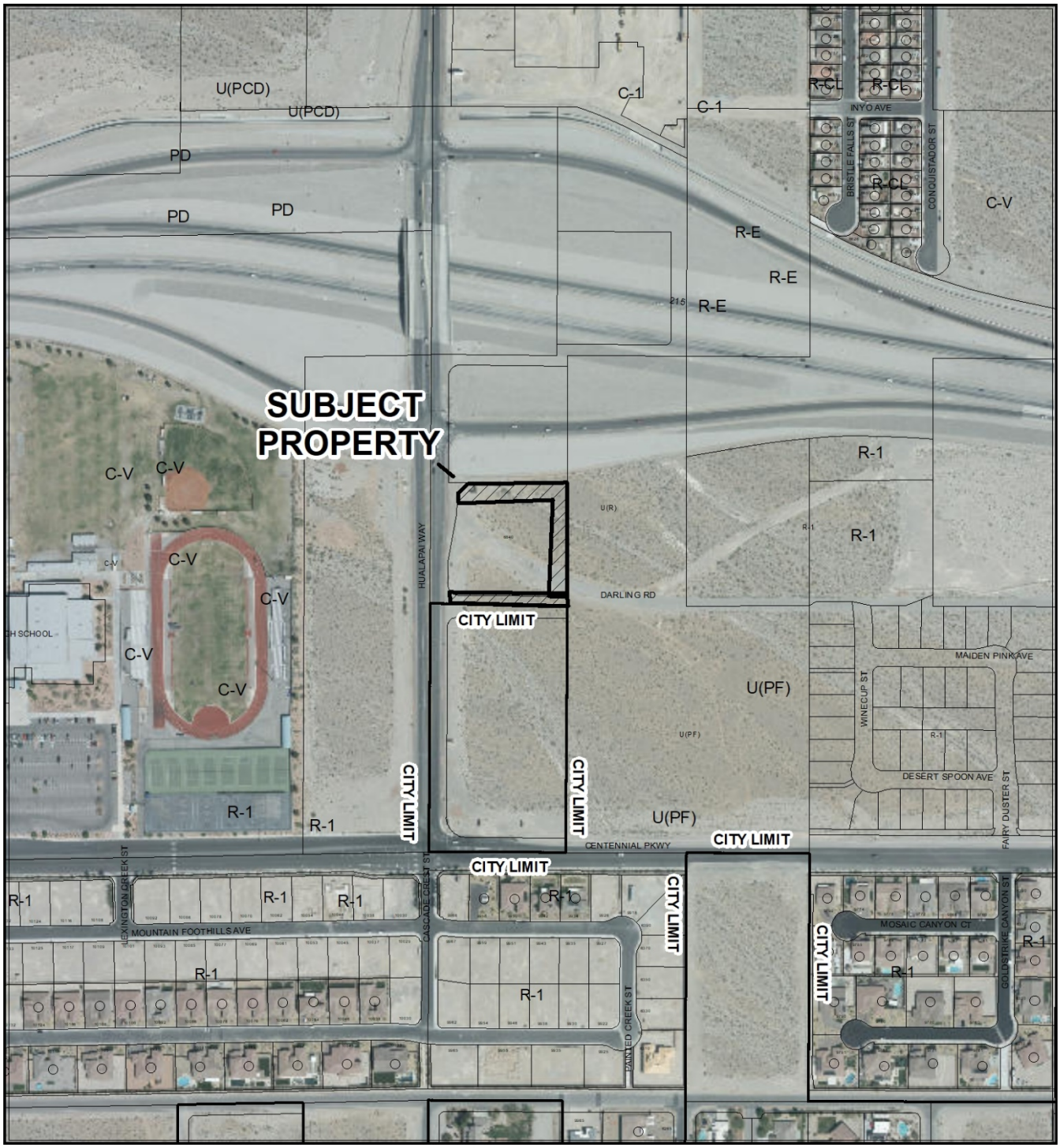
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approve, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAC-75859 and SDR-75860 [PRJ-75736]
3. Supporting Documentation - VAC-75859 and SDR-75860 [PRJ-75736]
4. Photo(s) - VAC-75859 and SDR-75860 [PRJ-75736]
5. Justification Letter
6. Submitted after Final Agenda - Protest Documentation Not Vetted - Comment Form for VAC-75859 and SDR-75860 [PRJ-75736]



CASE: VAC-75859 (PRJ-75736)



CASE: VAC-75859 (PRJ-75736)

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Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BP HOLDINGS, INC. - OWNER: VFR-SOUTHWEST DESERT EQUITIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-75859	Staff recommends DENIAL, if approved subject to conditions:	
SDR-75860	Staff recommends DENIAL, if approved subject to conditions:	VAC-75859

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED
1 - VAC-75859
70 - SDR-75860

PROTESTS
0 - VAC-75859
0 - SDR-75860

APPROVALS
1 - VAC-75859
0 - SDR-75860

JB

**** CONDITIONS ****

VAC-75859 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located along the north and east sides of assessor parcel number #125-19-401-002 and the north half of Darling Road, east of Hualapai Way.

2. A Clark County Order of Vacation to remove adjacent Clark County rights-of-way and patent easements so that no “orphan” dedication or patent easement in Clark County remains shall record concurrent with this Order of Vacation unless specifically allowed in writing by Clark County.

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 SDR-75860 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. The Order of Vacation and 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.

8. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

SDR-75860 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-75859) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/20/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. An Order of Vacation, such as VAC-75859, shall record prior to the recordation of a map or the issuance of permits for this site, whichever comes first.

11. Construct all half-street improvements meeting Current City Standards (detached sidewalks) on Hualapai Road concurrent with the development of this site. Off-site improvements shall also be coordinated with and approved by Clark County Public Works based the ultimate design of the 215 on ramp at Hualapai Way. 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. Grant appropriate Public Pedestrian Access Easements if needed.

12. Extend public sewer in Hualapai Way from Centennial Parkway to this site at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

13. 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.

14. 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.

15. Submit a License Agreement for landscaping and private improvements in the Hualapai Way 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).

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17 A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed a Major Amendment to approved Site Development Plan Review (SDR-73576) for the proposed expansion of the subject site and parking lot reconfiguration for a 9,043 square-foot commercial development at 6840 North Hualapai way.

ISSUES

- The applicant has requested a Petition to Vacate (VAC-75859) Vacate U.S. Government Patent Easements and a portion of the north half of Darling Road located east of Hualapai Way. Staff supports the proposed vacation of the existing U.S. Government Patent Easement. However, staff does not support the proposed vacation of the north half of Darling Road.
- The applicant has requested a waiver of Title 19.08.070 development standards to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required. Staff does not support this request.
- A Major Amendment to a previously approved Site Development Plan Review (SDR-73576) is required for the proposed expansion of the subject site onto the vacated Darling Road alignment and parking lot reconfiguration and waiver of perimeter landscaping. Staff does not support this request.

ANALYSIS

On November 21st, 2018 the City Council approved Site Development Plan Review (SDR-73576) for a proposed 9,043 square-foot commercial development with a waiver to allow buildings to not be oriented to the corner and street frontages where such is required on 2.02 acres at the southeast corner of Clark County 215 and Hualapai Way. The subject site is located in a C-1 (Limited Commercial) zoning district, which allows for retail shopping and personal services.

The applicant has proposed a Petition to Vacate (VAC-75859) 33-foot wide U.S. Government Patent Easements located on the north and east perimeter of the subject site. As the proposed vacation of the U.S. Government Patent Easements will not affect the design of the previously approved Site Development Plan Review (SDR-73576), staff supports the proposed vacation of the existing U.S. Government Patent Easements.

In addition, the applicant has requested to vacate a 30-foot wide portion of the north side of the Darling Road right-of-way alignment, located on the south perimeter of the subject site. As the proposed vacation of right-of-way could eliminate public street access to the parcel to the east of the subject site and result in a landlocked parcel, staff does not support the proposed vacation of right-of-way.

The proposed vacation of the north portion of Darling Road would result in the expansion of the subject site onto the area of the vacated right-of-way. As a result, the parking lot area adjacent to the southern perimeter of the site and southern landscape buffer has been reconfigured to accommodate the expansion of the site. The applicant requested a waiver to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required by the previously approved Site Development Plan Review (SDR-73576). Per Title 19.16.100 the proposed waiver of required landscaping requires approval of a Major Amendment to the previously approved Site Development Plan Review (SDR-73576). The submitted drawings indicate that the rest of the site will remain as previously approved with regards to building placement, building size and perimeter landscape buffers and interior parking lot landscaping.

The proposed vacation of the Darling Road right-of-way could eliminate public street access to the parcel to the east of the subject site and result in a landlocked parcel. Staff has determined that the applicant's proposal is not harmonious with the surrounding properties in the area; therefore, staff recommends denial of the proposed vacation and associated Major Amendment to the previously approved Site Development Plan Review (SDR-73576).

FINDINGS (VAC-75859)

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Yes, it will result in a non-standard right-of-way width unless a reciprocal vacation for the south half of Darling Road is processed through Clark County.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *Possibly, as the property to the east is currently owned by the Bureau of Land Management (BLM) land and it is unclear at this time how it will develop once it is sold.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is for right-of-way which the developer hopes to incorporate into their site.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-75860.*

E. Does this vacation request eliminate public street access to any abutting parcel? *Yes to the east.*

F. Does this vacation request result in a conflict with any existing City requirements? *Yes, access to adjacent property which could result in a land locked parcel.*

G. Does the Department of Public Works have an objection to this vacation request? *Yes.*

The Department of Public Works and Department of Planning are opposed to this Petition of Vacation, as the elimination of a portion of the Darling Road right-of-way could eliminate public street access to the parcel to the east of the subject site and result in a landlocked parcel.

FINDINGS (SDR-75860)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   As the proposed vacation of the Darling Road right-of-way could eliminate public street access to the parcel to the east of the subject site and result in a land locked parcel, staff has determined that the proposed Major Amendment to approved Site Development Plan Review (SDR-73576) and associated waiver of landscaping is not harmonious with the surrounding developments in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The development as proposed does not meet perimeter landscaping requirements on the south perimeter of the site. The applicant has requested a Waiver of this requirement to allow an eight-foot landscape buffer where 15 feet is required by the previously approved Site Development Plan Review (SDR-73576), which staff does not support.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the site is from Hualapai Way, a 150-foot wide Freeway/Expressway as designated on the Master Plan of Streets and Highways, and Darling Road, a 60-foot right-of-way. The driveway into the site from Hualapai Way is nearer to the Darling Road intersection than allowed and may require a deviation from the City Traffic Engineer. Access design is not anticipated to negatively affect traffic in the vicinity.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building and landscape materials remain consistent with the previously approved Site Development Plan Review (SDR-73576).

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations remain consistent with the previously approved Site Development Plan Review (SDR-73576), which will be harmonious and compatible with the proximate environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Site development is subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/07/07	The City Council approved the Annexation (ANX-12215) of 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The Planning Commission and staff recommended approval. The annexation became effective 02/15/07.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
09/24/09	Department of Planning staff denied a request for a Minor Site Development Plan Review (SDR-35394) for the installation of an 80-foot tall Wireless Communication Facility, Stealth Design (Monopine) on property located at the northeast corner of Darling Road and Hualapai Way.
06/20/18	A neighborhood meeting was held to discuss a proposed commercial development at the southeast corner of Clark County 215 and Hualapai Way. An application was not submitted for this design of the project.
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-73572) from R (Rural Density Residential) to SC (Service Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Rezoning (ZON-73573) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Special Use Permit (SUP-73574) for a proposed 3,043 square-foot Beer/Wine/Cooler Off-Sale Establishment use with a waiver to allow a 385-foot distance separation from a school where 400 feet is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Site Development Plan Review (SDR-73576) to allow a proposed 9,043 square-foot commercial development with a waiver to allow buildings to not orient to the corner and street frontages where such is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.

Most Recent Change of Ownership	
03/07/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses related to this request.

Pre-Application Meeting	
12/11/18	A pre-application meeting was held with the applicant to discuss proposed amendments to an approved commercial development.

Neighborhood Meeting	
06/20/18	A neighborhood meeting was held to discuss a proposed commercial development at the southeast corner of Clark County 215 and Hualapai Way. An application was not submitted for this design of the project.

Field Check	
02/28/19	The site is undeveloped. It slopes down from west to east and from north to south, as it is adjacent to the Hualapai Way on-ramp to Clark County 215. Improvements to Hualapai Way are incomplete, and there are no improvements to Darling Road.

Details of Application Request	
Site Area	
Net Acres	2.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	CC 215 ROW	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Undeveloped	RL (Residential Low) – Clark County)	R-E (Rural Estates Residential) – Clark County
East	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
West	Undeveloped	PR-OS (Parks/Recreation/ Open Space)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Site Development Plan Review (SDR-73576), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	87,991 SF	87,991 SF	N/A
Min. Lot Width	305 Feet	335 Feet	Y
Min. Setbacks			
• Front	48 Feet	48 Feet	Y
• Side	37 Feet	37 Feet	Y
• Corner	59 Feet	89 Feet	Y
• Rear	68 Feet	68 Feet	Y
Max. Lot Coverage	15 %	15 %	Y
Max. Building Height	31 Feet	31 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

Pursuant to Site Development Plan Review (SDR-73576), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	14 Trees	13 Trees	Y
• South	1 Tree / 20 Linear Feet	12 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	15 Trees	17 Trees	Y
• West	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
TOTAL PERIMETER TREES		**54 Trees**	**56 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	15 Feet		8 Feet	N*
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6’ wall along east PL	Y

*The applicant has requested a Waiver to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Hualapai Way	Freeway/ Expressway	Title 13	80-86	N

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	6,043 SF	1 space per 175 SF	35				
Restaurant	1,200 SF seating and waiting 1,800 SF remaining BOH	1 space per 50 SF seating and waiting plus 1 space per 200 SF remaining	33				
TOTAL SPACES REQUIRED			68		79		Y
Regular and Handicap Spaces Required			65	3	75	4	Y
Loading Spaces	9,043 SF	Less than 10,000 SF	1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot landscaping buffer is required along all rights-of-way.	To allow an eight-foot landscape buffer along the south perimeter where 15 feet is required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) 6840 N. Hualapai Way

Project Name 215 and Hualapai **Proposed Use** Commercial

Assessor's Parcel #(s) 125-19-401-002 **Ward #** 6

General Plan: Existing SC Proposed SC **Zoning:** Existing C-1 Proposed C-1

Additional Information

Property Owner VFR Southwest Desert Equities, LLC Contact David Saltman

Address 8215 S. Eastern Ave, Ste #205 City Las Vegas State NV Zip 89123

E-mail david@thevistagroup.net Phone (702) 778-7970 x28

Applicant BP Holdings, Inc Contact Joseph Bonifatto

Address 3960 Howard Hughes Pkwy #150 City Las Vegas State NV Zip 89169

E-mail joeb@bphold.com Phone (702) 735-5700

Representative Zenith Engineering Contact Julia Izzolo

Address 1980 Festival Plaza Drive, #450 City Las Vegas State NV Zip 89135

E-mail julia@zenith-lv.com Phone (702) 835-3496

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Michael A. Saltman

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michael A. Saltman

Subscribed and sworn before me

This 12th day of January, 20 19

Janet Collins

Notary Public in and for said County and State

JANET COLLINS
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 10-18-2019
Certificate No: 07-5163-1

PRJ-75736
02/20/19

APN: *125-19-401-002*
Owner: *VFR Southwest Desert Equities*

Exhibit 'A'

Explanation

This legal describes the vacation of the Patent Easement as described in Book 960702 as Document Number 00630, generally located northeast of the intersection of Daring Road and Hualapai Way.

Legal Description

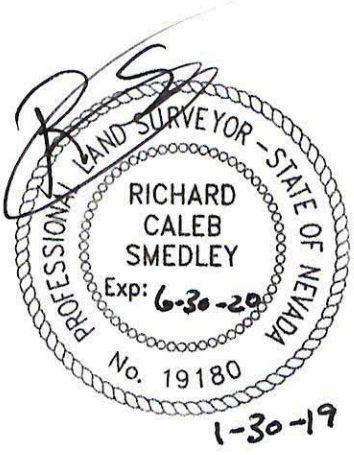
That portion of easement as described in Book 960702 as Document Number 00630, Clark Coutny, Nevada Official Records, lying within the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada described as follow:

Commencing *at the southwest corner of said Section 19; thence along the west line thereof, being the centerline of Hualapai Way, north 00°19'01" east, 670.38 feet; thence along the centerline of Darling Road, north 89°42'34" west, 326.54 feet to the* ***point of beginning****; thence north 00°06'59" east, 301.96 feet; thence north 89°40'12" west, 248.75 to the beginning of a curve, concave southeast, having a radius of 50.00 feet, from which beginning the radius of said curve bears south 72°54'02" east; thence northeasterly along the arc of said curve, through a central angle of 54°45'58" and an arc length of 47.79 feet to the north line of Lot 2 of that certain land division LD54-83 in Book 1767 as Document number 1726889, Clark County, Nevada official records; thence along said north line, south 89°40'12 east, 249.59 feet to the northeast corner thereof; thence along the east line thereof, south 00°06'59" west, 334.94 feet to the aforementioned centerline of Darling Road; thence along said centerline, north 89°42'34 east, 33.00 feet to the* ***point of beginning****.*

Containing 18,905 square feet, more or less

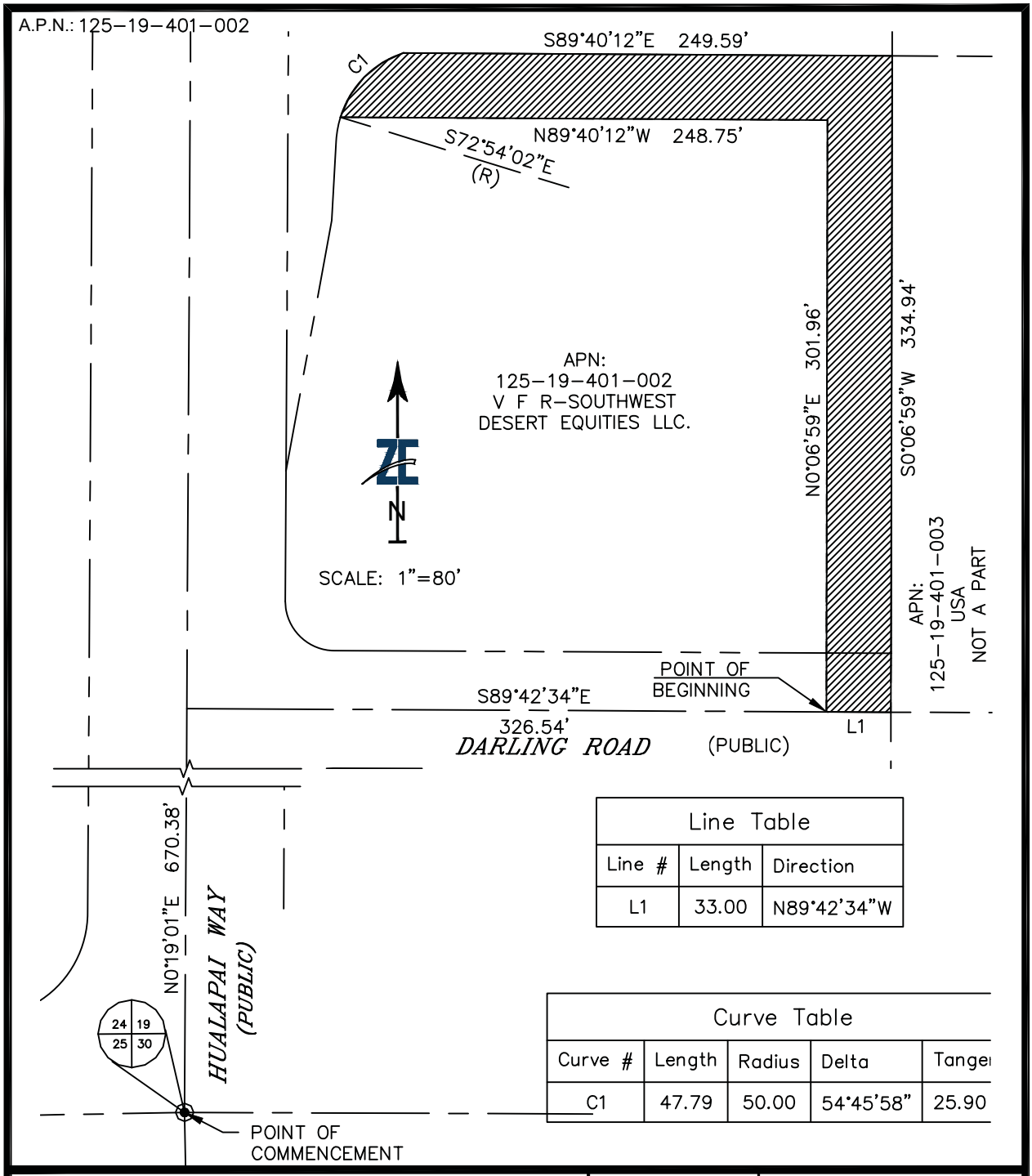
End of description.

Richard Caleb Smedley, PLS
Professional Land Surveyor
Nevada License No. 19180



Geo Professionals Limited
1895 Michael Way, Las Vegas, NV 89108
(702) 427-5293
www.rcsmedley@live.com

PRJ-75736
02/20/19



Line Table		
Line #	Length	Direction
L1	33.00	N89°42'34"W

Curve Table				
Curve #	Length	Radius	Delta	Tange
C1	47.79	50.00	54°45'58"	25.90

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

DRAWN BY: JLI	PROJECT: 215/HUALAPAI
CHECKED BY: JLI	PROJECT No: 181001
SCALE: 1"=80'	DATE: 1/29/19

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

PRJ-75736
02/20/19

Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 1/25/2019 2:08:00 PM

Parcel Name: Site 1 - Property : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:809,303.7337' East:735,744.7467'

Segment# 1: Line
Course: N0° 06' 59"E Length: 301.96'
North: 809,605.6931' East: 735,745.3601'

Segment# 2: Line
Course: N89° 40' 12"W Length: 248.75'
North: 809,607.1258' East: 735,496.6142'

Segment# 3: Curve
Length: 47.79' Radius: 50.00'
Delta: 54°45'58" Tangent: 25.90'
Chord: 45.99' Course: N44° 28' 57"E
Course In: S72° 54' 02"E Course Out: N18° 08' 05"W
RP North: 809,592.4242' East: 735,544.4040'
End North: 809,639.9406' East: 735,528.8413'

Segment# 4: Line
Course: S89° 40' 12"E Length: 249.59'
North: 809,638.5031' East: 735,778.4272'

Segment# 5: Line
Course: S0° 06' 59"W Length: 334.94'
North: 809,303.5638' East: 735,777.7468'

PRJ-75736
02/20/19

Segment# 6: Line

Course: N89° 42' 34"W	Length: 33.00'
North: 809,303.7311'	East: 735,744.7472'
Perimeter: 1,216.03'	Area: 18,905.21Sq.Ft.
Error Closure: 0.0027	Course: S12° 42' 43"E
Error North : -0.00261	East: 0.00059

Precision 1: 450,381.48

PRJ-75736
02/20/19

APN: *125-19-401-002*
Owner: *VFR Southwest Desert Equities*

Exhibit 'A'

Explanation

This legal describes the vacation of a Portion of Darling Road, east of the intersection of Daring Road and Hualapai Way.

Legal Description

That area of Darling Road as dedicated to the public in Book 1767 as Document Number 1726890, Clark County, Nevada Official Records, lying within the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of Section 19, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada described as follow:

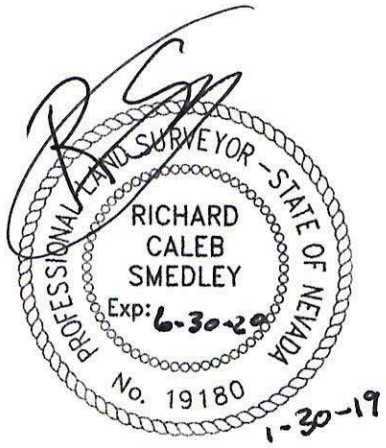
Commencing *at the southwest corner of said Section 19; thence along the west line thereof, being the centerline of Hualapai Way, north 00°19'01" east, 670.38 feet; thence departing said west line, south 89°42'34" east, 50.02 feet to the* ***point of beginning****; thence along the prolongation of the east right-of-way line of Hualapai way as dedicated to the public by said Book 1767, north 00°19'01" east to the beginning of a curve, concave northeast, having a radius of 25.00 feet, from which beginning the radius of said curve bears south 89°40'59" east; thence southeasterly along the north right-of-way of Darling Road, as dedicated in said Book 1767, along the arc of said curve, through a central angle of 90°01'36" and an arc length of 39.28 feet; thence continuing along said north right-of-way of Darling Road, south 89°42'34" east, 284.43 feet; thence departing said north right-of-way, south 00°06'59" west, 30.00 feet to the centerline of Darling Road; thence along the centerline of said Darling Road, north 89°42'34" west, 309.52 feet to the* ***point of beginning****.*

Containing 9,419 square feet, more or less

Reserving therefrom an easement for utility purposes attached thereto and by this reference made a part thereof.

End of description.

Richard Caleb Smedley, PLS
Professional Land Surveyor
Nevada License No. 19180



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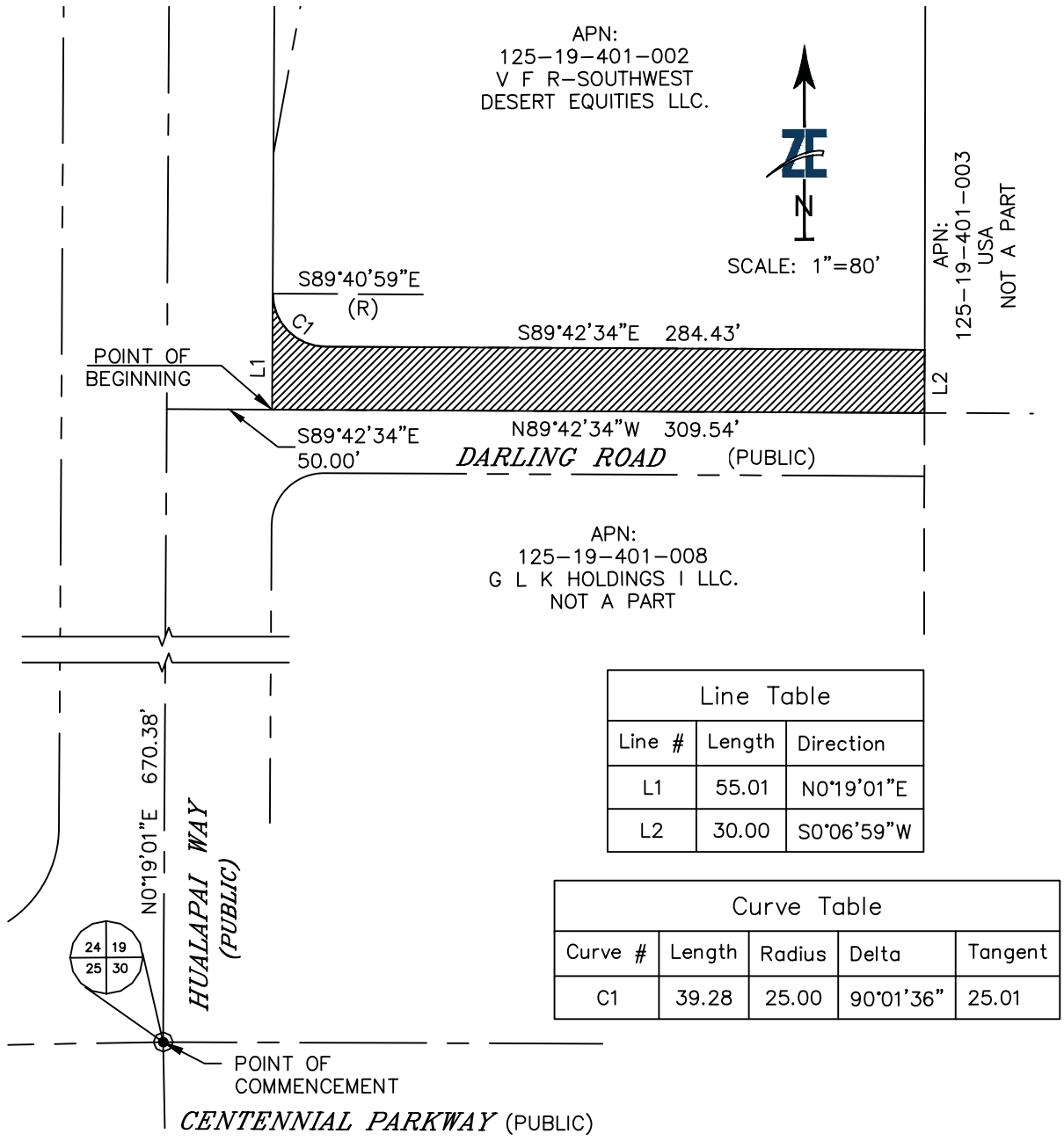
PRJ-75736
02/20/19

A.P.N.: 125-19-401-002



Line Table		
Line #	Length	Direction
L1	55.01	N0°19'01"E
L2	30.00	S0°06'59"W

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	39.28	25.00	90°01'36"	25.01

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

DRAWN BY: JLI	PROJECT: 215/HUALAPAI
CHECKED BY: JLI	PROJECT No: 181001
SCALE: 1"=80'	DATE: 1/29/19

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

PRJ-75736
02/20/19

Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 1/31/2019 1:10:00 PM

Parcel Name: Site 1 - Property : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:809,305.1355'	East:735,468.2080'

Segment# 1: Line

Course: N0° 19' 01"E	Length: 55.01'
North: 809,360.1447'	East: 735,468.5123'

Segment# 2: Curve

Length: 39.28'	Radius: 25.00'
Delta: 90°01'36"	Tangent: 25.01'
Chord: 35.36'	Course: S44° 41' 47"E
Course In: S89° 40' 59"E	Course Out: S0° 17' 26"W
RP North: 809,360.0064'	East: 735,493.5120'
End North: 809,335.0067'	East: 735,493.3852'

PRJ-75736
02/20/19

Segment# 3: Line

Course: S89° 42' 34"E | Length: 284.43'

North: 809,333.5643' | East: 735,777.8115'

Segment# 4: Line

Course: S0° 06' 59"W | Length: 30.00'

North: 809,303.5644' | East: 735,777.7506'

Segment# 5: Line

Course: N89° 42' 34"W | Length: 309.54'

North: 809,305.1341' | East: 735,468.2146'

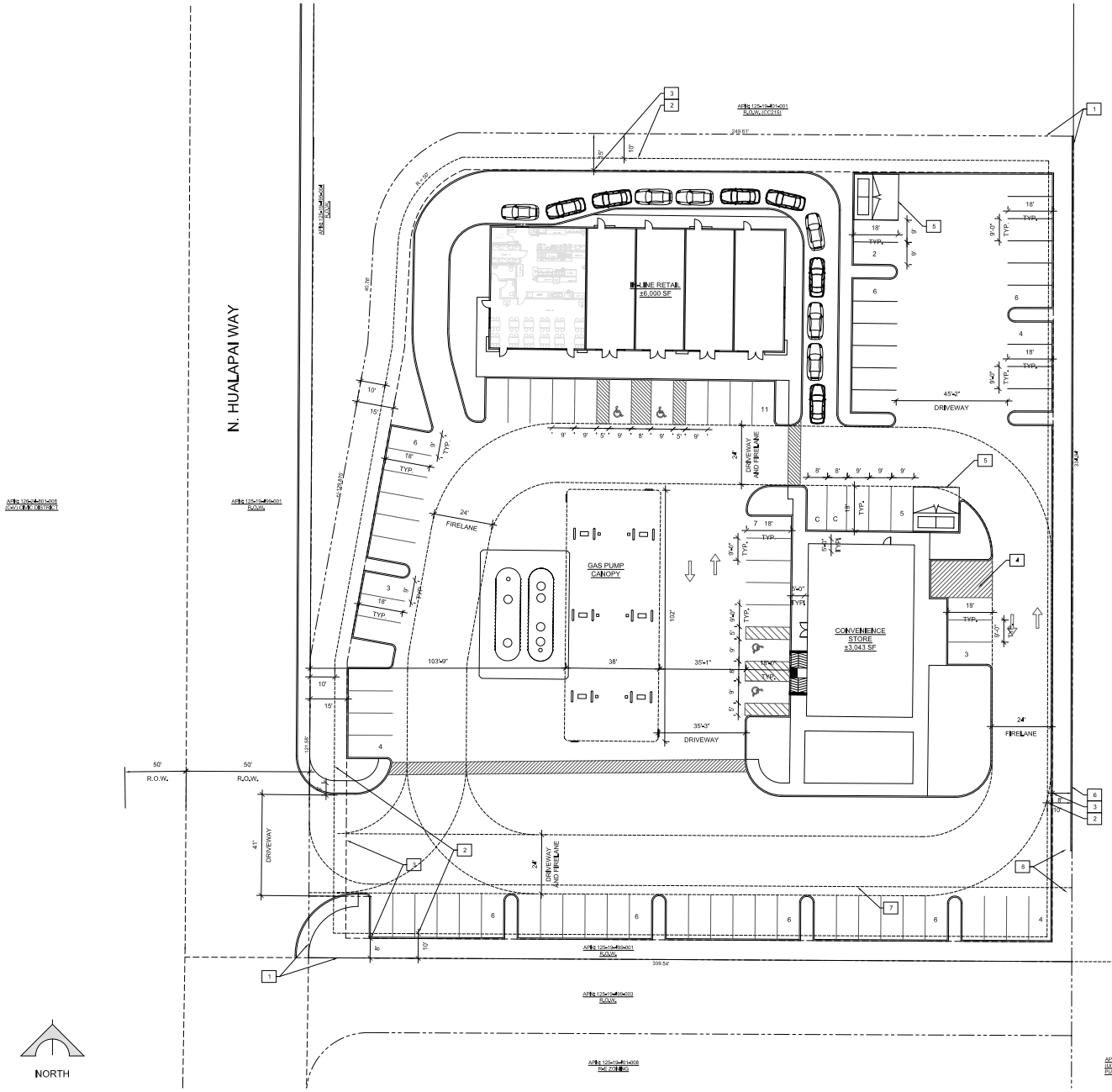
Perimeter: 718.26' | Area: 9,418.97Sq.Ft.

Error Closure: 0.0067 | Course: S77° 45' 28"E

Error North : -0.00141 | East: 0.00652

Precision 1: 107,202.99

PRJ-75736
02/20/19



A | CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

SCALE 1" = 20'
0 10 20 40

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	125-19-401-002
CURRENT ZONING CLASSIFICATION:	UNDEVELOPED/RURAL (2.1 TO 3.5 UNITS PER ACRE)
PROPOSED ZONING CLASSIFICATION:	C-1 LIMITED COMMERCIAL DISTRICT
PROPOSED GENERAL PLAN AMENDMENT:	SERVICE COMMERCIAL
SITE AREA:	+/- 2.29 ACRES
TOTAL BUILDING AREA:	±7,083 SF THIS APPLICATION (±10,956 INCLUDING GAS CANOPY)

SITE PARKING DATA:

BUILDING NAMES	BUILDING AREA (SF)	PARKING REQUIRED
IN-LINE RETAIL W/ DRIVE-THRU	±3,000 S.F. RETAIL ±3,000 S.F. RESTAURANT (±1,800 SUPPORT (±1,200 S.F. PUBLIC SPACE)	1/50 S.F. - PUBLIC (24) 1/200 S.F. - SUPPORT (9) 1/175 S.F. - RETAIL (18) **REQUIRED: 51**
CONVENIENCE STORE:	±3,043 S.F.	1/175 SF **REQUIRED: 18**
GAS STATION PUMP CANOPY:	NOT APPLICABLE	NOT APPLICABLE

TOTAL REQUIRED PARKING = 69 STALLS
TOTAL SITE PARKING (REGULAR STALL): 65
TOTAL SITE PARKING (ACCESSIBLE STALL): 4

TOTAL PROVIDED PARKING = 85 STALLS
TOTAL SITE PARKING (REGULAR STALL): 79
TOTAL SITE PARKING (COMPACT STALL): 2
TOTAL SITE PARKING (ACCESSIBLE STALL): 4

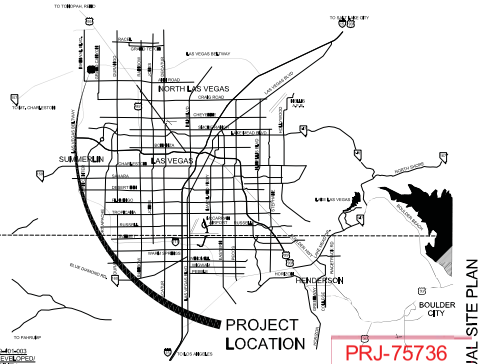
KEYNOTES

1. PROPERTY LINE
2. 10' BUILDING SETBACK LINE
3. LANDSCAPE SETBACK
4. 15'X25' LOADING ZONE
5. TRASH ENCLOSURE
6. 6'-HIGH CMU WALL - SEE B/CSP1.01
7. RIGHT OF WAY LINE TO BE VACATED
8. FUTURE CROSS ACCESS TO COMMERCIAL DEVELOPMENT IF REQUIRED



B | EAST PROP. DECORATIVE BLOCK WALL

SCALE: 1/8" = 1'-0"



OVERALL VICINITY MAP

SCALE: NOT TO SCALE

NORTH

PRJ-75736
02/20/19

ARCHITECT OF RECORD

PLIRIS design studio

CLIENT

These drawings and specifications are the property of plans and remain the creative property of the Architect and were created for use on the project noted on the drawings and shall not be used by any other person, firm or corporation without the written permission of the Architect. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. Any unauthorized use of these plans will be prosecuted to the fullest extent of the law. Written dimensions on these plans shall have precedence over scaled dimensions.
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JOHN JOSEPH CARROLL III REGISTERED No. 7512 ARCHITECT STATE OF NEVADA
02.18.2019

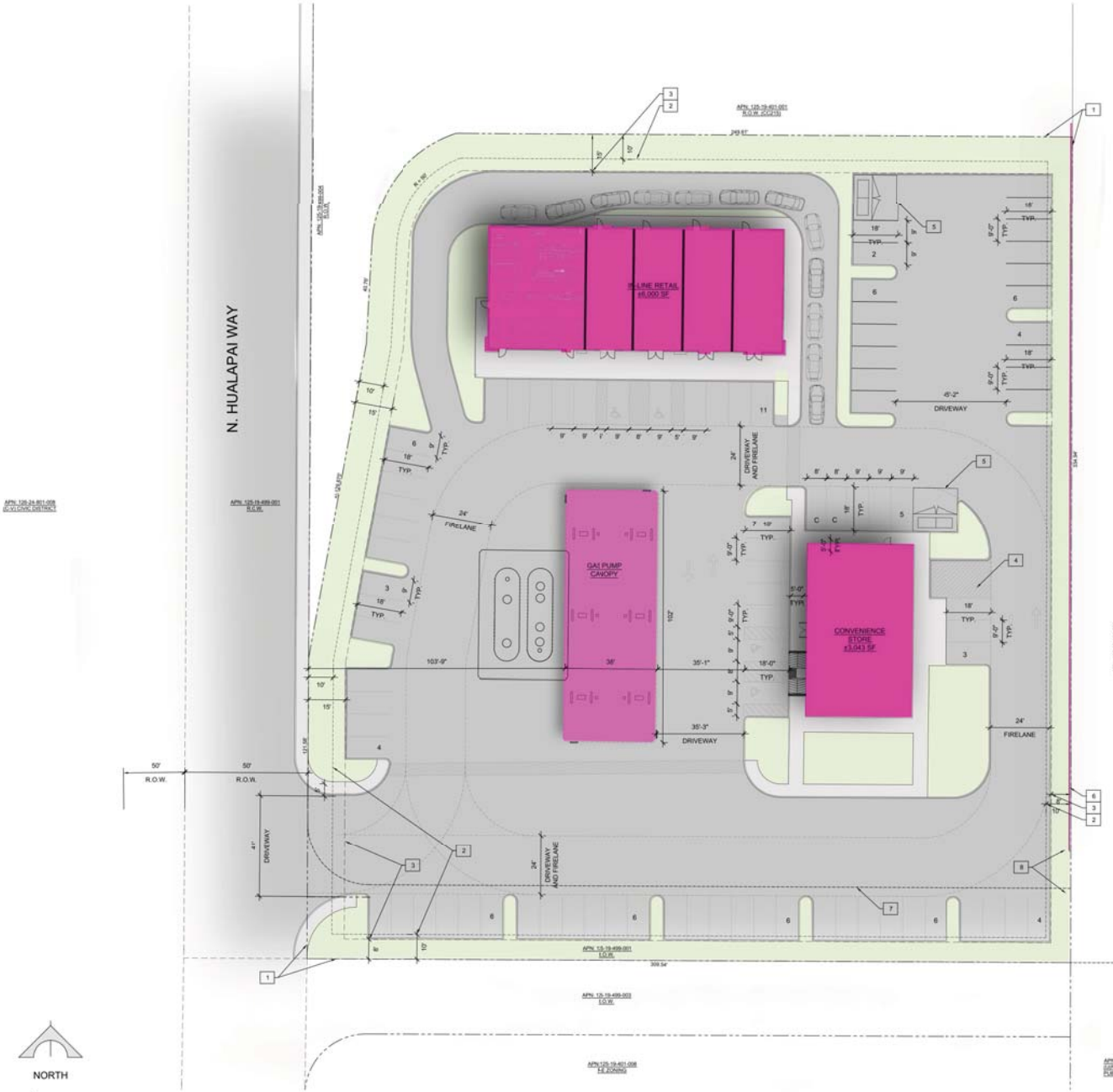
COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215
6840 N. HUALAPAI WAY,
LAS VEGAS, NV 89149
APN: 125-19-401-002

Issue	Date	Description

Project No.: 19-012
Date: AUGUST 23, 2018
Drawn: J. CARROLL
Reviewed: J. CARROLL
Drawing Title:
CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN

Sheet No.:
CSP1.01



A | CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

SCALE 1" = 20'

0 10 20 40

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	125-19-401-002
CURRENT ZONING CLASSIFICATION:	UNDEVELOPED/RURAL (2.1 TO 3.5 UNITS PER ACRE)
PROPOSED ZONING CLASSIFICATION:	C-1 LIMITED COMMERCIAL DISTRICT
PROPOSED GENERAL PLAN AMENDMENT:	SERVICE COMMERCIAL
SITE AREA:	+/- 2.29 ACRES
TOTAL BUILDING AREA:	±7,085 SF THIS APPLICATION (±10,956 INCLUDING GAS CANOPY)

SITE PARKING DATA:

BUILDING NAMES	BUILDING AREA (SF)	PARKING REQUIRED
IN-LINE RETAIL W/ DRIVE-THRU	±3,000 S.F. RETAIL ±3,000 S.F. RESTAURANT (±1,800 SUPPORT /±1,200 S.F. PUBLIC SPACE)	1/50 S.F. -PUBLIC (24) 1/200 S.F.- SUPPORT (9) 1/175 S.F.- RETAIL (18) **REQUIRED: 51**
CONVENIENCE STORE:	±3,043 S.F.	1/175 SF **REQUIRED: 18**
GAS STATION PUMP CANOPY:	NOT APPLICABLE	NOT APPLICABLE

TOTAL REQUIRED PARKING - 69 STALLS
TOTAL SITE PARKING (REGULAR STALL): 65
TOTAL SITE PARKING (ACCESSIBLE STALL): 4

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KEYNOTES

1. PROPERTY LINE
2. 10' BUILDING SETBACK LINE
3. LANDSCAPE SETBACK
4. 10'X20' LOADING ZONE
5. TRASH ENCLOSURE
6. 6' HIGH CMU WALL - SEE B/CSP1.01
7. RIGHT OF WAY LINE TO BE VACATED
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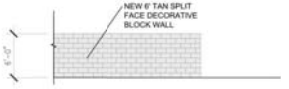
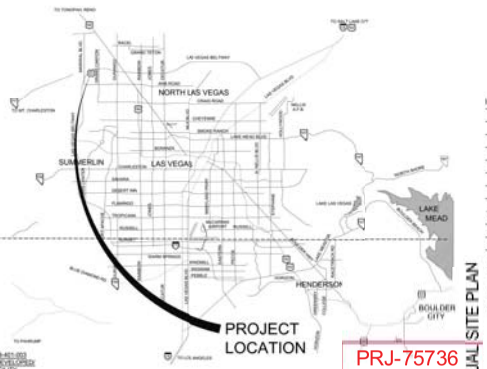


B | EAST PROP. DECORATIVE BLOCK WALL

SCALE: 1/8" = 1'-0"



OVERALL VICINITY MAP

SCALE: NOT TO SCALE

NORTH

ARCHITECT OF RECORD

PLURIS design studio

CLIENT

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JOHN JOSEPH CARROLL JR. REGISTERED No. 7512 ARCHITECT STATE OF NEVADA

02.18.2019

COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215
6840 N. HUALAPAI WAY,
LAS VEGAS, NV 89149
APN: 125-19-401-002

Issue Date	Description

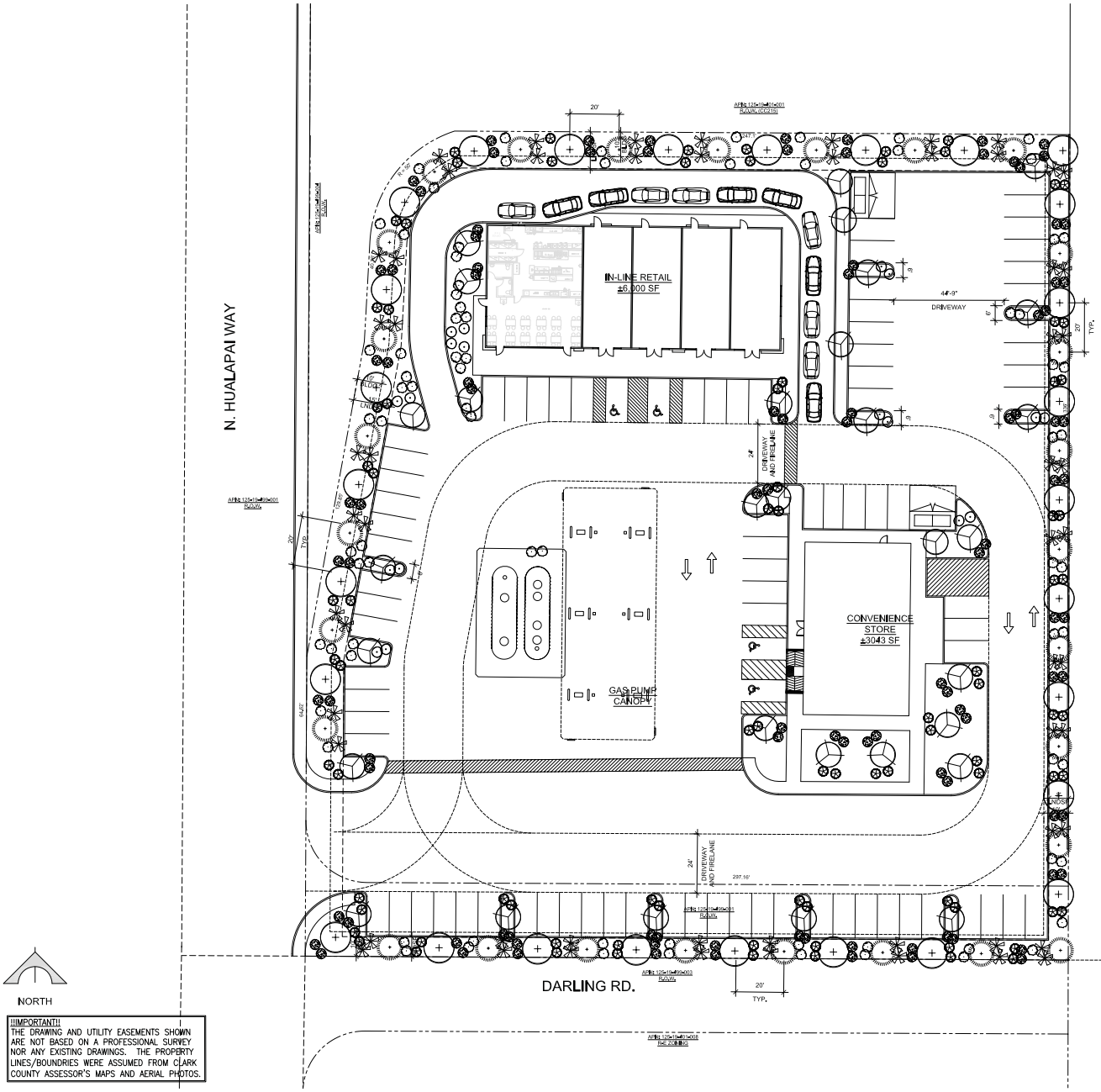
Project No.: 18-012
Date: AUGUST 23, 2018
Drawn: J. CARROLL
Reviewed: J. CARROLL

Drawing Title:
CONCEPTUAL SITE PLAN

PRJ-75736
02/20/19

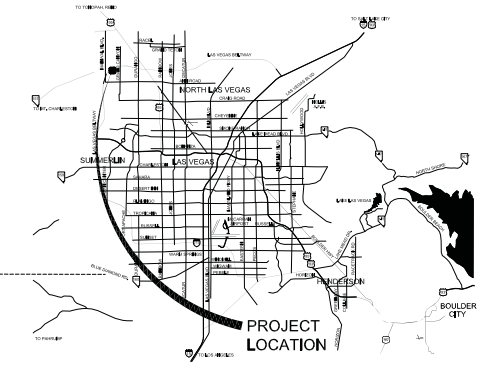
CONCEPTUAL SITE PLAN

Sheet No.:
CSP1.01



SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	BLUE PALO VERDE	PARKINSONIA FLORIDA	28
	24 INCH BOX	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	31
	24 INCH BOX	SHOESTRING ACACIA	ACACIA STENOPHYLLA	28

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	TRAILING LANTANA - ORANGE	LANTANA MONTEVIDENSIS - ORANGE	104
	5 GALLON	TRAILING LANTANA - YELLOW	LANTANA MONTEVIDENSIS - YELLOW	85
	5 GALLON	AUTUMN SAGE	SALVIA GREGGII	79
	5 GALLON	GREEN DESERT SPOON	DASYLIRION ACROTRICHE	18
	5 GALLON	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM' 'CUPREUM'	58



OVERALL VICINITY MAP

SCALE: NOT TO SCALE

PRJ-75736
02/20/19

!!!IMPORTANT!!
THE DRAWING AND UTILITY EASEMENTS SHOWN ARE NOT BASED ON A PROFESSIONAL SURVEY NOR ANY EXISTING DRAWINGS. THE PROPERTY LINES/BOUNDRIES WERE ASSUMED FROM CLARK COUNTY ASSESSOR'S MAPS AND AERIAL PHOTOS.

A CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=20'-0"

SCALE 1" = 20'

0 10 20 40

ARCHITECT OF RECORD

PLRIS design studio

1940 Festival Plaza Drive, Suite 450, Las Vegas, NV 89135
702.214.0022
www.PlrisDesign.com

CLIENT

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JOHN JOSEPH CARROLL JR. REGISTERED No. 7512 ARCHITECT STATE OF NEVADA

02.18.2019

COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215
6840 N. HUALAPAI WAY,
LAS VEGAS, NV 89149
APN: 125-19-401-002

Issue	Date	Description

Project No.: 18-012
Date: AUGUST 23, 2018
Drawn: J. CARROLL
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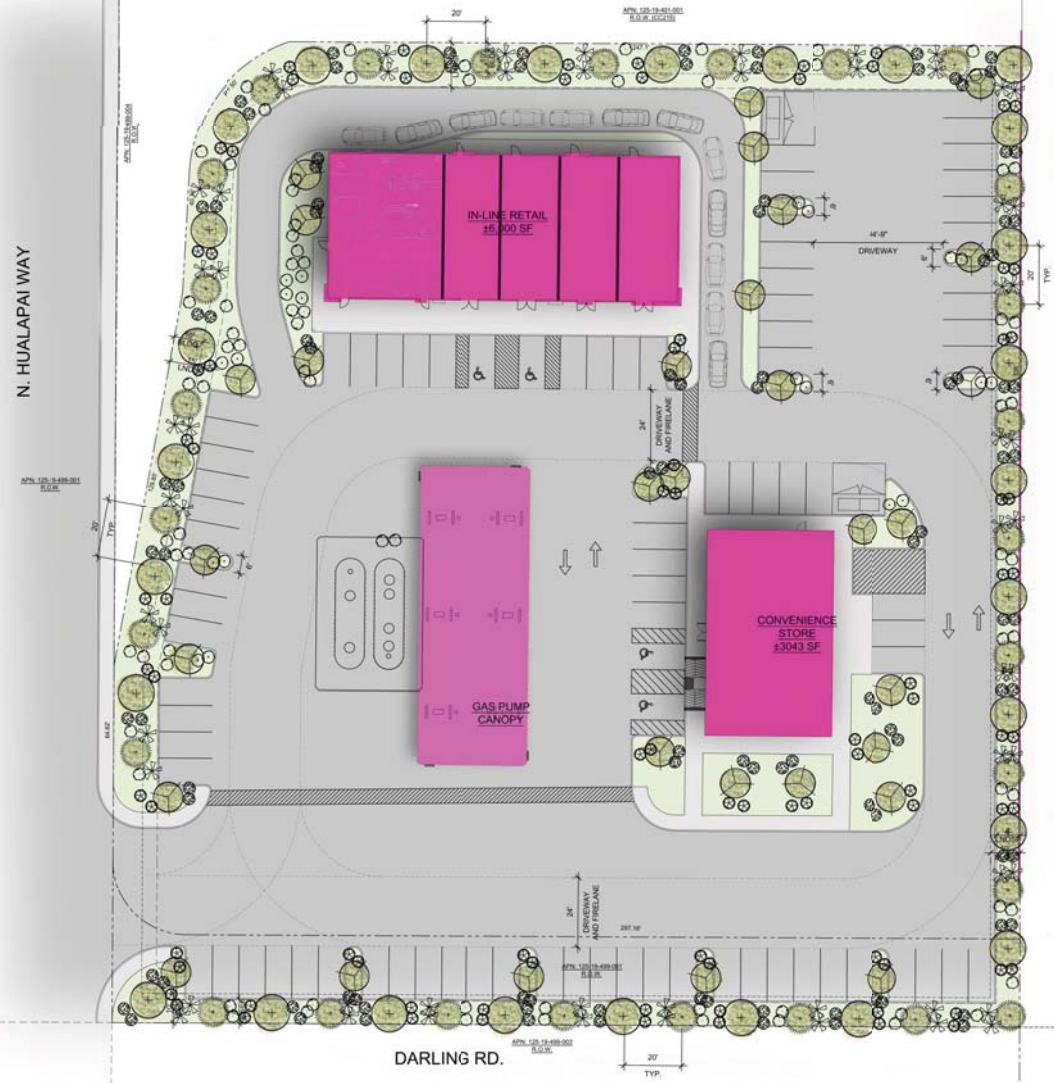
CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL LANDSCAPE PLAN

Sheet No.:
CLP1.01



SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	BLUE PALO VERDE	PARKINSONIA FLORIDA	28
	24 INCH BOX	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	31
	24 INCH BOX	SHOESTRING ACACIA	ACACIA STENOPHYLLA	28

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	TRAILING LANTANA-ORANGE	LANTANA MONTEVIDENSIS - ORANGE	64
	5 GALLON	TRAILING LANTANA-YELLOW	LANTANA MONTEVIDENSIS - YELLOW	45
	5 GALLON	AUTUMN SAGE	SALVIA GREGGII	9
	5 GALLON	GREEN DESERT SPOON	DASYLIRION ACROTRICHE	8
	5 GALLON	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM' CUPREUM'	48

!!IMPORTANT!!
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A | CONCEPTUAL LANDSCAPE PLAN
SCALE: 1"=20'-0"



OVERALL VICINITY MAP
SCALE: NOT TO SCALE

PRJ-75736
02/20/19

ARCHITECT OF RECORD

PLURIS design studio

CLIENT

JOHN JOSEPH CARROLL JR. REGISTERED No. 7512 ARCHITECT STATE OF NEVADA
02.18.2019

COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215
6840 N. HUALAPAI WAY,
LAS VEGAS, NV 89149
APN: 125-19-401-002

Issue Date	Description

Project No.: 18-012
Date: AUGUST 23, 2018
Drawn: J. CARROLL
Reviewed: J. CARROLL
Drawing Title:
CONCEPTUAL LANDSCAPE PLAN

Sheet No.:
CLP1.01

CONCEPTUAL LANDSCAPE PLAN



VAC-75859 [PRJ-75736] - VACATION RELATED TO SDR-75860 - APPLICANT: BP HOLDINGS, INC. - OWNER: VFR-SOUTHWEST DESERT EQUITIES, LLC
NORTH AND EAST PERIMETER OF THE SITE AND A 30-FOOT PORTION OF THE NORTH HALF OF DARLING ROAD LOCATED EAST OF HUALAPAI WAY

02/28/19

ZENITH ENGINEERING

January 25, 2019

City of Las Vegas
Department of Planning and Zoning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Commercial Development at 215 and Hualapai, Zenith Project No. 181001
Darling Road Right-of-Way Vacation
Patent Easement Vacation

Dear Sir or Madam:

Zenith Engineering has been retained by BP Holdings, Inc. to file a vacation application to vacate public right-of-way and an existing patent easement associated with property located on the east side of Hualapai Way, south of the Clark County 215 (Assessor's Parcel Number 125-19-401-002).

With this application, we request to vacate the north 30-feet of right-of-way on Darling Road, adjacent to the subject parcel. Currently, Darling Road is not dedicated to the east of the subject site, and furthermore, the proposed residential development approximately 600-feet to the east of the subject site has previously vacated Darling Road. It is not anticipated that Darling Road will be utilized east of the subject site.

We also request with this application to vacate the existing 33-foot wide patent easement in order to further develop the parcel.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING

Julia Izzolo, PE
Principal

PRJ-75736
02/20/19

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 4, 2019 1:43 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
APR 0 8 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 1:43 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75736
Position:	I OPPOSE the project and all related applications.
Name:	Lo-Wei Chang
Residential or Business Address:	2426 Palomino Lane Las Vegas , NV 89107
Phone:	(702) 366-4878
Email:	loweichang16@gmail.com
Comments:	I emphatically oppose the subdivision of property 835 Shetland in Equestrian Estates. Allowing this to occur will only decrease our home values and create more traffic in our tranquil neighborhood, and offer no benefits to the community. Please consider my concern for my home and investment, and the community and help protect this way of life and deny this variance. Thank you.

54-55P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
55

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-75860 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-75859 - PUBLIC HEARING - APPLICANT: BP HOLDINGS, INC - OWNER: VFR-SOUTHWESTDESERT EQUITIES, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-73576) FOR A PROPOSED 9,043 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 2.02 acres at 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75736]. Staff recommends DENIAL.

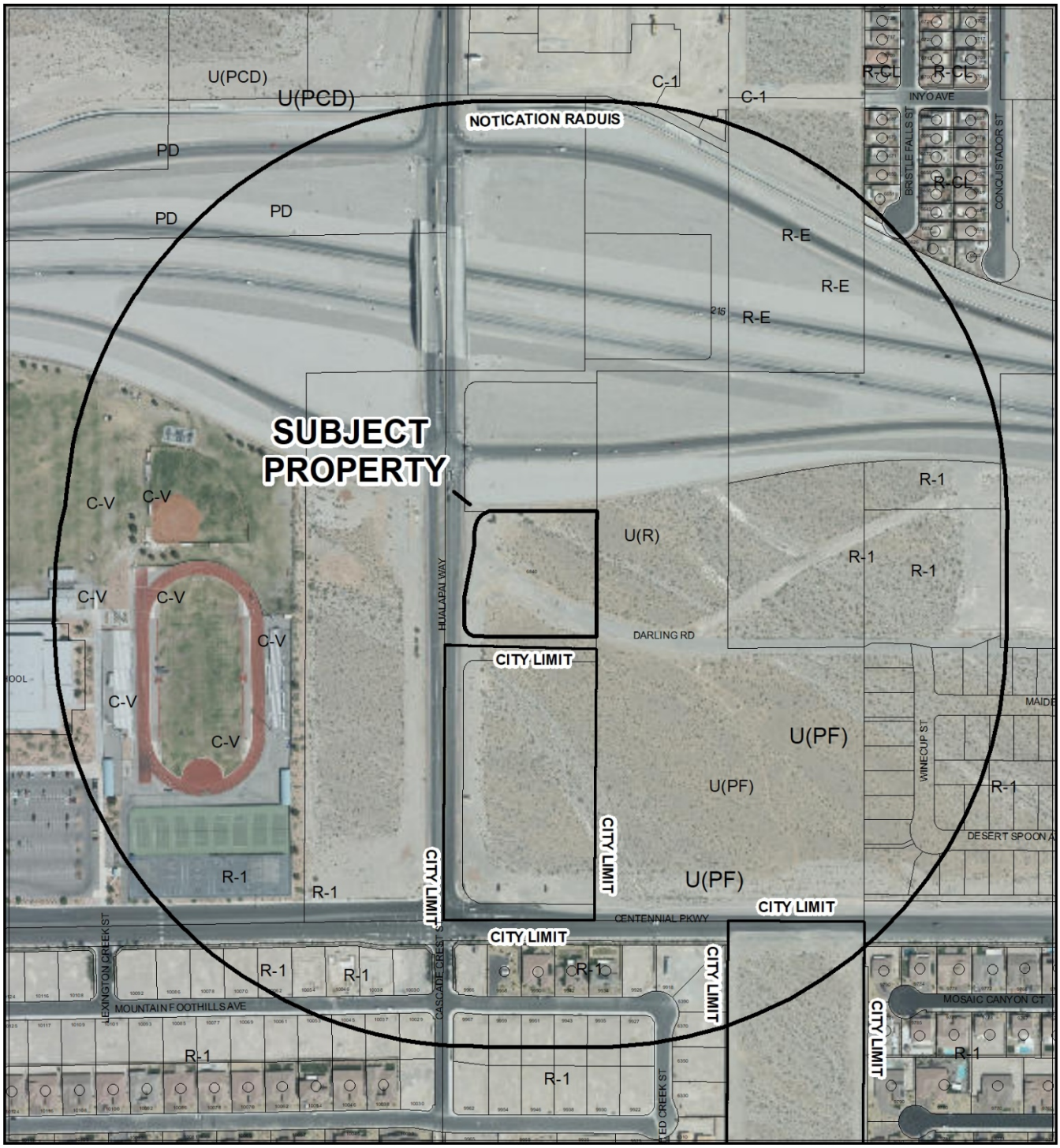
C.C.: 05/15/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter
5. Comments from City of Las Vegas Department of Public Works Traffic Engineering Division
6. Submitted After Final Agenda - Protest/Support Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



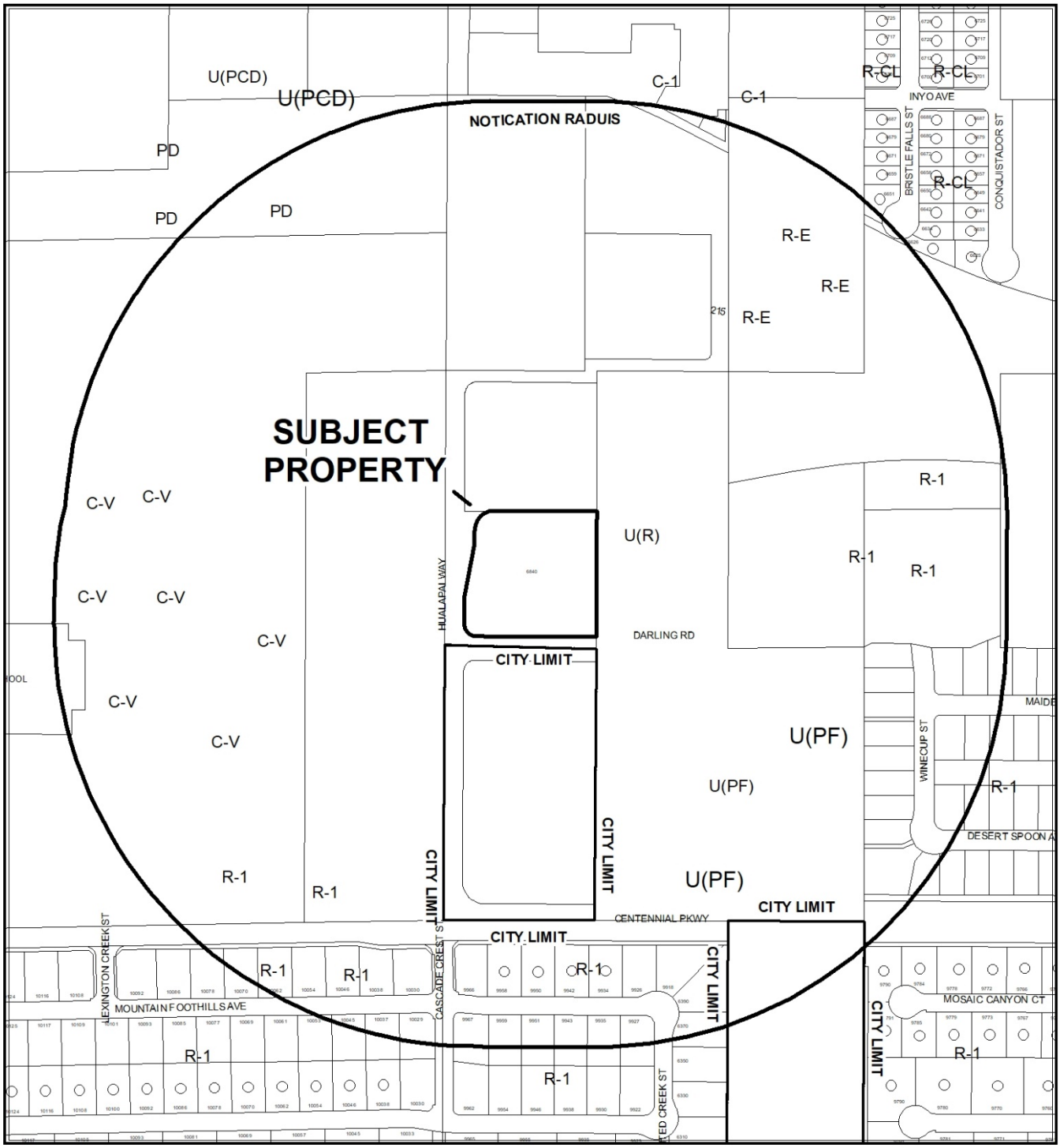
0 280 560 Feet

CASE: **SDR-75860 (PRJ-75736)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **SDR-75860 (PRJ-75736)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Major Modification

Project Address (Location) 6840 N. Hualapai Way

Project Name 215 and Hualapai **Proposed Use** Commercial

Assessor's Parcel #(s) 125-19-401-002 **Ward #** 6

General Plan: Existing SC Proposed SC **Zoning:** Existing C-1 Proposed C-1

Additional Information

Property Owner VFR Southwest Desert Equities, LLC Contact David Saltman

Address 8215 S. Eastern Ave, Ste #205 City Las Vegas State NV Zip 89123

E-mail davids@thevistagroup.net Phone (702) 798-7970 x28

Applicant BP Holdings, Inc Contact Joseph Bonifatto

Address 3960 Howard Hughes Pkwy #150 City Las Vegas State NV Zip 89169

E-mail joeb@bphold.com Phone (702) 735-5700

Representative Zenith Engineering Contact Julia Izzolo

Address 1980 Festival Plaza Drive, #450 City Las Vegas State NV Zip 89135

E-mail julia@zenith-lv.com Phone (702) 835-3496

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Michael A. Saltman

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michael A. Saltman

Subscribed and sworn before me

This 12th day of February, 2019

Janet Collins

Notary Public in and for said County and State

JANET COLLINS
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 10-18-2019
Certificate No: 07-5163-1

PRJ-75790
02/20/19

ZE ZENITH ENGINEERING

February 19, 2019

City of Las Vegas
Department of Planning and Zoning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Commercial Development at 215 and Hualapai, Zenith Project No. 181001
Major Modification to SDR-73576

Dear Sir or Madam:

Zenith Engineering has been retained by BP Holdings, Inc to submit a Major Modification application to modify condition number 13 on SDR-73576 associated with property located on the east side of Hualapai Way, south of the Clark County 215 (Assessor's Parcel Number 125-19-401-002).

In conjunction with this application, we are requesting to vacate the north 30-feet of right-of-way on Darling Road, adjacent to the subject parcel. Currently, Darling Road is not dedicated to the east of the subject site, and furthermore, the proposed residential development approximately 600-feet to the east of the subject site has previously vacated Darling Road. It is not anticipated that Darling Road will be utilized east of the subject site.

Due to our request to vacate the north half of Darling Road, we hereby request to modify condition number 13 on SDR-73576, which reads "Construction half-street improvements meeting Current City Standards (detached sidewalks) on Hualapai Way and Darling Road concurrent with the development of this site." to remove the requirement for half street improvements on Darling Road since it will no longer be a public right-of-way if the vacation application is approved.

Enclosed is an updated site plan with minor modifications showing the north half of Darling Road as no longer being a public right-of-way. The buildings and site layout are generally the same as previously shown with SDR-73576.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING

Julia Izzolo, PE
Principal

PRJ-75736
02/20/19

SDR 75860
BP Holdings, Inc.

SWC CC-215 & Hualapai Way

Proposed 9.043 thousand square foot retail development.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPER CONVENIENCE MARKET/GAS STATION [1000 SF]	3.043	837.58	**2,549**
AM Peak Hour			83.14	**253**
PM Peak Hour			69.28	**211**

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	4	37.75	**151**
AM Peak Hour			0.94	**4**
PM Peak Hour			3.81	**15**

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2	470.95	**942**
AM Peak Hour			40.19	**80**
PM Peak Hour			32.67	**65**

(heaviest 60 minutes)

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.043	37.75	**3,642**
AM Peak Hour			0.94	**337**
PM Peak Hour			3.81	**291**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Hualapai Way	
Average Daily Traffic (ADT)	3,341
PM Peak Hour	267

(heaviest 60 minutes)

Centennial Parkway	
Average Daily Traffic (ADT)	4,246
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Hualapai Way	35,490
Centennial Parkway	16,380

This project will add approximately 3,642 trips per day on Hualapai Wy. and Centennial Pkwy. Currently, Hualapai is at about 9 percent of capacity and Hualapai is at about 26 percent of capacity. With this project, Hualapai is expected to be at about 20 percent of capacity and Centennial is expected to be at about 48 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 337 additional cars, or about eleven every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

I Believe it should Be (the Land) a Natural wildlife Refuge.
It is Inhabited By all the Wildlife That has Already Been Displaced in the Area.

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City of Las Vegas

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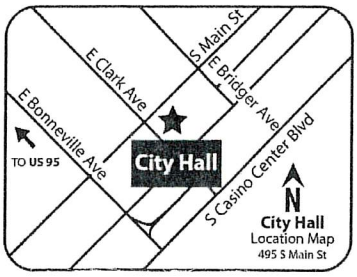

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75860 [PRJ-75736]
Planning Commission Meeting of **04/09/2019**

PRJ-75736_1
12530112004
GAGLIANO MICHAEL
HARRIS KRISTA
9934 MOUNTAIN FOOTHILLS AVE
LAS VEGAS NV 89149

127 BRDGNP1 89149

Submitted after final agenda

SSP

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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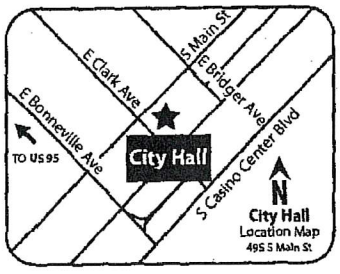

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75860 [PRJ-75736]
Planning Commission Meeting of **04/09/2019**

PRJ-75736_1
12519313004
DEER SPRINGS VILLAGE L L C
10655 PARK RUN DR #160
LAS VEGAS NV 89144

Submitted after final agenda

SSA

LAURICH PROPERTIES INC.

#2470 P.003 /003

3 pages

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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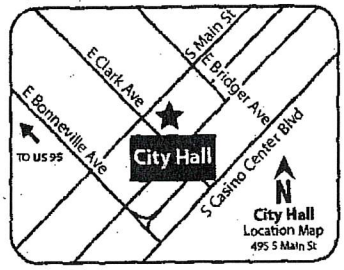

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-75860 [PRJ-75736]
Planning Commission Meeting of **04/09/2019**

PRJ-75736_1
12519313006
DEER SPRINGS VILLAGE L L C
10655 PARK RUN DR #160
LAS VEGAS NV 89144

55A

LAURICH PROPERTIES INC.

#2470 P.001 /003

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89106

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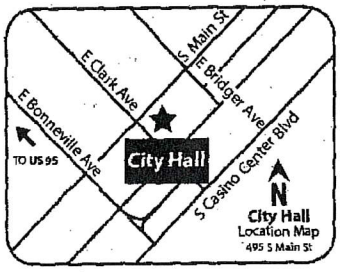

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-75860 [PRJ-75736]
Planning Commission Meeting of **04/09/2019**

PRJ-75736_1
12519313007
DEER SPRINGS VILLAGE L L C
10655 PARK RUN DR #160
LAS VEGAS NV 89144

55A

LAURICH PROPERTIES INC.
#2470 P.002 /003

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
56

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
TXT-75815 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to remove and replace LVMC Title 19.09 Form-Based Code with an updated version of LVMC Title 19.09 Form-Based Code, amend the LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards as applicable, and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report
2. TXT-75815 Exhibit A - Current LVMC Chapter 19.09 Form-Based Code
3. TXT-75815 Exhibit B - Proposed Update to LVMC Chapter 19.09 Form-Based Code

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TXT-75815	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

PROTESTS 0

APPROVALS 0

LM

Proposed Amendments Page One
April 9, 2019 - Planning Commission Meeting

** PROPOSED AMENDMENTS **

1. LVMC Title 19 is hereby amended by removing LVMC Chapter 19.09 Form-Based Code in its entirety and replacing it with an updated version of LVMC Chapter 19.09 Form-Based Code, as shown in Exhibit B.

LM

** STAFF REPORT **

PROJECT DESCRIPTION

This Text Amendment request is for the discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas to update LVMC Chapter 19.09 Form-Based Code by removing the current Chapter 19.09 in its entirety, and replacing it with a newer version of LVMC Chapter 19.09 Form-Based Code that has been developed between September 2018 and February 2019.

ANALYSIS

This Text Amendment replaces the LVMC Chapter 19.09 Form-Based Code (FBC) with an updated version of LVMC Chapter 19.09 Form-Based Code. The *Vision 2045 Downtown Masterplan* envisions update development standards for the 12 downtown districts through an innovative approach to zoning: Form-Based Code. Due to the significant amount of surveying, public input, and background analysis necessary to carry on such a comprehensive update of development standards, the implementation of this code update is meant to be achieved on a district-by-district basis, This standards' update began in the Las Vegas Medical District Pilot Area, where since January 16th, 2019, properties have been regulated by LVMC Chapter 19.09 Form-Based Code. This Pilot is still under the monitoring of the Planning Department, and although no site development plan has been approved under the new FBC to date, staff has been coordinating with potential projects applicants and collecting their feedback on the FBC.

One of the primary reasons for this text amendment is the maintenance and refinement of a complex document, the first of its kind in Nevada, which staff is currently testing for performance. Following its January 16th adoption, staff began reviewing the FBC in its entirety, and collecting comments from the public on specific standards. As a result, this amendment modifies certain language provided in the FBC to fix minor inconsistencies, clarify language, and ensure harmonious co-existence of the FBC within the Title 19 UDC (Unified Development Code).

This amendment also includes new provisions, Transect Zones, and a Thoroughfare Plan that have been drafted by Lisa Wise Consulting, a leading firm specialized in Form-Based Code drafting and development. These new provisions, Transect Zones, and the Thoroughfare Plan, have been created based on the needs and opportunities of the Fremont East District. The new Transect Zones applicable to Fremont East have been publicly available since February 6, 2019, along with the proposed Regulating Map that shows where such districts are proposed. This Fremont East Form-Based Code Update and the Regulating Plan are currently in the public comment period, and Staff is collecting feedback from residents and stakeholders to refine and enhance these documents. The proposed FBC Land Use Designation will allow for the Fremont East Code update and Rezoning to be implemented in the area.

Although the majority of this proposed LVMC Chapter 19.09 update is consistent with the standards adopted by the City Council with Ordinance #6649, all changes, edits, and additions proposed with this amendment are marked by red coloring within Exhibit B. Additionally, the Staff Report is hereby including a table which tracks all deletions and additions to the document (see Table below).

FINDINGS

This amendment is consistent with the City's goals, policies and objectives of the *Las Vegas 2020 Master Plan* and its related Elements; with the *Vision 2045 Downtown Las Vegas Masterplan*; and with the *City of Las Vegas Redevelopment Plan*. It is a key step to move towards the adoption of a Form-Based Code for the twelve districts of Downtown Las Vegas, which began with the Pilot area of the Las Vegas Medical District in January 2019. The FBC land use designation fosters density and intensity of development that is compatible with existing land use designations, and the zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses and zoning districts. The FBC designation allows for zoning districts, or transect zones, that were carefully drafted by taking into consideration the specific context of the Fremont East neighborhood, and by conducting surveys, analysis, and outreach to stakeholders.

This amendment will accomplish the following:

1. Include three additional Transect Zones that have been drafted based on the Fremont East District context and the vision set by the Downtown Masterplan for future development within the area.
2. Include a new Subsection dedicated to standards specific to Fremont East that will incentivize adaptive reuse of historic hotels and motels.
3. Introduces standards related to in-lieu fees that would substitute provision of Open Space on-site.
4. Introduces a Thoroughfare Plan for the Fremont East District.
5. Introduces a Community Benefits Program that provides a height bonus for developments that include a portion the units to be offered for rent below market rate.
6. Updates language and provisions within the Chapter based on the feedback received from applicants, residents, and staff during the implementation of the Las Vegas Medical District Pilot of the Form-Based Code.

Staff considers the proposed amendment as a compelling amendment to promote the five "Big Ideas" envisioned in the *Vision 2045 Downtown Masterplan*: 1) Diversify the Economy; 2) Create Mixed-use Hubs; 3) Create Streets for People; 4); A Greener Downtown; and 5) Expedite Implementation.

Staff recommends approval of this Text Amendment.

Neighborhood Meeting	
10/12/18	The Planning Department launched the outreach efforts related to the Fremont East Code update by hosting an Open House at 508 Fremont Street. During this meeting, attendees were able to comment on the draft "Vision Statement" for the District, which was later used by City Staff and Lisa Wise Consulting to draft the standards that will update the Form-Based Code based on the Fremont East neighborhood context. Several pictures of existing buildings located in the area were presented, and the residents were able to comment on which building types they liked the most. Start: 5:00 p.m. End: 7:00 p.m. Attendees: 5 City Staff (Applicant), 19 Members of the Public
01/17/19	City Staff organized an early pop-up event at 1126 Fremont Street. During this event, Staff was able to share informational material on the Fremont East FBC project, re-direct attendees to the material available on the dedicated website, and inform the residents of the area about the Code. Start: 7:30 a.m. End: 9:30 a.m. Attendees: 2 City Staff (Applicant), 27 Members of the Public
01/29/19 and 02/06/19	The Planning Department hosted an informal outreach series of events called "Community Conversations", which were hosted by two businesses located within the District. Staff was able to share the document of the Form-Based Code Fremont East Update, a Draft Regulating Plan, and discuss the timeline and next steps for implementing a Code update in the District. Location: 508 Fremont Street Start: 5:00 p.m. End: 7:00 p.m. Attendees: 2 City Staff (Applicant), 9 Members of the Public Location: 520 Fremont Street Start: 4:30 p.m. End: 6:30 p.m. Attendees: 3 City Staff (Applicant), 16 Members of the Public Meeting results: • Attendees expressed concern over preserving the unique character of the neighborhood by facilitating the use and rehabilitation of historic properties, such as the Hotels/Motels located along the Fremont East Corridor. Attendees expressed interest in the relationship between the city's Innovation District and the Code update, and praised the concept of fostering a greater relationship between the streets, multiple transportation options, and the buildings.

Neighborhood Meeting	
	• Attendees expressed interest in the relationship between the city's Innovation District and the Code update, and praised the concept of fostering a greater relationship between the streets, multiple transportation options, and the buildings.
03/14/19	A Neighborhood meeting was held in the Historic 5th Street School Auditorium. The meeting was notified via letters to all affected property owners and property owners within a 1000-foot radius buffer around the subject properties. Start: 5:30 p.m. End: 7:00 p.m. Attendees: 5 City Staff (Applicant), 59 Members of the Public. Meeting results: • Staff delivered a presentation on the Form-Based Code initiative and its impact on the subject properties. The presentation is available at the project website www.formbasedcode.vegas • Following Staff's presentation, an open Q&A session was held. • Following the general Q&A session, staff members were available at five different stations equipped with maps and handouts to answer questions specific to the attendees' properties. Overall, the public was supportive of an initiative that fosters a complete, walkable neighborhood and provides services and amenities for the current and future residents of the Fremont East District. A number of residents of the area expressed concern over vacant properties along Fremont East and their related problems; they inquired about the possible benefits that the FBC would bring to the area.

Section		Subsection		Page	Edit
19.09.010	Preamble	19.09.010.E	Organization of the Form-Based Code	5	Replaced "Applicability" with "Intent"
					Replaced " Building Types" with "Standards"
19.09.020	Purpose and Intent	19.09.020.B	Purpose of the Form-Based Code	9	Deleted "Vision 2045 Downtown Las Vegas Master Plan" (first usage already indicated in 19.09.010)
		19.09.020.D	Applicability	12	Deleted "In the manner described by this Section"
					Deleted "only as and when is rezoned to the FBC designation established by this Chapter. In addition, provisions of this Chapter that apply to the process of rezoning property to the FBC….shall apply to the application and processing thereof. It is intended that"
					Deleted "designation"
					Deleted "generally located west of the I-15 right of way to Rancho Drive, between Alta Drive and Charleston Boulevard"
					Added "The provisions of the Chapter apply to all property with a Transect Zone designation. The City will begin the process of implementing the FBC with a pilot area located within the Las Vegas Medical District (see Figure 19.09.020. B-1)".
19.09.030	Administration and Procedures	-	-	13	Added " Review" to Side Development Plan Review Section Title
		19.09.030.D	Subdivision of Land	14	Replaced "shall apply" with "applies"
		19.09.030.M	Miscellaneous	15	Added "Permits" to subsection title
		19.09.030.R	Definitions	16	Replaced "are included in LVMC Chapter 19.18 (Definitions and Measures)" with "are defined in Section 19.09.110 (Form-Based Code Definitions"
19.09.040	Specific to Districts	19.09.040	-	17	Deleted "Vision 2045" (first usage of Downtown Master Plan already indicated in 19.09.010)
					Added "Southern Nevada Regional Planning Coalition" before abbreviation for first usage
					Moved intent/intro language from "Additional Landscaping Standards" to the beginning of the Subsection
					Deleted "The purpose of"
					Added "is intended"
					Deleted "and planting requirements"
					Added "allowed"
					Replaced "have been developed to be" with "are"
					Replaced "as expressed in" with "of"

LM

Section	Subsection		Page	Edit
				Replaced "conform to the standards provided below" with "must be in compliance with this Subsection"
				Deleted "in"
	19.09.040.C-1	Symphony Park	21	Added " See Symphony Park Design Standards"
	19.09.040.I	Fremont East District	22	Added "Historic Hotels and Motels - Adaptive Reuse Standards" and "Micro Community Standards"
				Added "a. Purpose Hotels and motels located in the Fremont East District are the foundation of the City's tourism economy. Adaptive reuse is an important aspect of development in the Fremont East District as it contributes to the historic character of the area. The purpose of these standards is to allow for a change of use of existing vacant or abandoned hotel or motel buildings on Fremont Street, and the property on which they are located, into new and more productive residential or commercial uses. b. Applicability These additional standards apply to existing hotels and motels or to features of these hotels or motels such as signs, that have been designated as Historic Landmarks, Districts, Sites, Buildings, Structures, or Objects in compliance with LVMC Section 19.10.150.I (Designation of Historic Landmarks, Districts, Sites, Buildings, Structures, and Objects) located in the T5 Main Street (T5-MS), T4 Main Street (T4-MS), and T4 Corridor (T4-C) Zones. c. Allowed Uses i. In addition to the land use types listed in Table I (Use Types) of the Zones listed in paragraph b (Applicability) above, the Director may determine that a use not listed in Table I is allowed either within the building(s) or on the property if it is listed in LVMC Section 19.12.010 (Land Use Tables), it supports the purpose and intent of the Zone, and it is consistent with the goals and policies of the Downtown Master Plan. ii. The Director may also determine that a use not listed in LVMC Section 19.12.010 (Land Use Tables) is allowed either within the building(s) or on the property if the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan, subject to issuance of a Temporary Commercial Permit under LVMC Section 19.16.160 (Temporary Commercial Permit). d. Use Specific Standards Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
	19.09.040.K	Las Vegas Medical District	23	Added "Las Vegas Medical District (LVMD)" abbreviation to first usage of within Subsection
				Deleted "harmonious and"
				Deleted "the"
				Added "City"
				Changed "provided" to "provides" (and revised other verbiage to match)
				Deleted "Over time"
				Deleted "It is the intent of"

LM

Section	Subsection		Page	Edit
				Changed "section" to "Subsection" where appropriate
				Added "is intended to provide regulations that"
				Deleted "to"
				Added "and enhance the effective components of the Las Vegas Medical District Plan"
				Deleted "these traits of the LVMD, and to further this goal the following landscaping standards shall apply:"
				Deleted "the"
				Replaced "will be" with "are"
				Deleted "To support the long term development of the LVMD"
				Added "Chapter" in appropriate cross-references
				Deleted "In order"
				Added "(Form-Based Code)"
				Deleted "Title"
				Deleted "provisions"
				Deleted "Form-Based Code"
				Deleted "the provisions contained in"
				Replaced "and" with "or"
				Replaced "provisions" with "standards"
				Deleted "and plazas Public open space,"
				Deleted "These spaces"
				Added "must be"
				Replaced "as well as" with "and"
				Deleted "Commercial developments shall provide"
				Replaced "provide" with "include"
				Added "must be provided according to the following guidelines (see Figure 19.09.040.K-1 below)"
				Added "detailed"
				Deleted "for such areas"
				Deleted "Such areas must be provided according to the following guidelines (see Figure 19.09.040.K-1 below):"
				Deleted "such"
				Deleted "proposed"

LM

Section		Subsection		Page	Edit
					Replaced "Developments shall provide" with "A minimum of"
					Added "area"
					Added " must be provided"
					Replaced "such" with "civic"
					Replaced "will be" with "is"
					Replaced "the ones set forth" with "those"
					Replaced "provision which is more restrictive or imposes higher standards or requirements shall apply" with "most restrictive standard applies"
		19.09.040.O	Symphony Park District (new)	25	Added Subsection
					Added " See Symphony Park Design Standards"
19.09.050	Transect Zone Standards	19.09.050.B	Applicability	27	All instances of "Civic Space" replaced with "Open Space"
		19.09.050.D	Transect Zones Overview		Added "The photographs in this Section are illustrative only and not regulatory." and created numbered list
				28	Replaced "Use Types" with "allowed uses"
					Added "Arcade, Gallery and"
				29	Added "uses"
					Added "uses"
				28-31	Added "No Blank walls or planes" to Desired Form tables
				28	Added "Urban Core Zone T6-UC"
					Added "Attached"
					Added " Large lot width"
					Added "Large footprint and lot coverage"
					Added "No blank walls or planes"
					Added" "Buildings placed at or near the edge of the right-of-way
					Added " Diverse mix of building frontages"
					Added "Small to no setbacks"
					Added "5-20 stories"
					Added "Ground floor commercial or service uses with a mix of commercial, residential, service and/or office uses on upper stories"

LM

Section	Subsection		Page	Edit
				Added "To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. A wide range of regional- center appropriate uses as well as, employment, retail, services, civic, or public uses"
			30	Added T4 Main Street
				Added "Attached or detached"
				Added "Medium lot width"
				Added" "Buildings placed at or near the edge of the right-of-way
				Added "Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront"
				Added "Small to no setbacks"
				Changed "2 to 5 stories"
				Added "Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories."
				Added "To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives."
				Added T4 Neighborhood Zone
				Added "Attached or detached"
				Added "Medium lot width"
				Added "Small to medium footprint and lot coverage"
				Added" "Buildings placed at or near the edge of the right-of-way"
				Added "Primarily stoop, dooryard, forecourt, Shopfront at corners, or Porches"
				Added "Medium setbacks"
				Added "Max 3 stories"
				Added "Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations."
				Added "To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives."
				Added new footnote for "Hotel, Motel or Hotel Suites"

LM

Section		Subsection		Page	Edit
			All appropriate Subsections		Added "Micro Community" as a use with new footnote
					Revised language in appropriate footnotes
					Revised indentation levels of Table F "Building Form Standards"
					Revised "May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director" footnote
					Deleted "Buildings must meet setback requirements independent of lot coverage requirements" footnote
					Deleted "." after cross-references to Table I
					Added "Allowed frontage types are described in Table G (Frontages)"
		19.09.050.E.004	T6 Urban Core Zone (T6-UC)	33	NEW IN ENTIRETY
		19.09.050.E.008	T6 Urban General Zone (T6-UG)	41	Added " No blank walls or planes"
				42	Added "Accessory Structure…..
					Added "Multiple courtyards must be connected through and between buildings where feasible".
					Added "Courtyards must be accessible from the primary thoroughfare where feasible".
				43	Added ... pocket plaza " is appropriate"
				44	Added "1-5 stories min 5/5/0/0/ft"
					Added "1-5 stories max 10/10/10/--ft"
					Added "6-10 stories min 10/10/0/5ft"
					Added "10+ stories min 20/20/0/5ft"
					Changed Accessory "Building" to Structure"
					Added "above curb"
				45	Added “The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
					Added Shopfront, awning, balcony, bay window, or projecting shade structure not allowed interior side and rear
					Added Signage not allowed Interior or Rear
					Added Driveways not allowed interior side
					Added "Mechanical and Utility Equipment" only allowed at rear
					Added “All mechanical and utility equipment must be screened from view from the street".
				46	Added "Public [Park] or…"

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Section		Subsection		Page	Edit
					Added "Sustainable Infrastructure" permitted in both T6-UG and UG-L
					Added Sub-Zone permitted uses: Schools Not permitted, Beer/Wine/Cooler…Off-Sale Not permitted, Beer/Wine/Cooler On-Sale Not permitted, Mixed-use Conditional, Liquefied Petroleum Special Use. All others remain same in Sub-Zone
				48	Added "and may include pools and amenity decks".
		19.09.050.E.012	T5 Maker Zone (T5-M)	49	Added "utilizing"
					Added "No blank walls or planes"
				50	Added "appropriate"
				51	Changed Accessory "Building" to Structure"
					Added "above curb"
				52	Added "Mechanical and Utility Equipment" only allowed at rear
					Added "All mechanical and utility equipment must be screened from view from the street".
				53	Added "Hotel, Motel or Hotel Suites" as permitted use
					Added "Hotel, Residence" as Special Use
					Added "Sustainable Infrastructure" as permitted use
				55	Added "and may include pools and amenity decks".
		19.09.050.E.016	T5 Corridor Zone (T5-C)	57	Added "vehicular"
				58	Added "Pedestrian"
					Added "Multiple courtyards must be connected through and between buildings where feasible".
					Added "Courtyards must be accessible from the primary thoroughfare where feasible".
				59	Added "appropriate"
				60	Changed Accessory "Building" to Structure"
					Added "above curb"
					Added "The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
				61	Added "Mechanical and Utility Equipment" only allowed at rear
					Added "All mechanical and utility equipment must be screened from view from the street".
				62	Added "Sustainable Infrastructure" as permitted use
					Added "Public [Park] or…"
				64	Added "and may include pools and amenity decks".

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Section		Subsection		Page	Edit
		19.09.050.E.020	T5 Main Street Zone (T5-MS)	65	Added "No blank walls or planes"
					Changed stories minimum to 3
				66	Added "Pedestrian"
					Added "Multiple courtyards must be connected through and between buildings where feasible".
					Added "Courtyards must be accessible from the primary thoroughfare where feasible".
				67	Added "appropriate"
				68	Changed Accessory "Building" to Structure"
					Added "above curb"
				69	Added “The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
					Added "Mechanical and Utility Equipment" only allowed at rear
					Added “All mechanical and utility equipment must be screened from view from the street".
					Added Driveways not allowed interior side, allowed at rear
				70	Added "Public [Park] or…"
				71	Added "Sustainable Infrastructure" as permitted use
				73	Added "and may include pools and amenity decks".
		19.09.050.E.024	T5 Neighborhood Zone (T5-N)	77	Added "Pedestrian"
					Added "Multiple courtyards must be connected through and between buildings where feasible".
					Added "Courtyards must be accessible from the primary thoroughfare where feasible".
				78	Changed Accessory "Building" to Structure"
					Added "above curb"
				79	Added “The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
					Added "Mechanical and Utility Equipment" only allowed at rear
					Added “All mechanical and utility equipment must be screened from view from the street".
					Added Driveways not allowed interior side, allowed at rear
					Added Signage not allowed Interior or Rear
				80	Added "Public [Park] or…"

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Section		Subsection		Page	Edit
					Added "Sustainable Infrastructure" as permitted use
				82	Added "and may include pools and amenity decks".
		19.09.050.E.028	T4 Corridor Zone (T4-C)	84	Added "Pedestrian"
					Added "Multiple courtyards must be connected through and between buildings where feasible".
					Added "Courtyards must be accessible from the primary thoroughfare where feasible".
				85	Changed Accessory "Building" to Structure"
					Added "above curb"
				86	Added "The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards)."
					Added Shopfront, awning, balcony, bay window, or projecting shade structure not allowed interior side and rear
					Added Signage not allowed Interior or Rear
					Added Driveways not allowed interior side, allowed at rear
				87	Added "Public [Park] or..."
				88	Added "Sustainable Infrastructure" as permitted use
				90	Added "and may include pools and amenity decks".
		19.09.050.E.032	T4 Main Street Zone (T4-MS)	91-99	NEW IN ENTIRETY
		19.09.050.E.036	T4 Neighborhood Zone (T4-N)	101-108	NEW IN ENTIRETY
		19.09.050.E.040	T3 Neighborhood Zone (T3-N)	111	Added "above curb"
				112	Added Porch and Stoop not allowed interior side nor rear
				113	Added "Public [Park] or..."
					Added "Sustainable Infrastructure" as permitted use
19.09.060	Building Type Standards	19.09.060.A	Purpose	115	Removed "highly valued"
		19.09.060.C	Building Types Overview	116-122	Added House/Block Scale to each Building Type
					Added Left to Right, House/House/House/House/House/House, House/House/House/House (≤3 units) Building (≥3 units)/House/Block,/House (≤3 units) Building (≥3 units)//House (≤3 units) Building (≥3 units)/Block/Block/Block/Block/House
				116	Added "-size", "consisting of one unit usually"
				117	Added "small-to-medium-size ...with two attached residential"

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Section		Subsection		Page	Edit
					Removed "additional…typically located at the rear of a lot that provides space for a single small"
					Added "size single-family house, and is appropriately scaled to fit within lower-intensity residential"
					Removed "for providing incubator spaces for small businesses
					Removed "a small to medium size building with two attached residential
					Removed "commercial, service or…storage use. This building type is important…"
					Added "An additional structure typically located at the rest of a lot that provides space for a single small commercial, office, service, or storage use. This building type is important for providing incubator spaces for small businesses within walkable neighborhoods"
					Added "The unit in front faces the street and has the form of a small single-family house. This duplex building type is appropriately scaled to fit with lower intensity residential neighborhoods. It supports well-designed moderate intensity development"... "A series of small, detached...buildings arranged to define"
				118	Added "…this building type. … Intensities…walkability. Sin: Cottage Court"
				119	Removed "side and/or stacked dwelling…is appropriately scaled to fit…sparingly within low to medium…design higher intensity of …walkability. Syn. Mansion"
					Added "is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony. This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House"
				120	Removed "intensity neighborhoods. Private…open space is not required but can be provided with a balcony. A wide range of housing types This building type enables appropriately sealed, well development…broad choice… Apartment House well designed higher densities, and is important for providing and promoting"
				121	Replaces "building" with "structure"
				122	Added Fourplex Court: Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type. A fourplex court may be scaled to fit within small to medium- intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability.
19.09.070	Frontage Type Standards	-	All appropriate Subsections	-	Deleted "Allowed in" zone duplication on each Frontage Type spread
		19.09.070.C	Private Frontages Overview	124	Removed "conjunction with other private"
				125	Removed "frontage line with an attached"
				126	Replaced "with the first story" with "an at-grade entrance along the public right-of-way"

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Section		Subsection		Page	Edit
					Added "A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage"
19.09.080	Open Space Standards	-	All appropriate text		Changed: all references to "Civic Space Standards" replaced with "Open Space Standards"
		19.080.B	Applicability		Added "and the standards in the Subsection 19.09.100.J (Additional Standards for Large Developments), if applicable."
				139	Added "Open spaces are maintained outdoor spaces which are accessible by the general public, improve the pedestrian environment, are aesthetically pleasing, and serve as an amenity for the Downtown as a whole as well as for occupants of the building served by the open space. Open spaces are generally constructed by landowners during the development process."
		19.09.080.C	Open Space In-Lieu Fee (new)	140	1. The owner of any property upon which a development is proposed may request to pay an in-lieu fee for open space required, if it is approved as a part of the site plan review for the development. A request to pay the in-lieu fee for required civic space must be made before the submittal of any application, must be approved by the Director, and recorded as a binding agreement as provided by the Department as part of the project's approval. Staff shall make the following findings before approving any in-lieu fee proposal: a. There is open space available or planned within the District in which the development is proposed to offset the need for the civic space; b. The open space will be made available within a reasonable time period of the approval of the development; and, 2. The in-lieu fee shall be determined by the Department based on the current value of land and estimated construction costs for the needed civic space. The cost per square footage, as amended from time to time, shall be made available upon request of the applicant and kept for the Department's records.
		19.09.080.D-1	Open Space Types Overview	142	Added description for "Greenway": Greenways are linear spaces for community gathering and strolling for nearby residents and employees. These spaces may be defined by tree-lined streets on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.
				143	Added "These smaller-scaled spaces"
		19.09.080.E	Greenway (new)	146	NEW IN ENTIRETY
19.09.090	Thoroughfare Standards	19.09.090.I	Fremont East District Thoroughfare Plan	160	Added Figure 19.09.090I-1 Thoroughfare Plan - Hierarchy

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Section		Subsection		Page	Edit
				161	Added Figure 19.09.090I-2 Thoroughfare Plan - Downtown Thoroughfare Types
19.09.100	Supplemental to Transect Zones	19.09.100.A	Purpose	169	Replaced "The purpose of this Section is to provide a cross-reference from the Form-Based Code provisions of LVMD 19.09 to the additional standards found in the Unified Development Code." with "The purpose of this Section are: 1. To cross-reference between standards pertaining to LVMC 19.09 Form-Based Code and other applicable additional standards found in the Title 19; and 2. To provide additional special program provisions, standards, and requirements, such as the provisions, standards, and requirements applicable to the Community Benefits Program."
		19.09.100.B	Applicability		Added "the following sections"… ";and"
					Deleted "Vision 2045" and "Las Vegas " (first usage of Downtown Master Plan already indicated in 19.09.010)
		19.09.100.C	Fencing and Screening Standards	170	Added “In addition to those standards, the following shall apply: The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Notwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.”
					Added“ In addition to those standards, the following shall apply: The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Notwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.”
		19.09.030.3D	Flood Control and LID Standards		Subsection named edited
		19.09.100.E	Landscaping Standards		Added "Planting Requirements" using language originally in "District-specific Standards for Street Trees" and reorganized language for clarity
					Revised graphics
					Added "The intent of these planting requirements is"
					Deleted "s" from "trees"
					Deleted "downtown"
					Added "required"

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Section		Subsection		Page	Edit
					Replaced "below" with "as indicated in Figure 19.09.040.C-1"
					Deleted "#" in appropriate locations
					Replaced "conceptual" with "illustrative"
					Deleted "or family"
					Deleted "the provisions of"
		19.09.100.G	Parking Standards	171	Deleted "The standards for"
					Deleted "for individual uses"
					Added "(Form-Based Code Parking Requirements)"
					Revised cross-reference to Figure 19.09.100.G-1
					Deleted "as amended from time to time"
					Revised language for consistency in Tables G-1 and G-2
					Revised spacing for consistency in Tables G-1 and G-2
					Listed "How to apply the Form-Based Code Parking Requirements:" as 2
					Added "(Downtown Parking Load Map)"
					Replaced "step #1" with "2.a"
					Replaced "utilizing" with "using"
					Deleted "Comply with the requirement."
					Added "(Variance)"
					Deleted "as set forth and"
					Deleted "accordingly to"
					Added "above"
		19.09.100.I	Community Benefits Program (new)	173-174	NEW IN ENTIRETY
		19.09.100.J	Additional Standards for Large Developments	174	Replaced "For new development proposed on a large development site, i.e. a development proposed on 50 percent or more of an existing block, the following standards to ensure pedestrian connectivity through a block, shall apply;" with "The following standards apply to any new development proposed on a large development site."
					Added "Pedestrian Connectivity. Development proposed on a site exceeding 157,000 square feet, which is the historic downtown block size, must be consistent with the following standards where feasible"

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Section		Subsection		Page	Edit
				175	Added: Civic Spaces Development sites 40,000 square feet or more in area, new buildings, or additions to existing buildings that are equal to 20 percent or more of the building's gross floor area, must provide a minimum of five percent of the site, or a portion of the site proposed for development in a multi-phased project, as civic space(s). The civic space must be consistent with the standards in Section 19.09.080 (Civic Space Standards) and the following: a. Dedicated rights-of-way, areas used to meet the minimum setbacks required for the zone, and minimum frontage standards established in Section 19.09.070 (Frontage Type Standards) may not count toward the required amount of civic space. b. The minimum required area of civic space may be provided by enlarging any or all allowed usable open space(s) beyond the minimum required area or by providing additional open space(s) with a minimum dimension as identified for each civic space type. c. At grade open space must be directly accessible from the adjacent ground floor."
19.18	Definitions	-	-	176	Subsection name changed from "Definitions used in the Form-Based Code" to "Form-Based Code Definitions"
					Added "This Section provides definitions of terms, phrases, and land uses for application only in the FBC and that are technical or specialized, or that may not reflect common usage. For all other definitions see LVMC Section Chapter 19.18 (Definitions and Measures)."
			A Definitions		Added "Affordable Units. Units that are made available for rent at a price based on the Fair Market Rent value, as recorded and updated from time to time by the Department based on State and Federal reports. These units are eligible to satisfy the eligibility requirement for the Affordable Housing Bonus as part of a project application."
			D Definitions	178	Replaced "as required per" with "as established in LVMC Section"
					Deleted last sentence of "Downtown Residential" definition
			G Definitions	180	Added "Greenway. A linear space that may be defined by tree-lined streets, which tents to have narrow dimensions that support passive use and can serve as a green connector between destinations."
			U Definitions	184	Added "Utility Equipment. Electric transformers, switch cabinets, traffic signal cabinets, telephone or television/cable cabinets, heating and cooling equipment, and similar devices."
Global	Global	-	All appropriate locations	-	Added "Transect Zones Standards" in cross-reference where appropriate
					Reorganized "19.09.040.C District-specific Standards for Street Trees" into appropriate standards for each Subsection
					Revised grammar (e.g., comma usage) where appropriate
					Replaced "shall" with "must" (or other appropriate term) in appropriate locations
					Replaced "developments" with "projects" in appropriate locations

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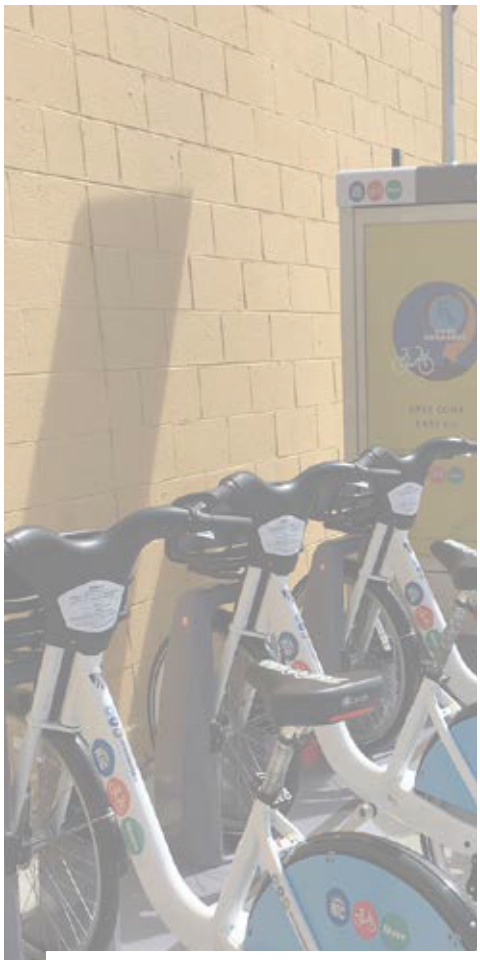
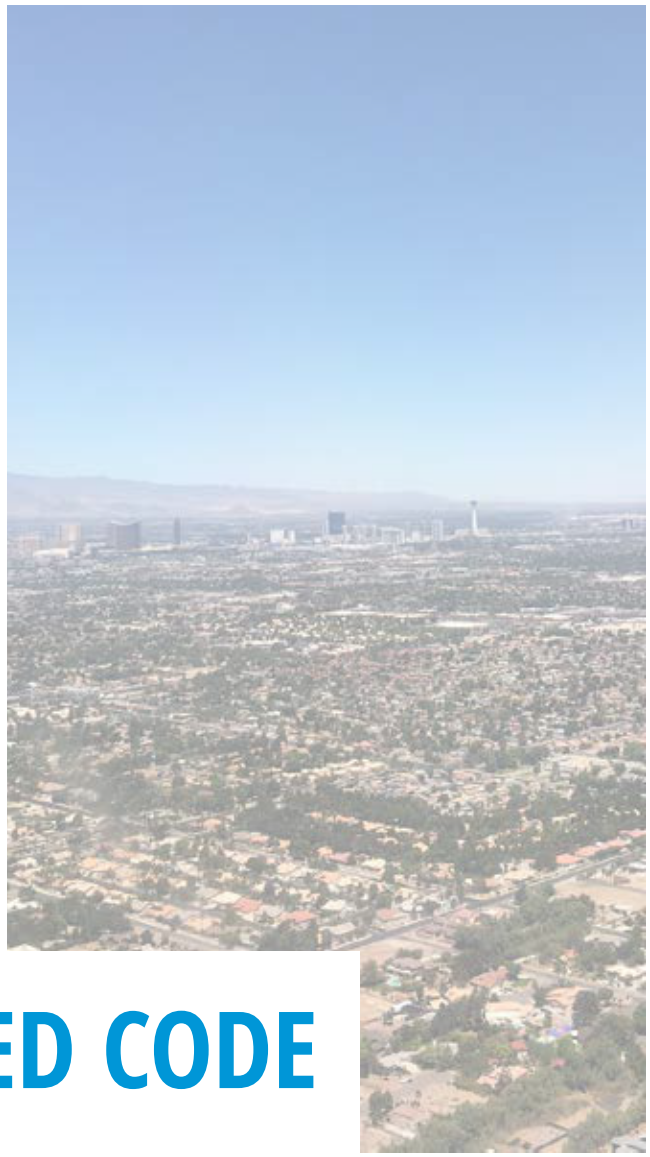




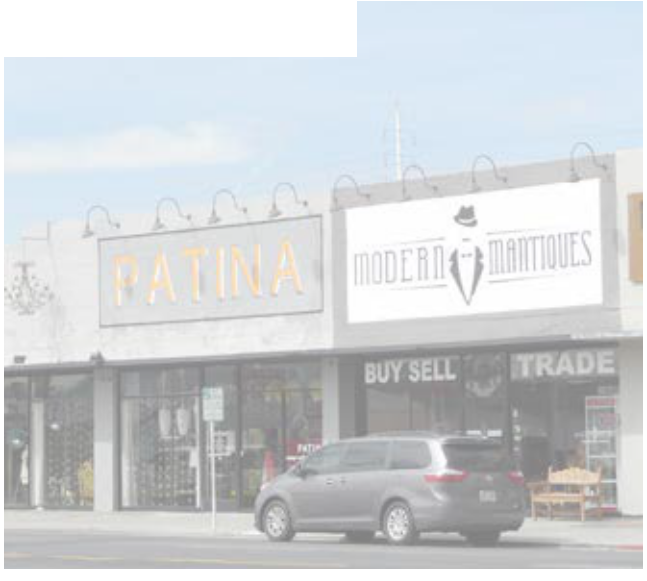


19.09 FORM-BASED CODE

CITY OF LAS VEGAS, NV







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19.09.010 PREAMBLE

Subsections:

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19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

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19.09.010.A Introduction

The *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) adopted by the City Council on July 15, 2016 is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization of the Downtown region. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic urban way of life and high-quality physical environment for locals and visitors alike. To better anticipate growth and change, the Master Plan includes an expanded study area and includes 12 downtown planning districts including the addition of the Las Vegas Medical District and other peripheral areas to the Downtown (See Figure B-1 Districts Within the Downtown Las Vegas Overlay District).

Adopted under the requirements of the Las Vegas Municipal Code, and other applicable laws, the Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O) established in LVMC Section 19.10.110. The Form-Based Code applies to the Downtown Las Vegas Overlay District which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). Over time a Regulating Plan and Form-Based Code will be applied to each of these 12 Downtown Districts, and when adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards included in the Form-Based Code. The Form-Based Code has been designed so it can be easily updated as new Transect Zones within the Downtown Form-Based Code are incrementally added.

19.09.010.B What is a Form-Based Code?

A Form-Based Code (FBC) is a placed-based planning approach that supports walkable, mixed-use, and compact urban environments rather than suburban development and sprawl. A FBC is an alternative to a conventional zoning code.

The Form-Based Code Institute defines a FBC as a "land development regulation that fosters predictable results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation". A FBC controls and regulates building form first and building use second through city (or county) regulations, to achieve an anticipated type of built environment or "place" based on a community vision.

A FBC addresses the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e. a Regulating Plan) that functions like a zoning map that assigns an appropriate form and scale (i.e. the character) of development, rather than only distinctions in land use types (see Figure B-1). So, while FBCs focus on an intended physical form they do also regulate use by allowing an appropriate range of uses chosen to ensure compatibility between uses and the intended physical form of the zone.

Figure B-1 Illustrative Pages and a Regulating Plan from Form-Based Codes



An important aspect of a FBC is that they are not just design guidelines; indeed, they replace the existing zoning standards and regulations and have the same regulatory effect as any other zoning regulation.

FBCs are now being utilized by cities, towns, and counties across the country as communities are finding that conventional zoning is not fulfilling their needs. This is because most zoning regulations fail to implement a community's vision or plans for the future. Like Las Vegas, many city residents are concerned about sprawl and its impact on health, city financial resources, and the environment, including the amount of time (and its associated cost) spent in traffic.

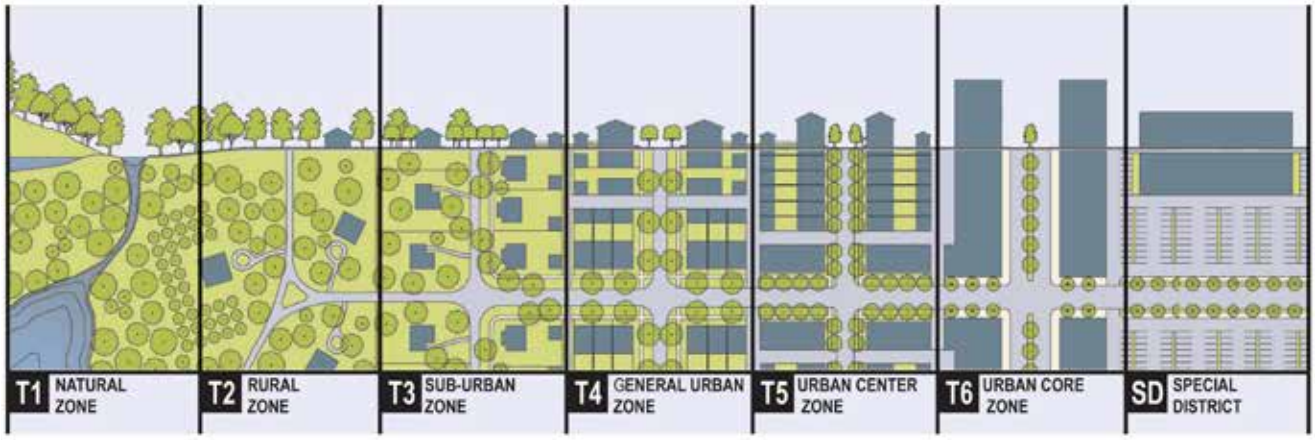
FBCs differ from conventional zoning codes in terms of the process by which they are prepared, the substance of the standards they contain and how those standards are presented, the mechanism by which they are implemented, and the built form they produce. In summary, a FBC is a regulatory tool drafted to implement a community vision or plan that allows a community to approach the urban environment holistically by establishing standards, for buildings, streets and sidewalks, parks, and parking as examples, that address the design and regulation of both private and public space.

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

The Rural-to-Urban Transect is an organizing principle used in Form-Based Codes to establish a hierarchy of environments or places based on their character. The designation of each zone along this hierarchy is first determined by the character, form, intensity of development, and type of environment, and secondly, by the uses allowed within the environment. This hierarchy of environments is used as the organizing framework for the FBC rather than the use of land use categories, which are typically used in conventional or Euclidean zoning as the organizing framework.

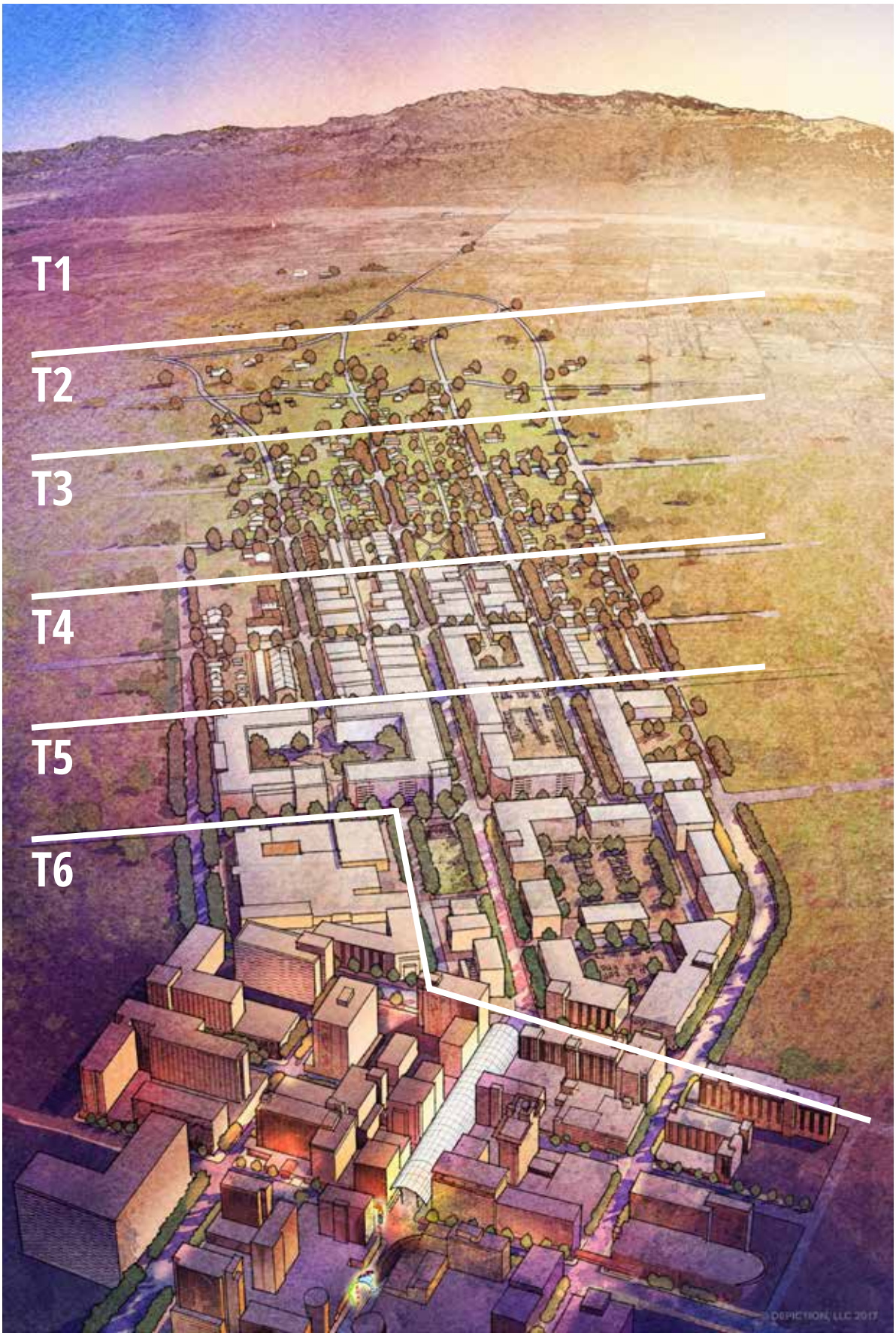
The typical transect for American towns is divided into six Transect Zones (frequently referred to as "T-zones"), each of which is given a number with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones, and which are arranged from most natural to most urban, as follows: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for places with specialized purposes (e.g., heavy industrial, entertainment, or university districts). See Figure C-1. The transect for Las Vegas is illustrated in Figure C-2.

Figure C-1 The Rural-to-Urban Transect



The rural-to-urban transect illustrating from left to right a continuum of environments (places) from the most rural to the most urban.
Source: Duany Plater-Zyberk & Company

Figure C-2 The Las Vegas Transect



19.09.010.D Overview of the Guiding Principles for the Form Based Code

The following design objectives are reflected in the Form-Based Code standards:

1. Encourage a variety of housing types, development styles, and uses that provide diversity and visual interest in the Downtown Overlay District while preserving the City's desired character;
2. Encourage design, massing, and development standards that promote walkable urban cores;
3. Encourage high quality streetscape design that activates the public realm through pedestrian-oriented and multimodal practices;
4. Encourage the development of neighborhoods that provide a high-quality living environment and generate civic pride;
5. Encourage building design that complements surrounding development;
6. Encourage facades to be designed to include entries, porches, and other architectural elements that are oriented to, and appropriate for, pedestrians; and
7. Encourage the preservation of areas of the City with unique historic character and context as well as traditional single-family residential neighborhoods.

19.09.010.E Organization of the Form-Based Code

1. The following advisory text is intended to give a brief overview of the overall structure of Chapter 19.09 (Form-Based Code).
2. **Section 19.09.010 - Preamble**

   The preamble introduces the context for the Form-Based Code within the Downtown Las Vegas Overlay District. It includes a brief overview of a FBC and the use of Transect Zones, describes guiding principles for the FBC and how it is organized, and concludes with a short description of how to use the Code.
3. **Section 19.09.020 - Purpose and Applicability**

   Establishes the legal foundation for the FBC and includes an overview of its purpose, organization, authority, responsibility for administration, and applicability.
4. **Section 19.09.030 - Administration and Procedures**

   Provides a cross-reference to the City's existing processes by which development is permitted by the City and the requirements related to specific types of submittals unique to the FBC. It also provides a cross-reference to the City's existing enforcement procedures.
5. **Section 19.09.040 - Specific to Districts**

   Identifies the standards that are unique to specific Districts.
6. **Section 19.09.050 - Transect Zone Standards**

   Establishes the Transect Zones and Special District Zones for the Downtown Las Vegas Overlay District, with detailed development standards specific to each zone.
7. **Section 19.09.060 - Building Types Overview**

   Provides an overview of a wide range of pre-approved building types that are appropriate for walkable, transit-supportive urban environments in the Downtown Las Vegas Overlay District.
8. **Section 19.09.070 - Frontage Type Standards**

   Establishes standards for a range of pre-approved building frontages that provide an important transition between the public street and the private frontages of buildings.

9. **Section 19.09.080 - Civic Space Standards**

   Establishes a range of pre-approved civic space types intended to be integrated into medium and large projects in the Downtown Las Vegas Overlay District.

10. **Section 19.09.090 - Thoroughfare Standards**

    Establishes a range of pre-approved standards for creating complete streets to reinforce walkable communities by providing access to multiple modes of transportation.

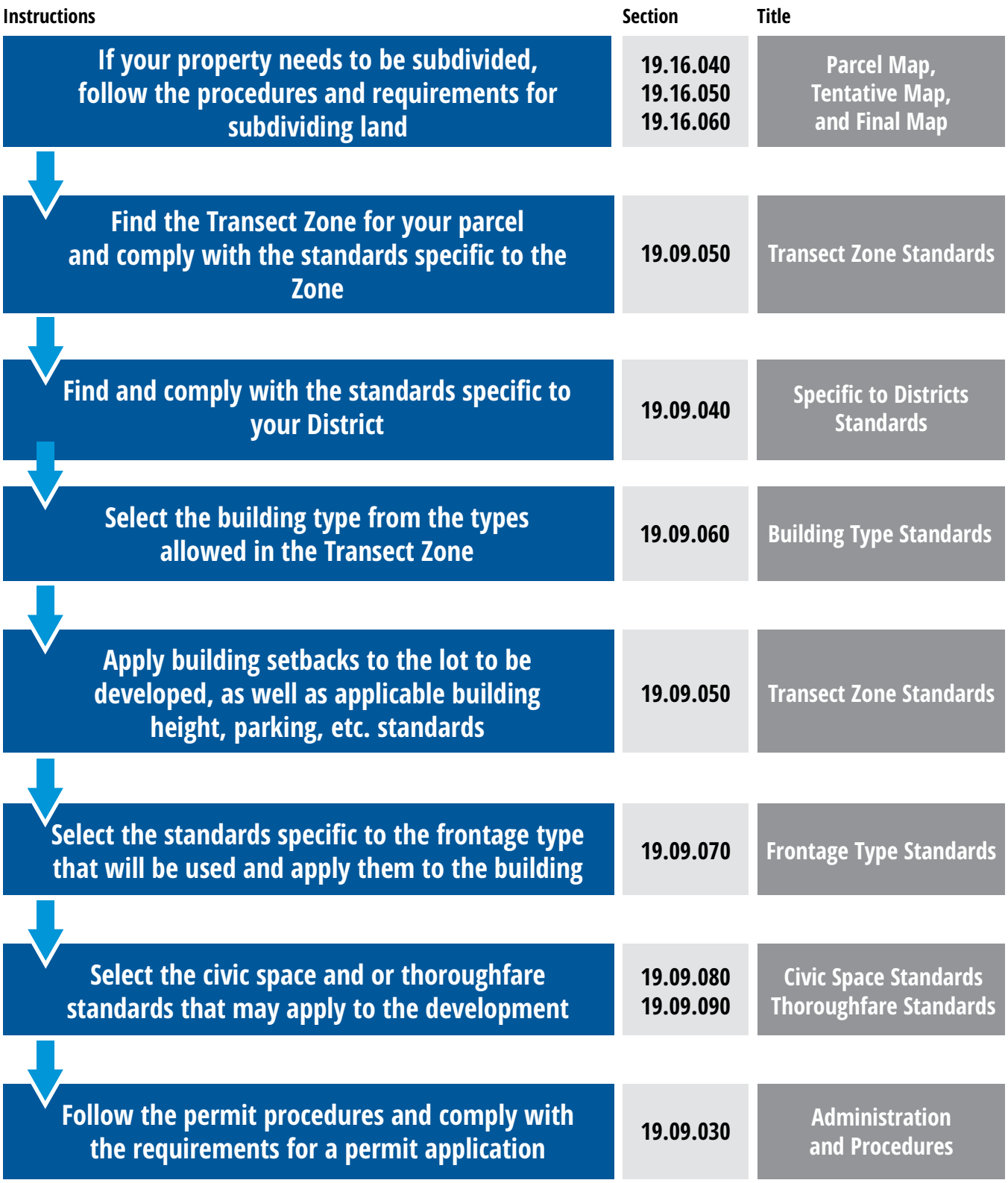
11. **Section 19.09.100 - Supplemental to Transect Zones**

    Provides a cross-reference to the City's existing development standards that will also apply within the Transect Zones, including for example, fencing and screening standards, landscaping standards, parking standards, sign standards, and a placeholder for development incentives.

19.09.010.F How to Use the Form-Based Code

The basic steps a user would follow for the development of a new project using the Form-Based Code are illustrated in Figure F-1.

Figure F-1 How to Use the Form-Based Code
Typical FBC procedure flow.



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19.09.020 PURPOSE AND INTENT

Subsections:

19.09.020.A Title

19.09.020.B Purpose of the Form-Based Code

19.09.020.C Authority

19.09.020.D Applicability

19.09.020.E Responsibility for Administration

19.09.020.F Organization of the Form-Based Code

19.09.020.A Title

Chapter 19.09 of the Las Vegas Unified Development Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

19.09.020.B Purpose of the Form-Based Code

1. The Form-Based Code for Downtown Las Vegas is a component of the City of Las Vegas Unified Development Code (UDC) developed to implement the *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan). The Downtown Master Plan provides an overall vision, policy direction and implementation strategy that supports the ongoing recovery and revitalization of the Downtown as a compact and vibrant urban environment with a focus on higher density mixed-use development centered around transit hubs and activity nodes.
2. The Downtown Master Plan includes strategic priorities for economic growth and development of the Las Vegas Downtown. Specific local government initiatives are identified, including:

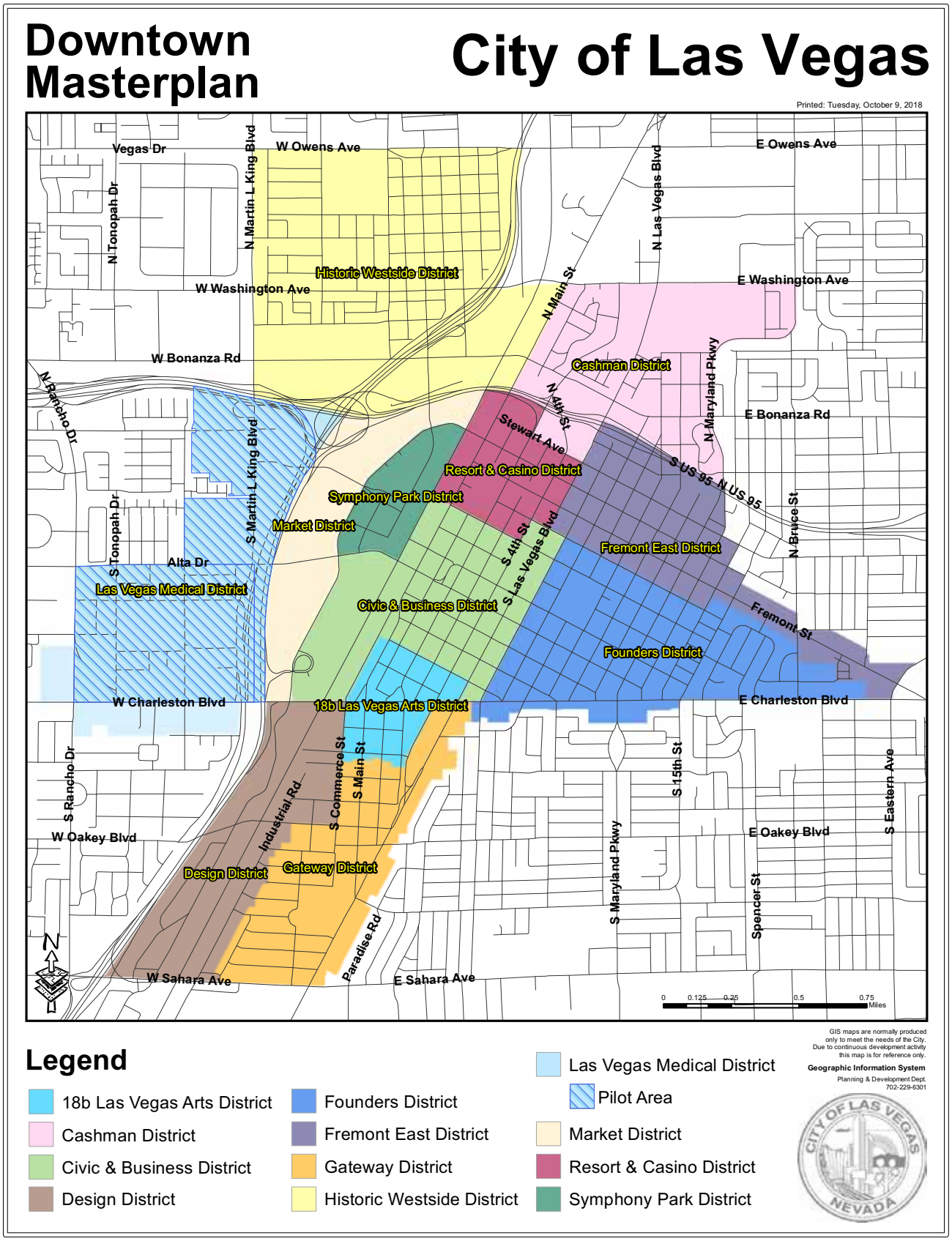
    a. **Land Use Regulation**

    Reform of the land use regulatory process with, for example, clear standards and procedures to ensure more predictable outcomes and expedited approvals for targeted projects, removal of overlapping layers of regulation, improved development standards, and adoption of a comprehensive Zoning Code that employs form-based standards aligned with the Master Plan to focus on placemaking, encourage walkable urban environments, and support development of mixed-use transit hubs;

    b. **Redevelopment Sites**

    Incentivized development of priority redevelopment sites and an aggressive pursuit of catalytic projects to stimulate sustainable private investment and facilitate the production of housing in the Downtown with an emphasis on mid-rise urban housing and vertical mixed-use development directed toward strategic infill and priority redevelopment sites;

Figure B-1 Districts within the Downtown Las Vegas Overlay District



c. **Community Development**

Downtown's livability is dependent on expanding community resources, including the provision of comprehensive services that address the civic, social service, healthcare, educational, and recreational needs of the community through community partnerships; and

d. **Downtown Enhancement**

Enhancement of the Downtown environment through a coordinated program of public realm improvements and implementation of programs designed to encourage private property improvements. A regulatory structure to maintain Downtown's unique history and culture is needed to facilitate historic preservation and support restoration of individual properties and districts.

3. The FBC is intended to promote development that is place-based, i.e. specifically intended to be compatible with the form and character of a geographic area. Secondarily, the FBC carefully regulates uses to maximize compatibility between those uses and the intended physical form of the zone in which they are located. Thus, the FBC will be used to reinforce existing, or to create new, walkable mixed-use urban environments in a form that is comprehensive, straightforward, and easily understood.
4. The FBC establishes Transect Zones and Building Types, Frontage Types, Civic Space Types, and Thoroughfare Standards that apply within the 12 Districts of the Downtown Las Vegas Overlay District (LVMC Section 19.10.110), see Figure B-1 and listed below:
   a. Las Vegas Medical District;
   b. 18B Las Vegas Arts District;
   c. Fremont East District;
   d. Cashman District;
   e. Civic and Business District;
   f. Design District;
   g. Founders District;
   h. Gateway District;
   i. Historic Westside District;
   j. Market District;
   k. Resort and Casino District; and
   l. Symphony Park District.
5. Section 19.09.040 (Specific to Districts) includes unique standards that are applicable in specific Downtown Districts.

19.09.020.C Authority

The Form-Based Code is enacted based on the authority vested in the City of Las Vegas by the Nevada Revised Statutes (NRS), including NRS Chapter 278, in compliance with LVMC Section 19.00.020 (Authority).

19.09.020.D Applicability

1. In the manner described by this Section, the FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to property only as and when is rezoned to the FBC designation established by this Chapter. In addition, provisions of this Chapter that apply to the process of rezoning property to the FBC designation shall apply to the application and processing thereof. It is intended that the City will begin the process of implementing the FBC designation with a pilot area located within the Las Vegas Medical District, generally located west of the I-15 right-of-way to Rancho Drive, between Alta Drive and Charleston Boulevard. Over time a Form-Based Code with applicable Transect Zones mapped on the Zoning Map will be applied to each of these 12 Downtown Districts. As each District FBC is adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards in the Form-Based Code.
2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
    a. All proposed new development within the Transect Zones;
    b. All additions to existing developments that increase the building footprint by 10 percent or more;
    c. A facade renovation to the primary or secondary street frontage of an existing building; and
    d. Improvements to pedestrian or vehicular access.
4. Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.
5. This Chapter has been designed so it can be easily updated as new Transect Zones and associated standards for Downtown Las Vegas Overlay Districts are incrementally added.

19.09.020.E Responsibility for Administration

1. **Responsible Bodies and Individuals**

    This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. **Exercise of Discretion**

    In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:
    a. The proposed development complies with all applicable provisions of Chapter 19.09 (Form-Based Code);
    b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
    c. The decision is consistent with the Downtown Master Plan.

19.09.030 ADMINISTRATION AND PROCEDURES

Subsections:

19.09.030.A Purpose
19.09.030.B Applicability
19.09.030.C Application Review Procedures
19.09.030.D Subdivision of Land
19.09.030.E Vacations
19.09.030.F Rezoning
19.09.030.G Site Development Plan
19.09.030.H Special Use Permit
19.09.030.I Administrative Deviation
19.09.030.J Waiver
19.09.030.K Variance
19.09.030.L Development Agreement
19.09.030.M Miscellaneous Permits
19.09.030.N Master Sign Plan
19.09.030.O Nonconformities
19.09.030.P Enforcement
19.09.030.Q Extension of Time
19.09.030.R Definitions

19.09.030.A Purpose

This Section provides procedures and requirements for the preparation, filing, and processing of planning applications and other entitlements required by the Form-Based Code.

19.09.030.B Applicability

The review processes for all planning applications within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) are set forth in LVMC Chapter 19.16 (Applications and Procedures).

19.09.030.C Application Review Procedures

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with LVMC Section 19.16.010 (General Requirements).

19.09.030.D Subdivision of Land

1. For a division of real property into four or fewer lots, the submittal, approval and recordation of a parcel map is required in compliance with LVMC Section 19.16.040 (Parcel Map).
2. For a division of land that does not meet the criteria for a parcel map established in LVMC Section 19.16.040 (Parcel Map), the applicant shall file a tentative map for the subdivision of land in compliance with LVMC Section 19.16.050 (Tentative Map).
3. A final map, prepared in compliance with the approved tentative map, or a series of final maps each covering a portion of an approved tentative map, must be submitted in compliance with the provisions of NRS Chapter 278, LVMC 19.16.050 (O), and the requirements contained in LVMC Section 19.16.060 (Final Map).
4. For reversions of real property to unsubdivided acreage, the provisions of LVMC Section 19.16.070 (Reversionary Map) shall apply.

19.09.030.E Vacations

Procedures for the vacation of a public street or easement are established in LVMC Section 19.16.080 (Vacations).

19.09.030.F Rezoning

Procedures for rezoning real property are established in LVMC Section 19.16.090 (Rezoning).

19.09.030.G Site Development Plan Review

A Site Development Plan Review, either Minor or Major, is required for all development within the Downtown Las Vegas Overlay District in compliance with LVMC Section 19.16.100 (Site Development Plan Review).

19.09.030.H Special Use Permit

The Planning Commission may approve, approve with conditions, or deny an application for a Special Use Permit for those uses listed in Section 19.09.050.E (Transect Zones) in compliance with LVMC Section 19.16.110 (Special Use Permit).

19.09.030.I Administrative Deviations

The Director may grant an Administrative Deviation in compliance with LVMC Section 19.16.120 (Administrative Deviation).

19.09.030.J Waiver

An applicant may apply for a Waiver if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030.K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance).

19.09.030.L Development Agreement

Procedures that enable the City Council to enter into a Development Agreement are established in LVMC Section 19.16.150 (Development Agreements).

19.09.030.M Miscellaneous

1. The procedure for the issuance of a Temporary Commercial Permit for certain short-term activities is established in LVMC Section 19.16.160 (Temporary Commercial Permit).
2. The procedure for the issuance of a Temporary Sign Permit is established in LVMC Section 19.16.170 (Temporary Sign Permit).
3. The procedure for the issuance of a Home Occupation Permit is established in LVMC Section 19.16.180 (Home Occupation Permit).
4. The procedure for the issuance of a Model Home Permit is established in LVMC Section 19.16.190 (Model Home Permit).
5. The procedure for the issuance of a Sign Certificate is established in LVMC Section 19.16.200 (Sign Certificate).

19.09.030.N Master Sign Plan

The procedure for the approval of Master Sign Plan is established in LVMC Section 19.16.270 (Master Sign Plan).

19.09.030.O Nonconformities

1. Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, must comply with LVMC Chapter 19.14 (Nonconforming Uses and Structures).
2. Any use or structure that was established or constructed in violation of the applicable zoning regulations in effect at the time of establishment or construction, and which does not conform to the applicable regulations of this FBC, is not a nonconforming use or structure, and the use or structure is in violation of this Title.
3. Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. Nonconforming structures and associated uses in Transect Zones may be expanded, enlarged, and improved in a manner that is not entirely consistent with the requirements of LVMC Chapter 19.14 (Nonconforming Uses and Structures) if a Major Site Development Plan is approved and the following findings are made by the Planning Commission and City Council:
    a. At least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefit;
    b. The change does not result in a significant increase in the overall intensity of use beyond the existing use(s);
    c. The change expands the existing footprint by no more than 10 percent (Refer to Section 19.09.020.D.3); in the case that the expansion, enlargement, or improvement will decrease the nonconformity, this maximum change in footprint is increased to 20 percent.
    d. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit;

e. Compliance with the number of parking spaces required may not be prioritized over other standards during review of these exceptions for nonconforming structures and associated uses in Transect Zones; and

f. Any changes will not unreasonably impede the long-term implementation of the Downtown Master Plan because at least one of the following apply:

   i. There are significant vacant or underutilized properties in the area available or likely to become available in the near term for development consistent with the Downtown Master Plan;

   ii. The infrastructure necessary to support the long-term development of the area is incomplete; or

   iii. The improvements will not significantly impair the ability of market forces to drive the transition to new uses and development opportunities consistent with the Downtown Master Plan's long-term vision.

19.09.030.P Enforcement

The Director is responsible for applying, administering, and enforcing the provisions of this Chapter in compliance with LVMC Section 19.00.090 (Enforcement).

19.09.030.Q Extension of Time

An applicant's request for an extension of time must be filed with the Director before expiration of the permit or approval, together with the required filing fee in compliance with LVMC Section 19.16.260 (Extension of Time).

19.09.030.R Definitions

All terms used in Chapter 19.09 (Form-Based Code) are included in LVMC Chapter 19.18 (Definitions and Measures).

19.09.040 SPECIFIC TO DISTRICTS

Subsections:

19.09.040.A Purpose
19.09.040.B Applicability
19.09.040.C District-specific Standards for Street Trees
19.09.040.D 18B Las Vegas Arts District (Placeholder)
19.09.040.E Cashman District (Placeholder)
19.09.040.F Civic & Business District (Placeholder)
19.09.040.G Design District (Placeholder)
19.09.040.H Founders District (Placeholder)
19.09.040.I Fremont East (Placeholder)
19.09.040.J Gateway District (Placeholder)
19.09.040.K Historic Westside (Placeholder)
19.09.040.L Las Vegas Medical District
19.09.040.M Market District (Placeholder)
19.09.040.N Resort & Casino District (Placeholder)
19.09.040.O Symphony Park District (Placeholder)

19.09.040.A Purpose

The purpose of this Section is to consolidate any unique regulatory standards that are applicable to specific Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) such as land use regulation, signage, parking, streetscape or landscaping standards, to ensure that proposed development with the Transect Zones is also consistent with District specific standards in the Unified Development Code that support the character, scale, and special requirements of the Downtown Districts.

Whenever differences occurr between the District-specific standards listed in LVMC 19.09.040 (Specific to Districts) and other provisions listed in 19.09, the District-specific standards shall apply.

19.09.040.B Applicability

The standards in this Section apply to all proposed development in each of the Downtown Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110)**.** The regulations and standards that are applied on parcels owned and operated by federal, state or city government through the application of this Code will be interpreted as guidelines by the Review Authority. Nonetheless, to promote the urban form desired within the Downtown Districts, compliance with all applicable standards and guidelines is encouraged.

19.09.040.C District-specific Standards for Street Trees

The purpose of this Subsection is to promote a high-quality, walkable environment that emphasizes the unique character of each Downtown District through the implementation of a district-specific tree pallette. The tree species and planting requirements have been developed to be consistent with the goals and objectives as expressed in the City of Las Vegas Master Plan, the Vision 2045 Downtown Masterplan, and

in consideration of the Nevada Division of Forestry Las Vegas Valley Urban Canopy Analysis as well as the Regional Plant List developed by the SNRPC, to promote environmental, social, and economic benefits.

All street trees and trees required within buffer and front setback areas as required per 19.09.050 shall conform to the standards as provided in Table 19.09.040.C-1 (District Pallette for Street Trees and Landscaping Requirements) and Figure 19.09.040.C-1 (Additional Planting Requirements). The intent of the Alternating Species Options is to minimize the potential impact of diseases and other negative conditions that could impact a specific tree species, and by doing so preserving the desired canopy.

Table 19.09.040.C-1 District Pallette for Street Trees and Landscaping Requirements

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
18b Las Vegas Arts	Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Shaffneri (Twisted Acacia)	Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Shumardii (Shumard Oak)
Cashman	Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Parkinsonia Microphylla (Foothill Palo Verde) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)	Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)
Civic & Business	Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Farnesiana (Sweet Acacia)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Havardia Mexicana (Mexican Ebony) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Vachellia Farnesiana (Sweet Acacia)

Design	Acacia Craspedocarpa (Leather Leaf Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Microphylla (Foothill Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid palo verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Shaffneri (Twisted Acacia)	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid Palo Verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Vachellia Shaffneri (Twisted Acacia)
Founders	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Dalbergia Sissoo (Indian Rosewood) Olea Europaea (Fruitless Olive) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)

Fremont East	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Crassifolia (Cedar Elm)
Gateway	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)
Historic Westside	Acacia Pendula (Weeping Acacia) Celtis Reticulata (Netleaf Hackberry) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)	Acacia Pendula (Weeping Acacia) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)
Las Vegas Medical District	Chilopsis Linearis (Desert Willow) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Ulmus Crassifolia (Cedar Elm)

Market	Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)	Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)
Resort & Casino	Ilex Vomitoria (Yaupon Holly) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)	Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)
Symphony Park	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Parkinsonia x 'AZT Thornless' (Thornless Hybrid Palo Verde) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)	Dalbergia Sissoo (Indian Rosewood) Parkinsonia x 'AZT Thornless' (Thornless Hybrid Palo Verde) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)

Figure 19.09.040.C-1 Additional Planting Requirements

To promote urban trees biodiversity, and prevent the possible degradation of the downtown canopy due to species-related diseases and parasites, the street strees as required per 19.09.050 shall be planted utilizing the minimum spacing requirements indicated below (Option #1 or Option #2), and approved by Staff. The figure, which is conceptual and not representative of the actual tree species allowed in each district as per Table 19.09.040.C-1, uses alphabet letters (A, B, and C) and images to symbolize trees pertaining to the same genus, or family, of trees, spaced at a minimum distance pattern from each other. A Variance is not available to permit a deviation from the provisions of this Section.

Option #1

AB - AB



Option #2

ABC - ABC



19.09.040.D 18B Las Vegas Arts District (Placeholder)

Placeholder

19.09.040.E Cashman District (Placeholder)

Placeholder

19.09.040.F Civic & Business District (Placeholder)

Placeholder

19.09.040.G Design District (Placeholder)

Placeholder

19.09.040.H Founders District (Placeholder)

Placeholder

19.09.040.I Fremont East District (Placeholder)

Placeholder

19.09.040.J Gateway District (Placeholder)

Placeholder

19.09.040.K Historic Westside District (Placeholder)

Placeholder

19.09.040.L Las Vegas Medical District

1. Additional Standards for Hospital Uses

To support the long term harmonious development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly mantained, preserved, and replaced in case of death.

b. In order to preserve and mantain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC Title 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.

c. The Planning Commission may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns; an equivalent amount of similar sized trees, shrubs, and landscape buffer area shall be installed, as approved by Staff.

d. A Variance is not available to permit a deviation from the provisions of this Section.

3. Pedestrian Open Spaces and Plazas

Pedestrian Open Spaces and Plazas Public open space, or plazas for public gathering, is required for all new medical and office developments of 10,000 square feet or greater. These spaces shall provide seating and should be easily observed and accessible from the street and/or pedestrian circulation areas. When determining the open space for mixed-use buildings, only the gross floor areas of the office uses will be considered. Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan. Such areas shall be provided according to the following guidelines (See Figure 19.09.040.C-2 below):

a. Developments shall provide one square foot of plaza per 50 square feet of gross floor area for buildings of 10,000 square feet to 50,000 square feet. For larger buildings, an additional one square foot of open space shall be required for each additional 500 square feet of floor area. For parking garages, open space shall be provided at the rate of one square foot per stall.

b. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

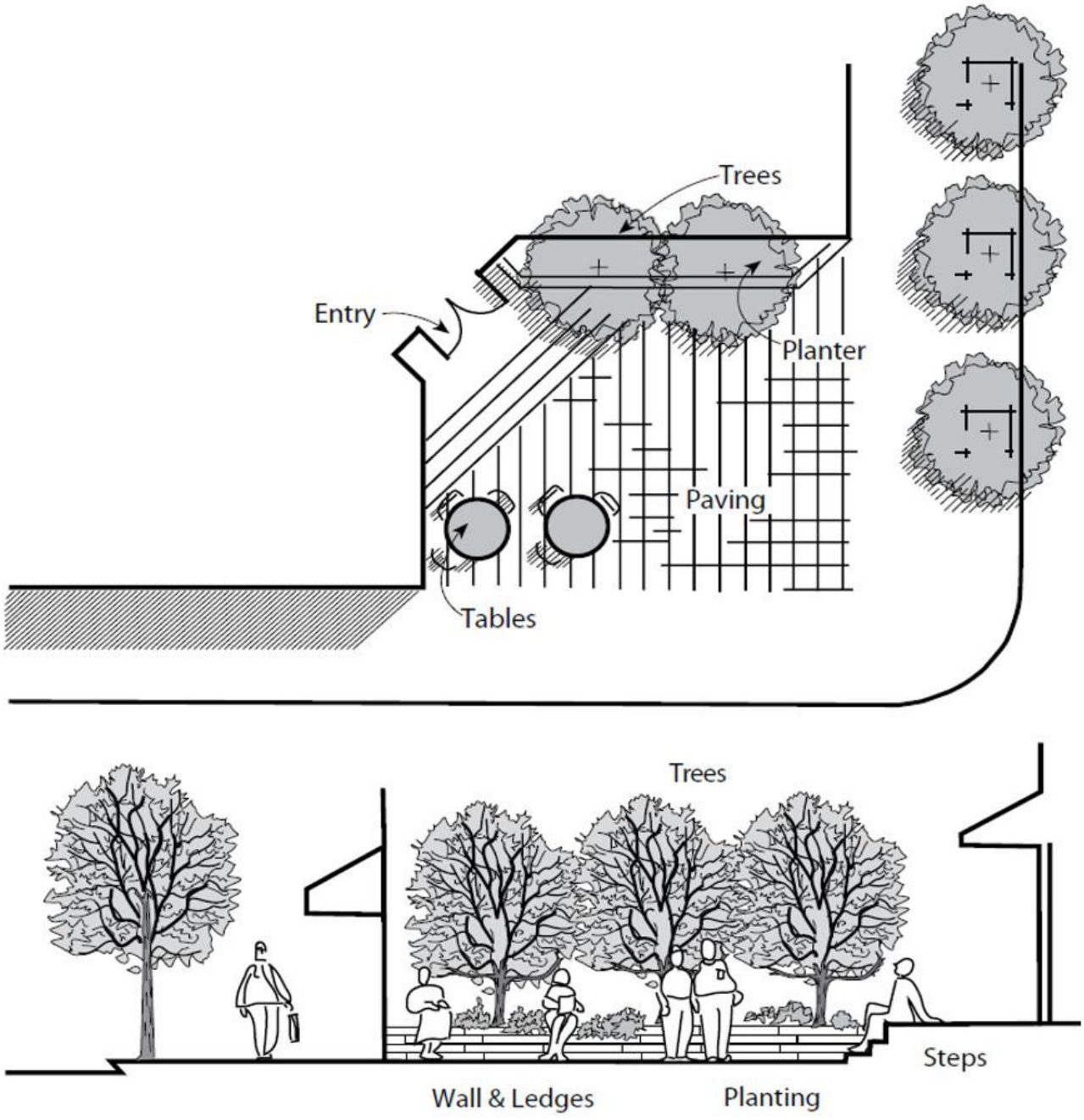
c. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open to the public and accessible during normal hours of operation.

d. Maintenance of these open spaces will be the responsibility of the property owner.

e. Whenever the standards contained in this Section and the ones set forth in 19.09.050 overlap or contraddict each other, the provision which is more restrictive or imposes higher standards or requirements shall apply.

Figure 19.09.040.C-2

Guidelines for Pedestrian Open Space and Plazas



19.09.040.M Market District (Placeholder)

Placeholder

19.09.040.N Resort & Casino District (Placeholder)

Placeholder

19.09.040.O Symphony Park District (Placeholder)

Placeholder

19.09.050 TRANSECT ZONE STANDARDS

Subsections:

19.09.050.A	Purpose	
19.09.050.B	Applicability	
19.09.050.C	Establishment of Transect Zones	
19.09.050.D	Transect Zones Overview	
19.09.050.E	Transect Zones	
	19.09.050.E.003	T6 Urban Core Zone (T6-UC) Placeholder
	19.09.050.E.006	T6 Urban General Zone (T6-UG)
	19.09.050.E.010	T5 Maker Zone (T5-M)
	19.09.050.E.012	T5 Corridor Zone (T5-C)
	19.09.050.E.016	T5 Main Street Zone (T5-MS)
	19.09.050.E.020	T5 Neighborhood Zone (T5-N)
	19.09.050.E.024	T4 Zone (T4) Placeholder
	19.09.050.E.028	T4 Main Street Zone (T4-MS) Placeholder
	19.09.050.E.032	T4 Neighborhood Zone (T4-N) Placeholder
	19.09.050.E.036	T4 Maker Zone (T4-M) Placeholder
	19.09.050.E.040	T4 Corridor Zone (T4-C)
	19.09.050.E.044	T3 Neighborhood Zone (T3-N)
19.09.050.F	Special Districts	
	19.09.050.F.004	Special District Placeholder

19.09.050.A Purpose

The purpose of this Section is to establish the regulatory standards for building form, building placement, and land use within the Transect Zones applicable within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). These standards are intended to ensure that proposed development is compatible with future development on neighboring properties, and produces an environment of desirable character and scale consistent with the City's vision for implementing the Downtown Master Plan, and any other applicable Master Plan.

19.09.050.B Applicability

1. The standards in this Section apply to all proposed development within the Transect Zones, and must be considered in combination with the standards in Sections 19.09.060 (Building Type Standards), 19.09.070 (Frontage Type Standards), 19.09.080 (Civic Space Standards), 19.09.090 (Thoroughfare Standards), and other applicable sections of LVMC Title 19 (Unified Development Code).
2. One or more of each of the following must be selected for, and applied to, each lot:
   a. Building Type (at least one primary building);
   b. Frontage Type (multiple types as allowed by the Zone);
   c. Thoroughfare Type (as per each District Thoroughfare Plan); and
   d. Use Type (multiple types as allowed by the Zone).
3. One or more of the following may be selected and applied to each lot, as applicable;
   a. Civic Space Type (multiple types are allowed within each Zone).
4. Building Types, Frontage Types, Civic Space Types, Thoroughfare Types, and Land Use Types not listed in the standards for a zone are not allowed in that zone.

19.09.050.C Establishment of Transect Zones

1. Within the Downtown Las Vegas Overlay District, each District mapped on Figure B-1 (Districts Within the Downtown Las Vegas Overlay District) is divided into Transect Zones. These zones implement the vision of the Downtown Master Plan by providing a mix of intensity of development and a mix of uses that are compatible with the character of the Downtown's districts and neighborhoods.
2. The Transect Zones listed in Section 19.09.050.D (Transect Zones Overview) are mapped on the City's official Zoning Map (Refer to LVMC Section 19.00.100 (Zoning Map).

19.09.050.D Transect Zones Overview

Table 19.09.050.D-1 (Transect Zones Overview) provides a summary of each of the Transect Zones that will be applied within Downtown Las Vegas. This overview includes a typical illustrative photograph of the transect, and a summary of the desired form, general use, and intent, of each Transect Zone.

Table 19.09.050.D-1 Transect Zones Overview

T6 Urban Core Zone (T6-UC) Placeholder	T6 Urban General Zone (T6-UG)	T5 Maker Zone (T5-M)
Photo Placeholder		
Desired Form	**Desired Form**	**Desired Form**
Placeholder	Attached or detached	Attached
	Large lot width	Medium to large lot width
	Large footprint	Large footprint
	Simple wall plane along street	Simple wall plane along street
	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of frontages, mostly Shopfront
	Small to no setbacks	Small to no setbacks
	4 to 12 stories	1 to 5 stories
General Use	**General Use**	**General Use**
Placeholder	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office and/or industrial uses on upper stories.
Intent	**Intent**	**Intent**
Placeholder	To reinforce a vibrant, compact, walkable, urban core that serves multiple districts and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages. A range of regional-center appropriate uses such as hospitals and other medical facilities support public transportation alternatives.	To maximize the opportunities created by medium and high-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures to ensure compatibility between the different Use Types.
Subsection	**Subsection**	**Subsection**
19.09.050.E.003	19.09.050.E.006	19.09.050.E.010

Table 19.09.050.D-1 Transect Zones Overview

T5 Corridor Zone (T5-C)	T5 Main Street Zone (T5-MS)	T5 Neighborhood Zone (T5-N)
		
Desired Form	**Desired Form**	**Desired Form**
Attached	Attached	Attached
Medium to large lot width	Large lot width	Medium to large lot width
Large footprint	Large footprint	Medium to large footprint
Simple wall plane along street	Simple wall plane along street	Simple wall plane along street
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, but mostly Arcade, Forecourt, Shopfront, and Terrace
Small setbacks	Small to no setbacks	Medium setbacks
2 to 7 stories	3 to 7 stories	2 to 5 stories
General Use	**General Use**	**General Use**
Ground floor commercial or service with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.
Intent	**Intent**	**Intent**
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.	To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types. This zone also supports public transportation alternatives.	To provide walkable, urban neighborhoods with a variety of urban housing choices in small to large footprint, medium-intensity building types that support and are within short walking distance of neighborhood-serving commercial and service uses. This zone also supports public transportation alternatives.
Subsection	**Subsection**	**Subsection**
19.09.050.E.012	19.09.050.E.016	19.09.050.E.020

Table 19.09.050.D-1 Transect Zones Overview

T4 Zone Placeholder (T4)	T4 Main Street Zone (T4-MS) Placeholder	T4 Neighborhood Zone (T4-N) Placeholder
Photo Placeholder	Photo Placeholder	Photo Placeholder
Desired Form	**Desired Form**	**Desired Form**
Placeholder	Placeholder	Placeholder
General Use	**General Use**	**General Use**
Placeholder	Placeholder	Placeholder
Intent	**Intent**	**Intent**
Placeholder	Placeholder	Placeholder
Subsection	**Subsection**	**Subsection**
19.09.050.E.024	19.09.050.E.028	19.09.050.E.032

Table 19.09.050.D-1 Transect Zones Overview

T4 Maker Zone (T4-M) Placeholder	T4 Corridor Zone (T4-C)	T3 Neighborhood Zone (T3-N)
Photo Placeholder		
Desired Form	**Desired Form**	**Desired Form**
Placeholder	Attached or detached	Typically detached; may be attached
	Medium to large lot width	Small to medium lot width
	Medium to large footprint	Small to medium footprint
	Buildings placed at or near the right-of-way	Building placement varied, but mostly set back from right-of-way
	Diverse mix of building frontages, mostly Shopfront	Primarily common yards, stoops, and porches
	Medium setbacks	Medium to large setbacks
	2 to 5 stories	1 to 2 stories
General Use	**General Use**	**General Use**
Placeholder	Ground floor commercial or service with a mix of commercial, service, and/or office uses on upper stories.	Primarily residential with smaller neighborhood-supporting uses at appropriate locations.
Intent	**Intent**	**Intent**
Placeholder	To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To protect the integrity of existing small to medium lot, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.
Subsection	**Subsection**	**Subsection**
19.09.050.E.036	19.09.050.E.040	19.09.050.E.044

Table 19.09.050.D-1 Transect Zones Overview

Special District Placeholder
Photo Placeholder

Desired Form
Placeholder

General Use
Placeholder

Intent
Placeholder

Subsection
19.09.050.F.004

19.09.050.E.003 T6 Urban Core Zone (T6-UC) Placeholder

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19.09.050.E.006 T6 Urban General Zone (T6-UG)



A. General Intent

The intent of the T6 Urban General Zone (T6-UG) is to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by required retail frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. Specialized uses, such as hospitals and large medical offices and facilities, are accomodated in a limited Sub-Zone. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Large lot width
- Large footprint and lot coverage
- Simple wall plane along the street
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- Min. 4 to max. 12 stories

B. Sub-Zones

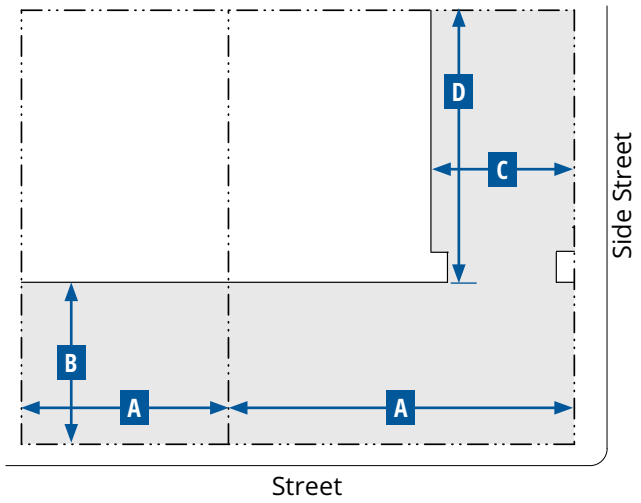
T6-UG-L

The limited sub-zone provides the same building form as the T6-UG Zone, with the following exceptions:

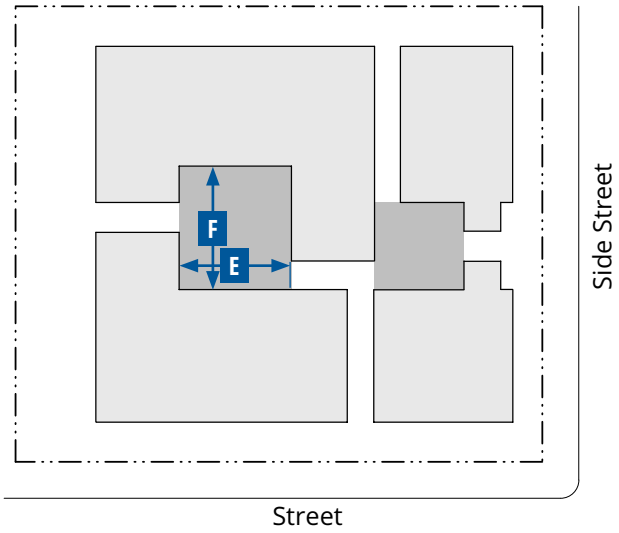
a. The minimum allowed building height is 1 story, and the maximum allowed building height is 14 stories.

C. Lot Size

No width, depth or area standards are included for the T6-UG Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line
Building Line
Buildable Area
Courtyard Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft[1,2]	200 ft[1]	75 ft	100 ft
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Notes:

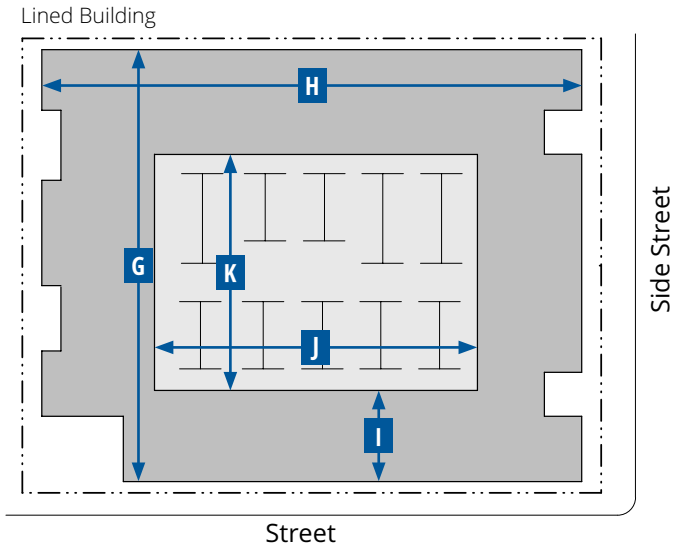
[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Or the max. length of the block.

Key for Tables

-- No Requirement

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Access to the building must be from the street or from the courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings		
Courtyards must be accessible from the highest order thoroughfare (Refer to Section 19.09.090.C).		



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

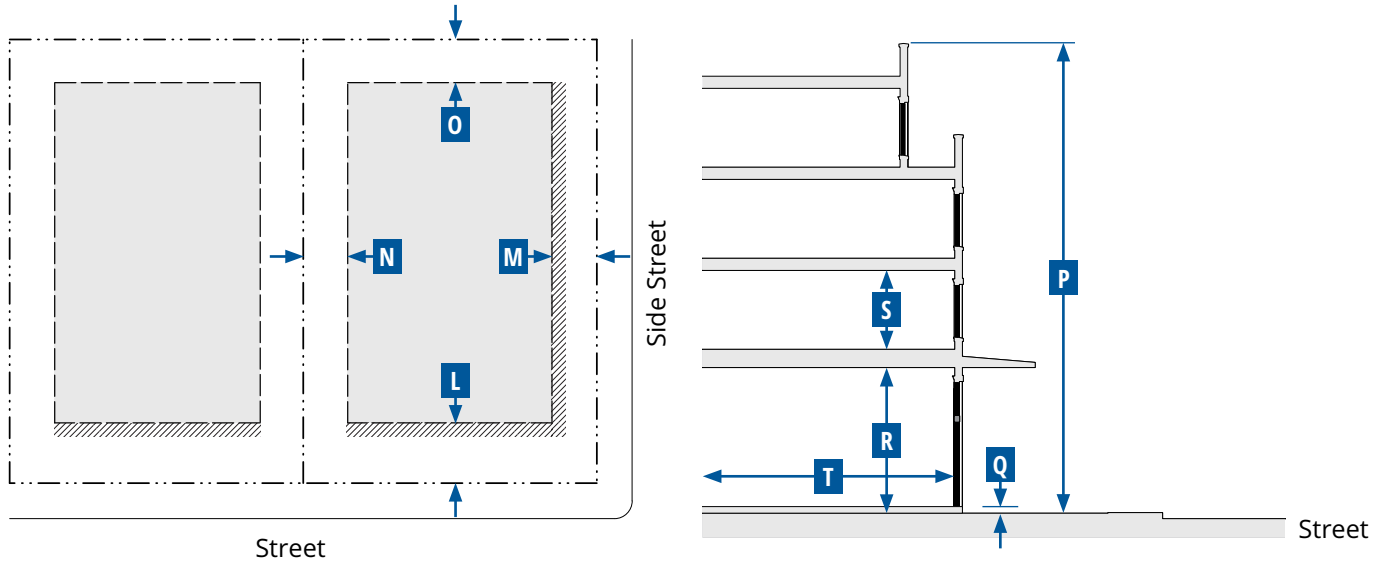
D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1,2]	G
Width	300 ft max.[1,2]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

[1] Or the max. length of the block.

[2] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

D. Building Types (cont.)
Miscellaneous
Building height must comply with the height standards defined in the Zone.
Allowed frontage types are described in Table G (Frontages).
The side of an interior building exposed to a street or civic space must be lined by the exterior building.
A forecourt or pocket plaza is required along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.



Key for Diagrams

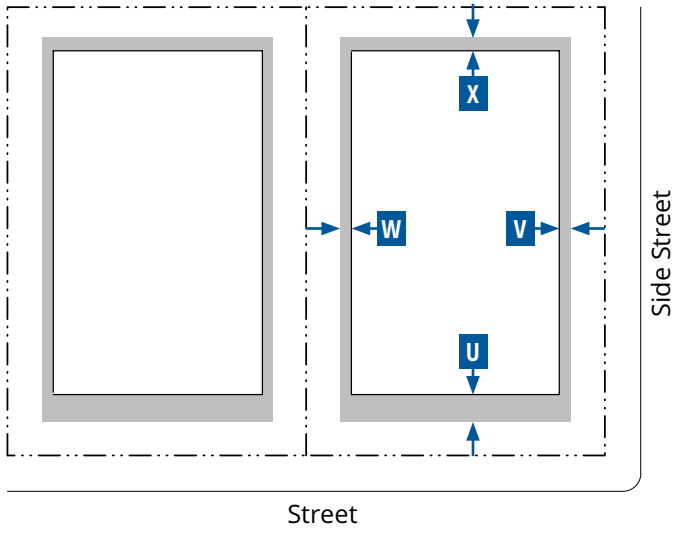
Lot Line
Building Setback Line
Buildable Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side**	**Interior Side[1,3,4]**	**Rear[1,3,4]**
	L	**M**	**N**	**O**
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[2] Sidewalk must be extended into the facade zone to meet the building.
[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[4] Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot lines is required.

F. Building Form Standards		
Building Height	**Stories**	**P**
Primary Building	4 min. - 12 max.	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint[3]		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:
[1] Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.
[2] Primary buildings located on lots sloping down and away from the street are exempt.
[3] Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.



Key for Diagram

Lot Line

Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

-- No Requirement

A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Frontage Type				
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure	10 ft	10 ft	--	--
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways[3]	A[3]	A[3]	--	A[3]

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types		
Use Type	**T6-UG**	**T6-UG-L**
Residential		**Sub-Zone**
Assisted Living Apartment	P	--
Community Residence	P	--
Convalescent Care Facility/Nursing Home	P	--
Downtown Residential	P	--
Home Occupation	P	--
Hospice	P	
Senior Citizen Apartments	P	--
Recreation, Education, and Public Assembly		
Church/House of Worship	P	P
Park, Playground, or Open Space	P	P
Public or Private School (Primary or Secondary)	S	--
Retail Trade		
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/ Wine/Cooler Off-Sale Establishment	S	--
Beer/Wine/Cooler On-Sale Establishment	C	--
Commercial, Other than Listed	S	S
Downtown Retail[1]	P	P
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S	S
Mixed-Use	P	C
Restaurant	P	P
Restaurant with Alcohol; or Restaurant with Service Bar	C	C
Employment and Services		
Blood Plasma Donor Center	P	P
Clinic	P	P
Downtown Services[2]	P	P
Hospital	P	P
Laboratory, Medical or Dental	P	P
Office, Medical or Dental; or Office, Other Than Listed	P	P
Social Service Provider	P	P
Telecommunication Facilities		
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C

I. Use Types (cont.)		
Use Type	**T6-UG**	**T6-UG-L**
Other		**Sub-Zone**
Emergency Ambulance Services, Ground	--	P
Government Facility	P	P
Helipad	C[3]	C[3]
Liquified Petroleum Gas Installation (288 Gallons or Less)	C	C
Liquified Petroleum Gas Installation (Over 288 Gallons)	--	S
Parking Facility	P	P
Public Services, Minor	C	C
Temporary Uses[4]	T	T
Urban Agriculture		
Community Garden	P	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table, it is not allowed in the T6-UG Zone and T6-UG-L Sub-Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

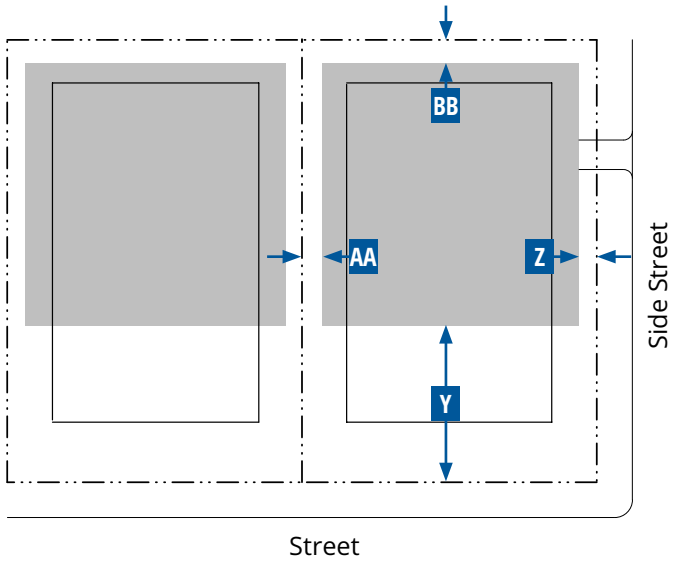
[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] For life-safety medical purposes only; otherwise a Special Use Permit is required.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Key for Diagram

Lot Line

Building Line

Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft

Parking Driveway	One-way	Two-way
Width	12 ft min. - 14 ft max.	32 ft min. - 34 ft max.

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater

19.09.050.E.010 T5 Maker Zone (T5-M)



A. General Intent

The intent of the T5 Maker Zone is to maximize the opportunities created by medium and high-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during both work and non-work hours. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures and conditions to ensure compatibility between the different Use Types. The following form elements are generally appropriate in this Zone:

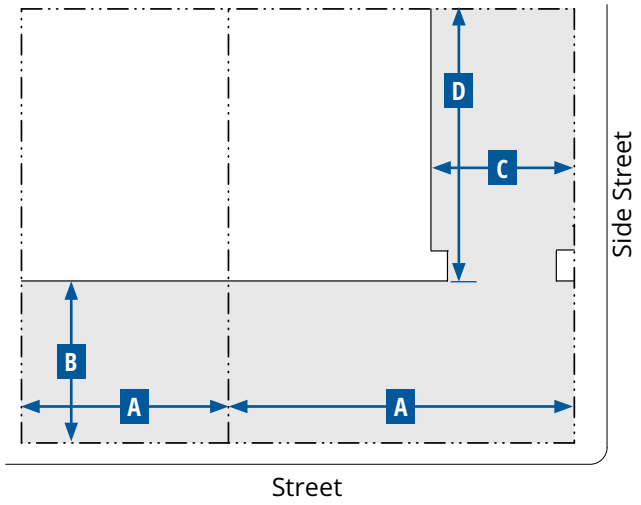
- Attached
- Medium to Large lot width
- Large footprint and lot coverage
- Simple wall plane along the street
- Buildings placed at or near the edge of right-of-way
- Diverse mix of frontages, mostly Shopfront
- Small to no setbacks
- Min. 1 to max. 5 stories

B. Sub-Zone

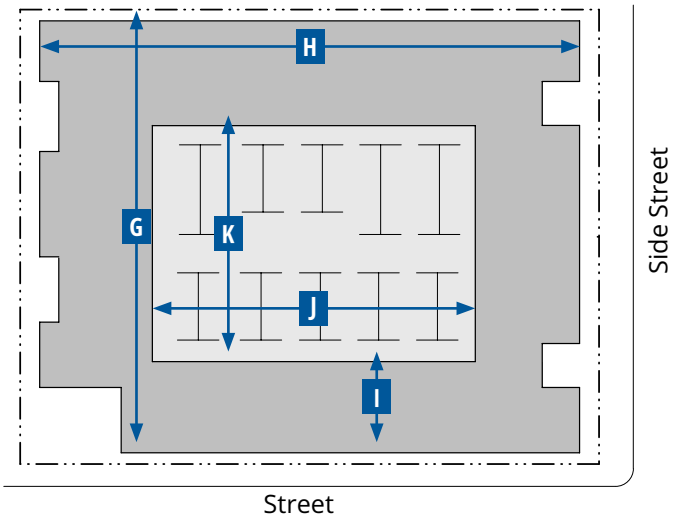
None

C. Lot Size

No width, depth or area standards are included for the T5-M Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Lined Building



Key for Diagrams

Lot Line
Building Line
Buildable Area
Courtyard Area

Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low Rise	150 ft[1]	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Loft	175 ft[1]	--	30 ft	30 ft
Live/Work	28 ft	36 ft	16 ft	18 ft
Rowhouse	18-36 ft	45 ft	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure[2]	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 60% of the GFA of the primary structure.

Key for Tables

-- No Requirement

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1,2]	G
Width	300 ft max.[1,2]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

[1] Or the max. length of the block.

[2] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

Miscellaneous

Building height must comply with the height standards defined in the Zone.

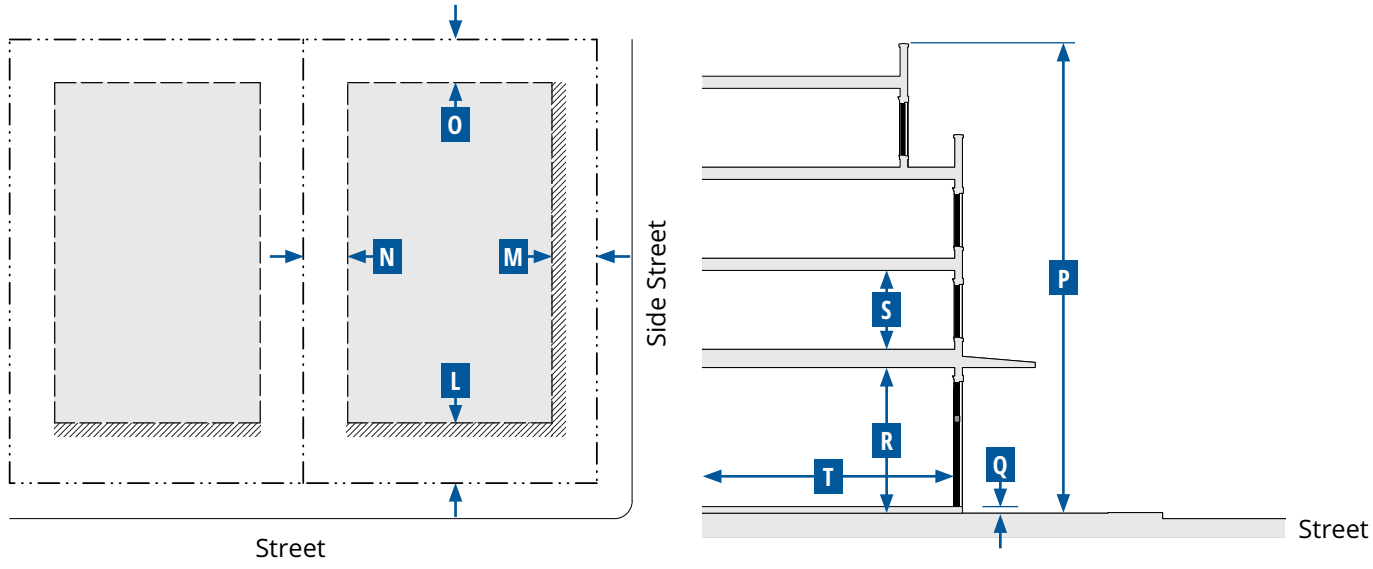
Allowed frontage types are described in Table G (Frontages).

The side of an interior building exposed to a street or civic space must be lined by the exterior building.

Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.



Key for Diagrams

Lot Line
Building Setback Line
Buildable Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side**	**Interior Side[1,3,4]**	**Rear[1,3,4]**
	L	**M**	**N**	**O**
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	15 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the facade zone to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

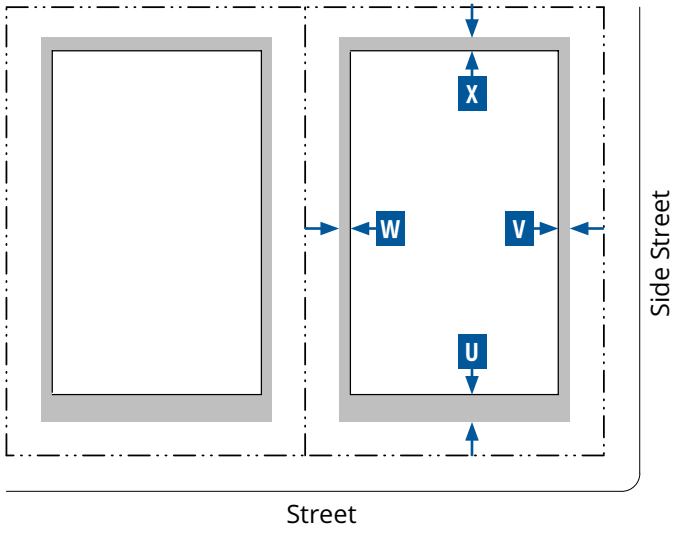
F. Building Form Standards		
Building Height	**Stories**	**P**
Primary Building	1 min. - 5 max.	
Accessory Building	4 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Height above curb		
Residential	1.50 ft min.	
All other uses	2 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint[3]		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

[1] Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

[3] Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.



Key for Diagram

Lot Line — Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F

Pedestrian Access

Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Key for Tables

-- No Requirement

A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Frontage Type				
Arcade[1]	10 ft	10 ft	--	--
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways	A[3]	A[3]	--	A

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T5-M**
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Park, Playground, or Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment and Services	
Downtown Industrial[2]	C
Downtown Services[3]	P
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Temporary Uses[4]	T

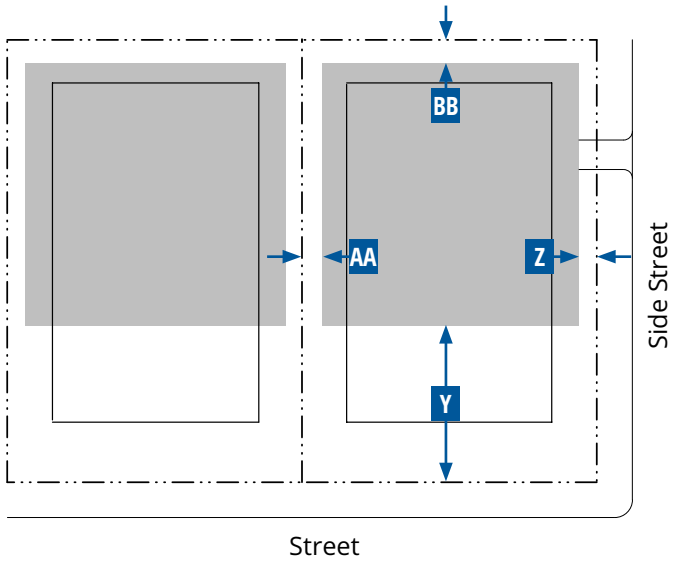
I. Use Types (cont.)	
Use Type	**T5-M**
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.
If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions: 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.
[3] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft

Parking Driveway	One-way	Two-way
Width	12 ft min. - 14 ft max.	32 ft min. - 34 ft max.

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater

19.09.050.E.012 T5 Corridor Zone (T5-C)



A. General Intent

The T5 Corridor Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

Attached

Medium to large lot width

Large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Mix of building frontages, but mostly Shopfront

Small setbacks

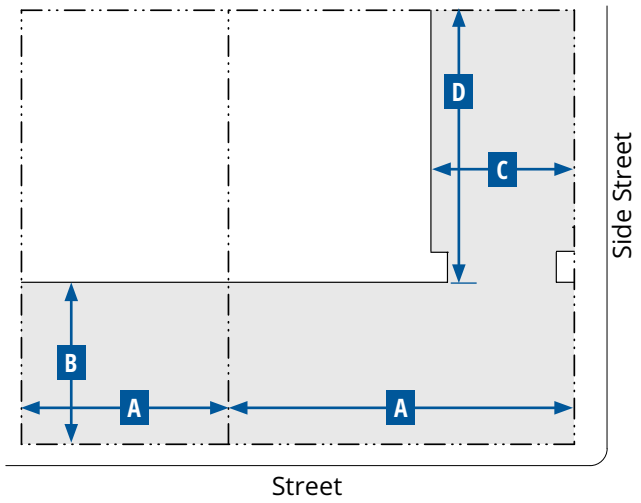
Min. 2 to max. 7 stories

B. Sub-Zone

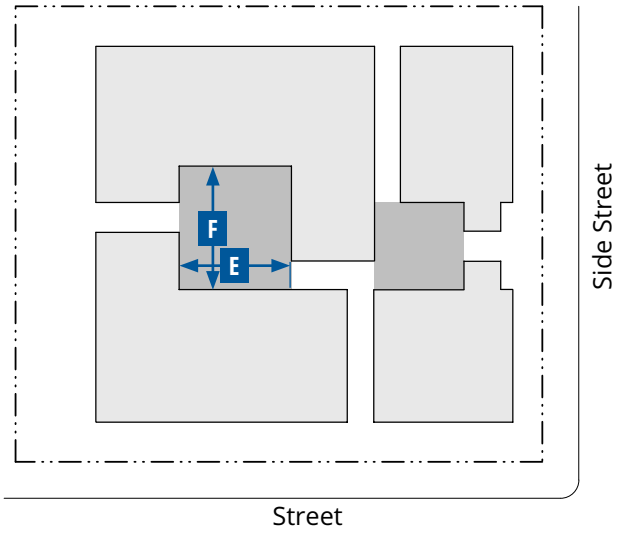
None

C. Lot Size

No width, depth or area standards are included for the T5-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line

Building Line

Buildable Area

Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft[1]	200 ft[1]	75 ft	100 ft
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Lined Building	Refer to dimensions in Subsection D (Additional Standards for a Lined Building)			
Flex Low-Rise	90 ft	150 ft	40 ft	40 ft
Courtyard Building	90 ft	150 ft	40 ft	100 ft
Multi-plex: Large	90 ft	70 ft	20 ft	30 ft
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Additional Standards for a Courtyard Building				
Dimensions - Courtyard(s)				
Width	20 ft min.; 100 ft max.			**E**
Width-to-Height Ratio[4]	1:2 min.; 2:1 max.			

Key for Tables

-- No Requirement

D. Building Types (cont.)		
Depth	50 ft min.; 100 ft max.	**F**
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Access to the building must be from the street or from the courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings		
Courtyards must be accessible from the primary street.		

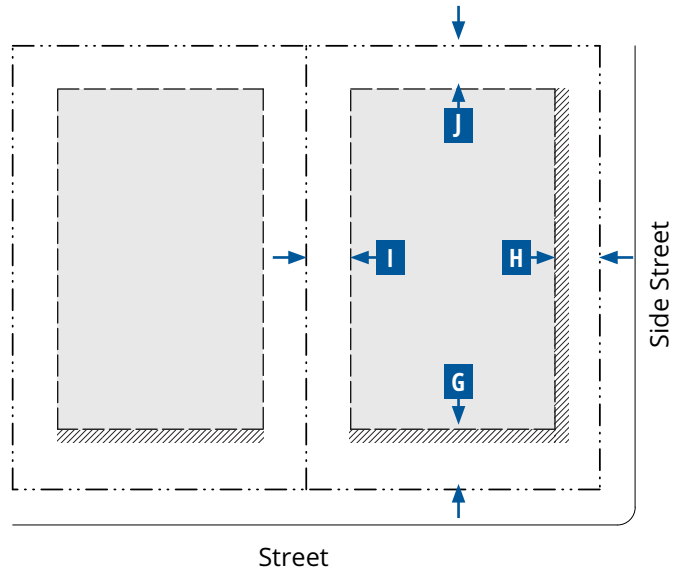
Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[3] The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 10% of the GFA of the primary structure.

[4] Building height must comply with the height standards defined for the Zone.



Key for Diagrams

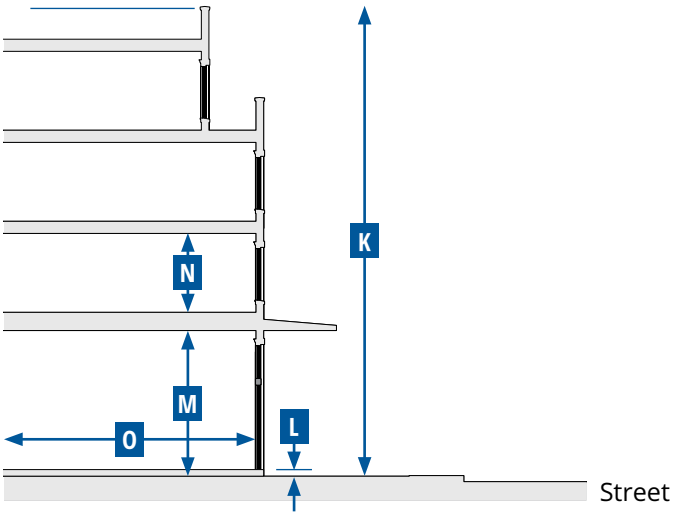
Lot Line
Building Setback Line
Buildable Area
Facade Zone

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1,2]	G
Width	300 ft max.[1,2]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:
[1] Or the max. length of the block.
[2] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1]**	**Interior Side[3,4]**	**Rear[3,4]**
	G	H	I	J
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	65%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[2] Sidewalk must be extended into the setback area to meet the building.
[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[4] Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.



Key for Diagrams

Lot Line
Building Setback Line
Buildable Area
Facade Zone

F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 min. - 7 max.[1,2]	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level[3,4]		**L**
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**M**
Upper floors	9 ft min.	**N**
Footprint[5]		
Lot coverage		
Mixed-use with residential uses	95% max.	
All other uses	85% max.	
Depth		
Ground floor space	30 ft min.	**O**

Notes:

[1] Max. 10 stories allowed for only the Flex High-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans).

[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.

[3] Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

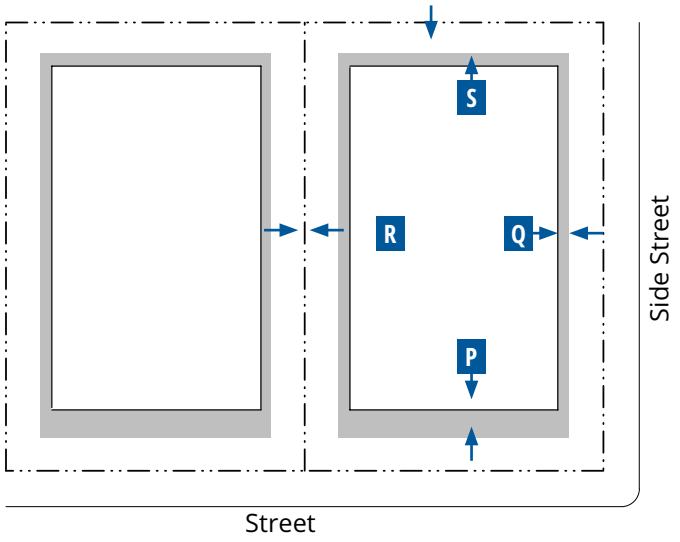
[4] Primary buildings located on lots sloping down and away from the street are exempt.

[5] Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.

G. Frontages			
Private Frontage Type	**Front**	**Corner Side**	**Standards**
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:

[1] Allowed only when necessary to accommodate a grade change.



Key for Diagram

Lot Line
Building Line
Encroachment

H. Encroachments into Facade Zone				
Encroachment Type	**Front (max.)**	**Corner Side (max.)**	**Interior Side (max.)**	**Rear (max.)**
	P	**Q**	**R**	**S**
Frontage Type				
Arcade[1]				
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	--	--
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways[3]	A[3]	A[3]	--	A
Miscellaneous				
Encroachments are allowed into the facade zone, and except for an arcade, gallery, or upper floor balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.				

Notes:
[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.
[3] Only allowed when there is no alternative access from the rear.

Key for Tables

-- No Requirement
A Allowed

I. Use Types	
Use Type	**T5-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Park, Playground, or Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Blood Plasma Donor Center	P
Clinic	P
Downtown Services[2]	P
Financial Services Institution, Specified	S
Hospital	P
Hotel, Motel or Hotel Suites	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P

I. Use Types (cont.)	
Use Type	**T5-C**
Social Services Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table, it is not allowed in the T5-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

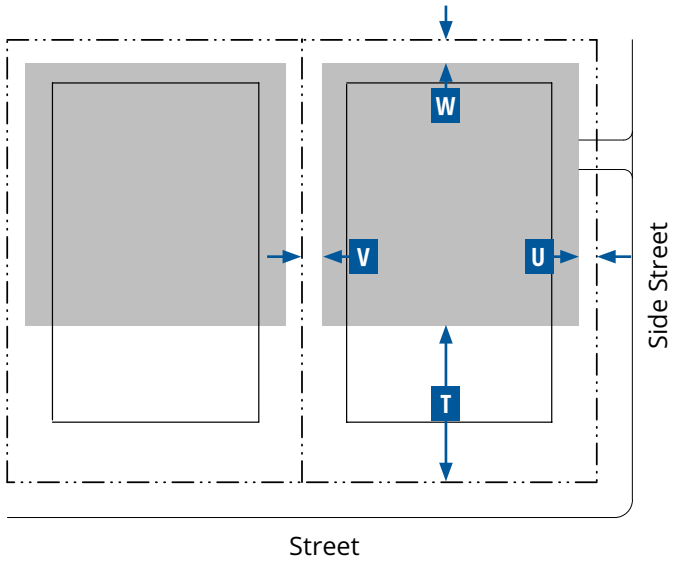
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Key for Diagram

Lot Line — Building Line

Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	15 ft min.
Depth	15 ft min.
Common open space area per unit	250 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.016 T5 Main Street Zone (T5-MS)



A. General Intent

The intent of the T5 Main Street Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by required retail frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

Attached

Large lot width

Large footprint and lot coverage

Simple wall plane along the street

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

Small to no setbacks

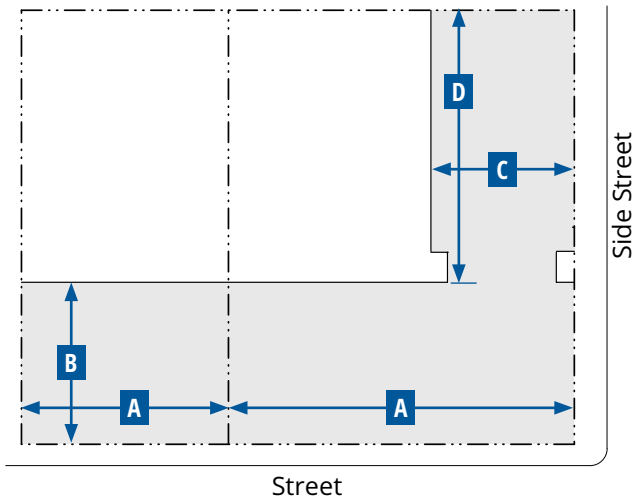
Min. 3 to max. 7 stories

B. Sub-Zone

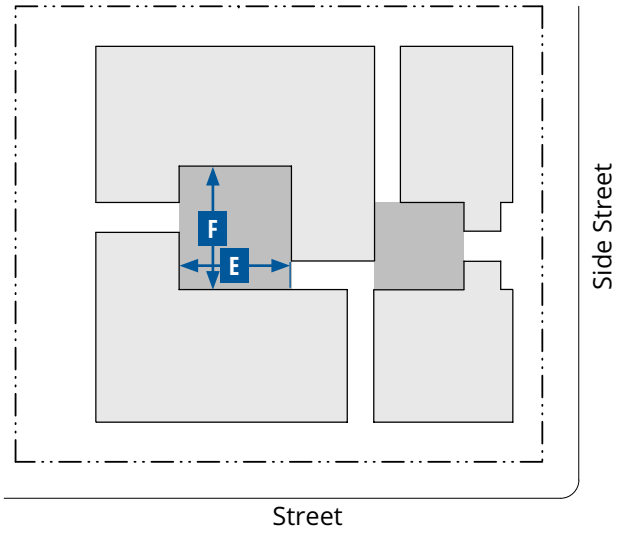
None

C. Lot Size

No width, depth or area standards are included for the T5-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line

Building Line

Buildable Area

Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft[1]	200 ft[1]	75 ft	100 ft
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low-Rise	150 ft	150 ft	70 ft	70 ft
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Accessory Structure[2]	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 20% of the GFA of the primary structure.

[3] Building height must comply with the height standards defined for the Zone.

Key for Tables

-- No Requirement

D. Building Types (cont.)

Additional Standards for a Courtyard Building

Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio[3]	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

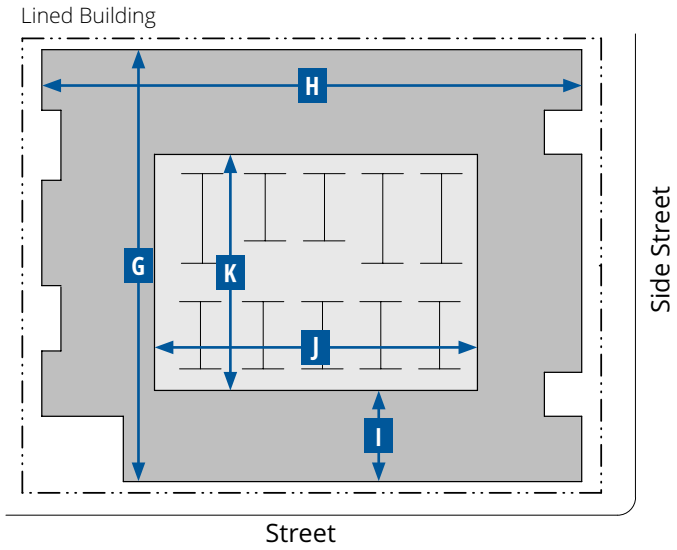
Access Standards

Access to the building must be from the street or from the courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings.

Courtyards must be accessible from the primary street.



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

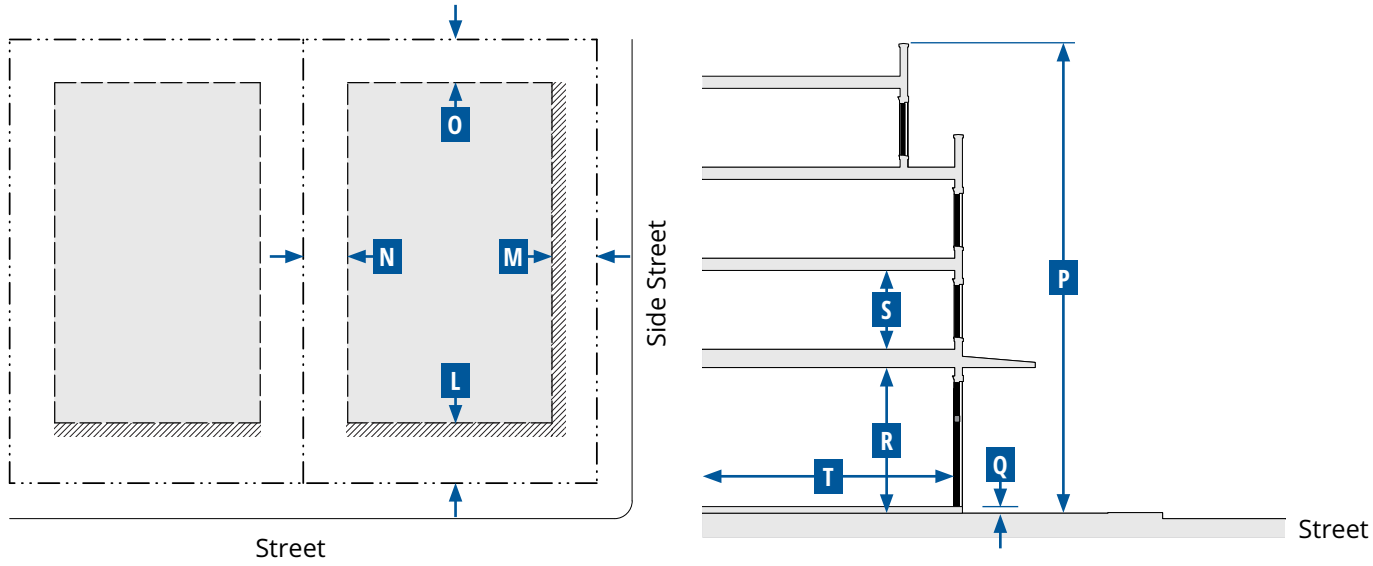
D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[2]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

[1] Or the max. length of the block.

[2] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

D. Building Types (cont.)
Miscellaneous
Building height must comply with the height standards defined in the Zone.
Allowed frontage types are described in Table G (Frontages).
The side of an interior building exposed to a street or civic space must be lined by the exterior building.
A forecourt or pocket plaza is required along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.



Key for Diagrams

Lot Line
Building Setback Line
Buildable Area
Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1,2]	Interior Side[3,4]	Rear[4]
	L	M	N	O
Primary Building				
Min.	5 ft	10 ft	0 ft[3]	5 ft
Max.	10 ft	20 ft	15	--
Primary Building Facade within Facade Zone				
Front (min.)		70%		
Side Street (min.)		60%		
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

Key for Tables

-- No Requirement

F. Building Form Standards

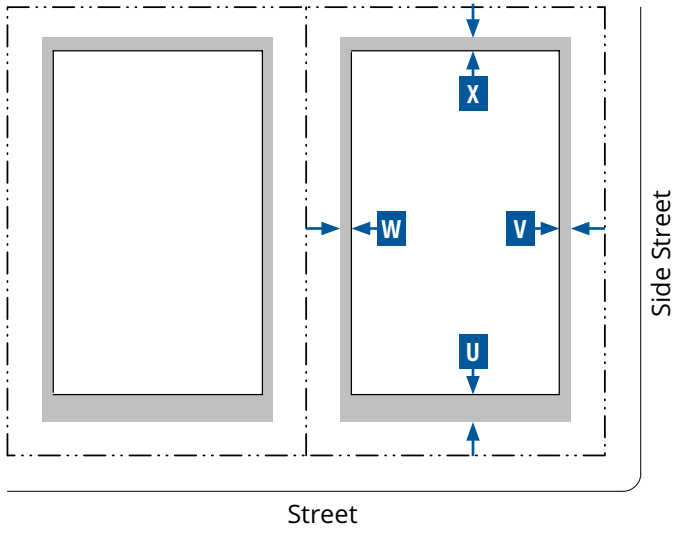
Building Height	Stories	P
Primary Building	2 min. - 7 max.	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint[3]		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

[1] Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

[3] Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.



Key for Diagram

Lot Line
Building Line
Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

-- No Requirement
A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Frontage Type				
Arcade[1]	10 ft	10 ft	--	--
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways[3]	A[3]	A[3]	--	--

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T5-MS**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Park, Playground, or Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Employment & Services	
Blood Plasma Donor Center	S
Clinic	P
Downtown Services[2]	P
Hospital	C
Hotel, Motel or Hotel Suites	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Office, Medical or Dental; or Office, Other Than Listed	P

I. Use Types (cont.)	
Use Type	**T5-MS**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

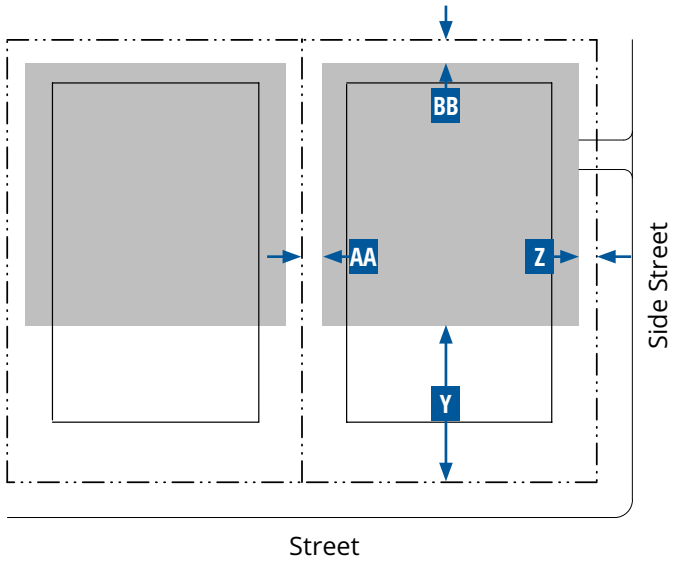
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.020 T5 Neighborhood Zone (T5-N)



A. General Intent

The intent of the T5 Neighborhood Zone is to provide a compact urban form that accommodates a variety of urban housing choices, including small footprint/ low density building types to medium/large footprint building types, as well as limited retail and services uses. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses adjacent to this Zone, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, but primarily Arcade, Dooryard, Forecourt, Shopfront, or Terrace

Medium setbacks

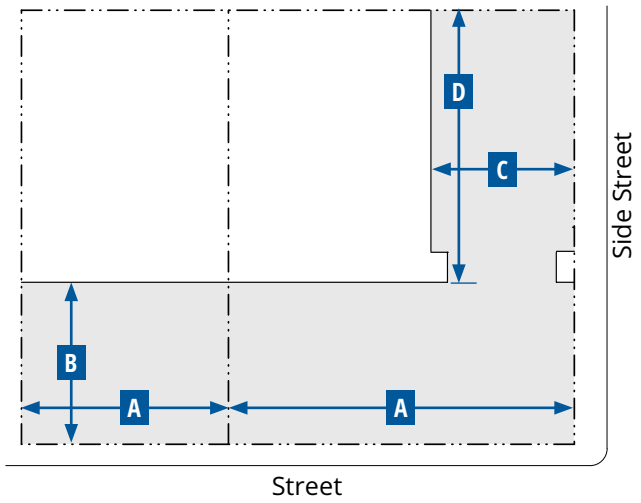
Min. 2 to max. 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Key for Diagram

Lot Line

Building Line

Buildable Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Flex Mid-Rise	170 ft[1]	175 ft[1]	60 ft	60 ft
Flex Low-Rise	150 ft	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Duplex, Side-by-side	48 ft	--	--	--
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court[2]	32 ft	26 ft	--	--
Live/Work[3]	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit[4]	36 ft	32 ft	--	--
Accessory Structure[4]	36 ft	32 ft	--	--

Key for Tables

-- No Requirement

D. Building Types (cont.)

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

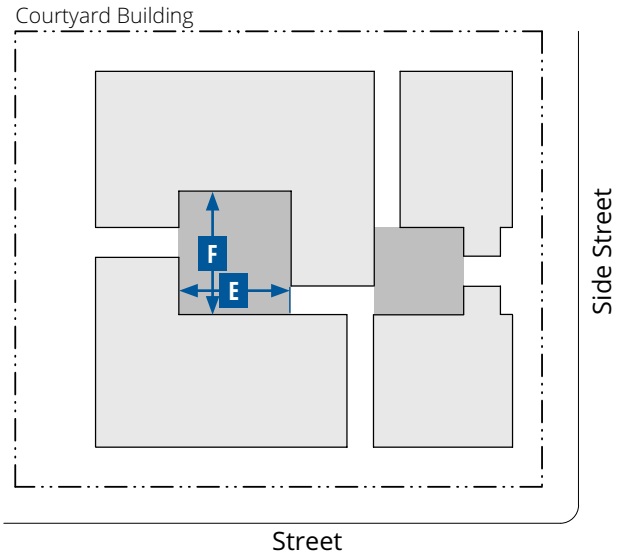
Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

[3] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[4] The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 20% of the GFA of the primary structure.



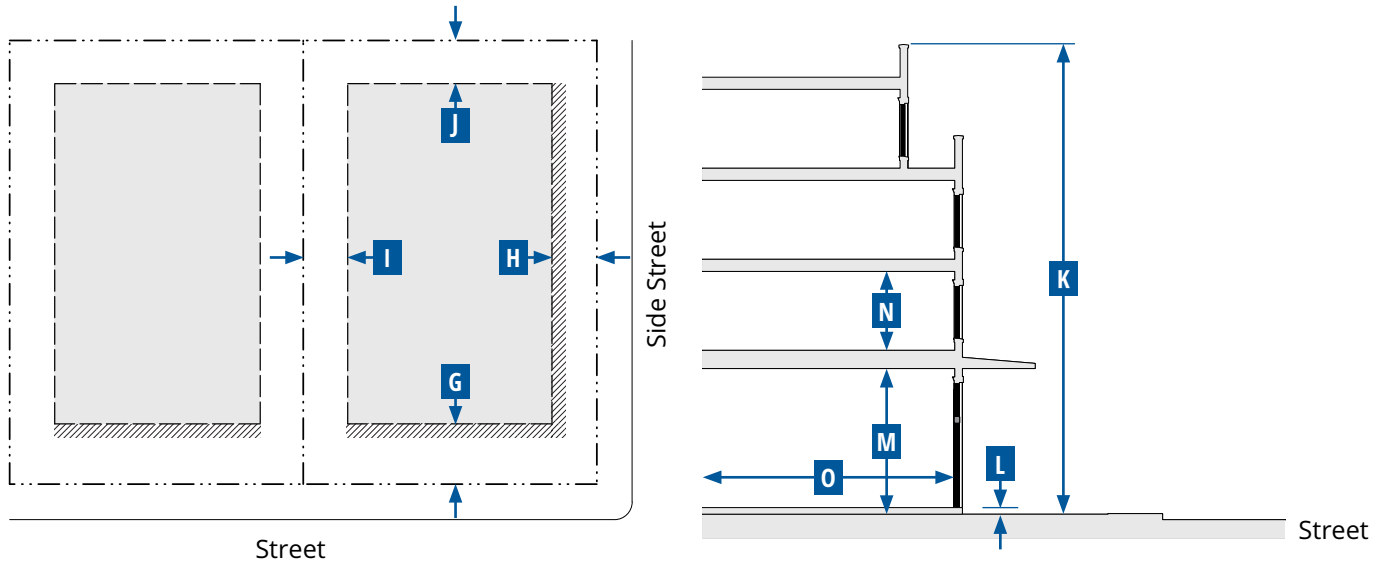
Key for Diagram

Lot Line
Building Line
Buildable Area
Courtyard Area

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	**E**
Width-to-Height Ratio[5]	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	**F**
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		

Note:
[5] Building height must comply with the height standards defined for the Zone.

D. Building Types (cont.)
Additional Standards for a Courtyard Building (cont.)
Access Standards
Access to the building must be from the street or from the courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.



Key for Diagrams

Lot Line
Building Setback Line
Buildable Area
Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1]	Interior Side[3,4]	Rear[4]
	G	H	I	J
Primary Building				
Min.	5 ft	5 ft	0 ft	5 ft
Max.	15 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

Key for Tables

-- No Requirement

F. Building Form Standards

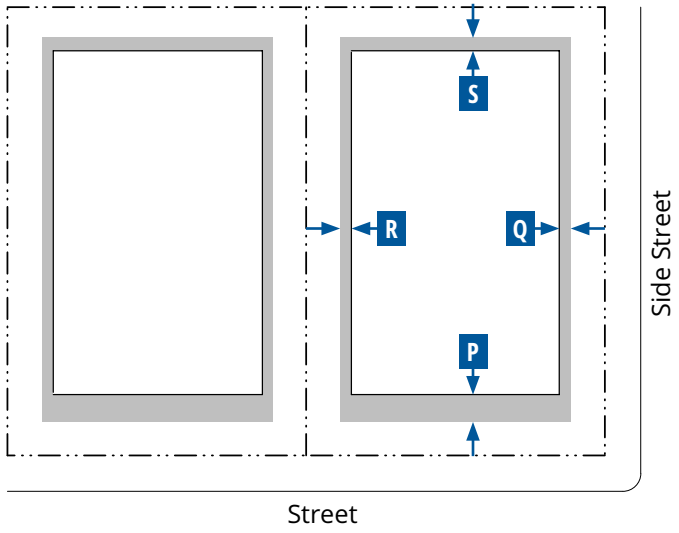
Building Height	Stories	K
Primary Building	2 min. - 5 max.	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**L**
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor (service or retail uses)	14 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint[3]		
Lot coverage	85% max.	
Depth		
Ground floor space retail/service space	30 ft min.	**O**

Notes:

[1] Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

[3] Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.



Key for Diagram

Lot Line — Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

For service and retail uses pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

-- No Requirement

A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Frontage Type				
Arcade[1]	10 ft	10 ft	--	--
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways	A[3]	A[3]	--	--

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T5-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Park, Playground, or Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Downtown Services[2]	P
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C

I. Use Types (cont.)	
Use Type	**T5-N**
Other	
Parking Facility	P
Public Services, Minor	C
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

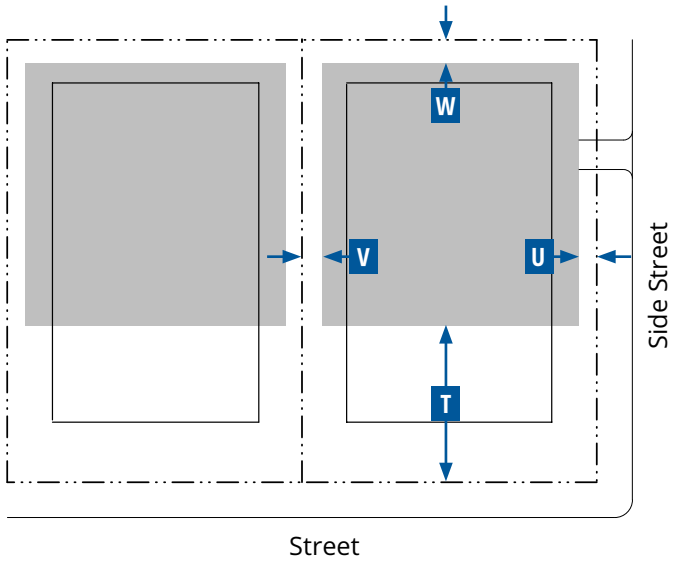
[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	35 ft	10 ft	5 ft	5 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.024 T4 Zone (T4) Placeholder

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19.09.050.E.028 T4 Main Street Zone (T4-MS) Placeholder

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19.09.050.E.032 T4 Neighborhood Zone (T4-N) Placeholder

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19.09.050.E.036 T4 Maker Zone (T4-M) Placeholder

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19.09.050.E.040 T4 Corridor Zone (T4-C)



A. General Intent

The T4 Corridor Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Mix of building frontages, but mostly Shopfront

Medium setback

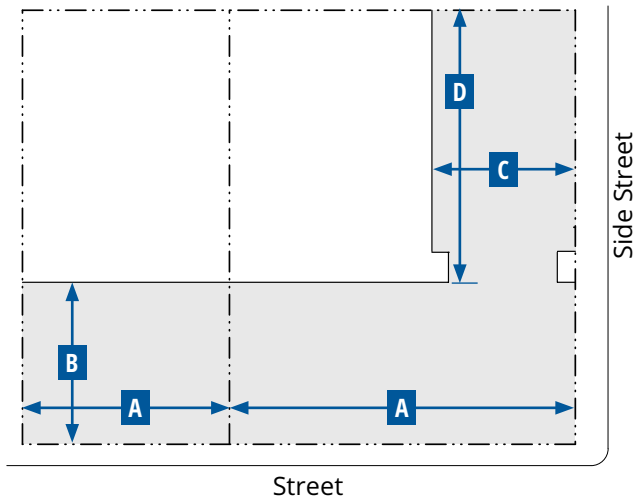
Min. 2 to max. 5 stories

B. Sub-Zone

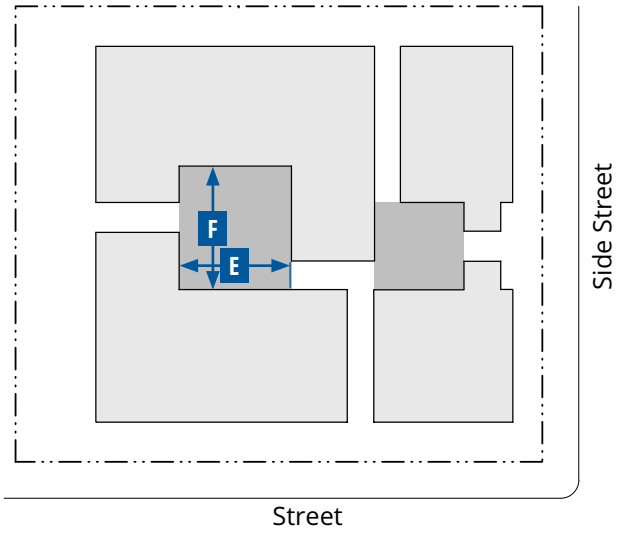
None

C. Lot Size

No width, depth or area standards are included for the T4-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line — Building Line

Buildable Area — Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Flex Low-Rise	100 ft	100 ft	40 ft	40 ft
Courtyard Building	100 ft	100 ft	40 ft	100 ft
Multi-plex: Large	90 ft	65 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Rowhouse	18-36 ft	45 ft	--	--
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Additional Standards for a Courtyard Building				
Dimensions - Courtyard(s)				
Width	20 ft min.; 100 ft max.			**E**
Width-to-Height Ratio[4]	1:2 min.; 2:1 max.			
Depth	50 ft min.; 100 ft max.			**F**
Percentage of width of building	50% max.			
Total Area	400 sf min.			

D. Building Types (cont.)
Additional Standards for a Courtyard Building (cont.)
A minimum of two courtyard edges must be defined by the building.
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.
Access Standards
Access to the building must be from the street or from the courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.
Multiple courtyards must be connected through and between buildings
Courtyards must be accessible from the primary street.

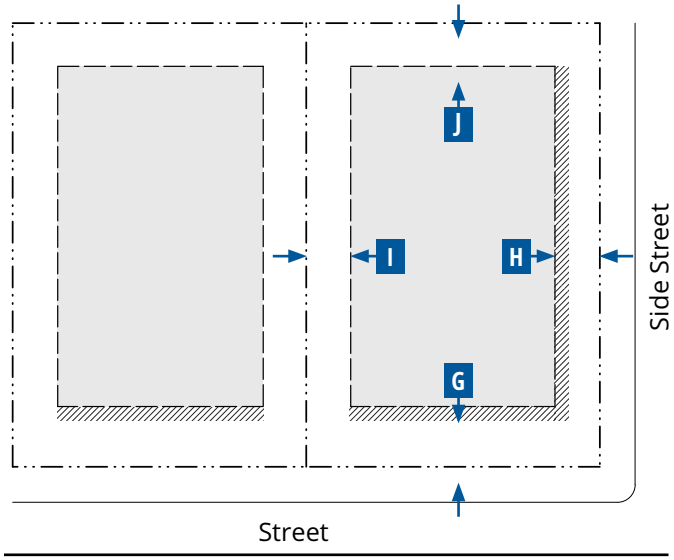
Notes:

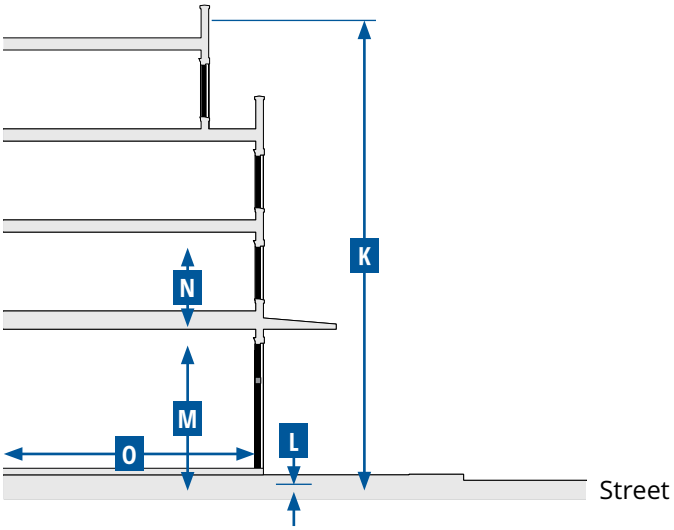
[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[3] The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 30% of the GFA of the primary structure.

[4] Building height must comply with the height standards defined for the Zone.





Key for Diagrams

Lot Line
Building Setback Line
Buildable Area
Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1]	Interior Side[3,4]	Rear[4]
	G	H	I	J
Primary Building				
Min.	10 ft	10 ft	0 ft	10 ft
Max.	15 ft	15 ft	15 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	75%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[2] Sidewalk must be extended into the setback area to meet the building.
[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[4] Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

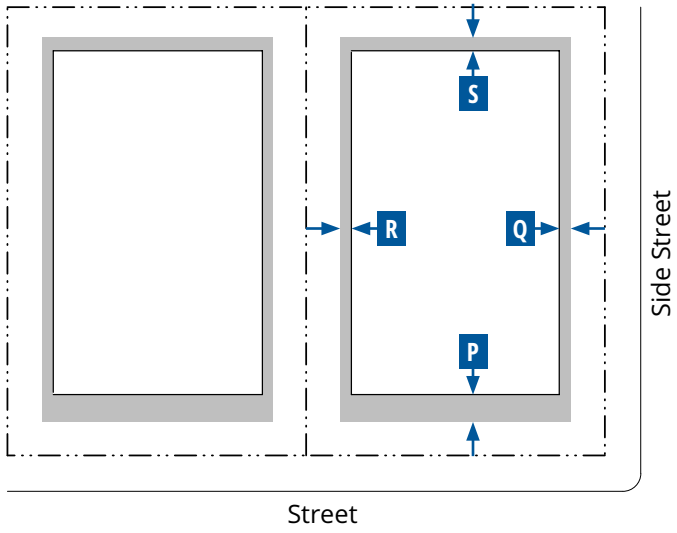
F. Building Form Standards

Building Height	Stories	K
Primary Building	2 min. - 5 max.[1,2]	
Accessory Building	2 max.	

F. Building Form Standards (cont.)

Primary Building		
Ground Floor Finish Level[3,4]		**L**
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**M**
Upper floors	9 ft min.	**N**
Footprint[5]		
Lot coverage		
Mixed-use with residential uses	85% max.	
All other uses	75% max.	
Depth		
Ground floor space	30 ft min.	**O**

Notes:
[1] Max. 8 stories allowed for only the Flex Mid-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans).
[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.
[3] Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.
[4] Primary buildings located on lots sloping down and away from the street are exempt.
[5] Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.



Key for Diagram

Lot Line

Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Gallery	A	A	19.09.070.H
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

-- No Requirement

A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Frontage Type				
Arcade[1]	10 ft	10 ft	--	--
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways	A[3]	A[3]	--	A

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or upper floor balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T4-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	C
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	C
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Park, Playground, or Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Drive-Through	C
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Clinic	P
Downtown Services[2]	P
Financial Services Institution, Specified	S
Hospital	P
Hotel, Motel or Hotel Suites	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S

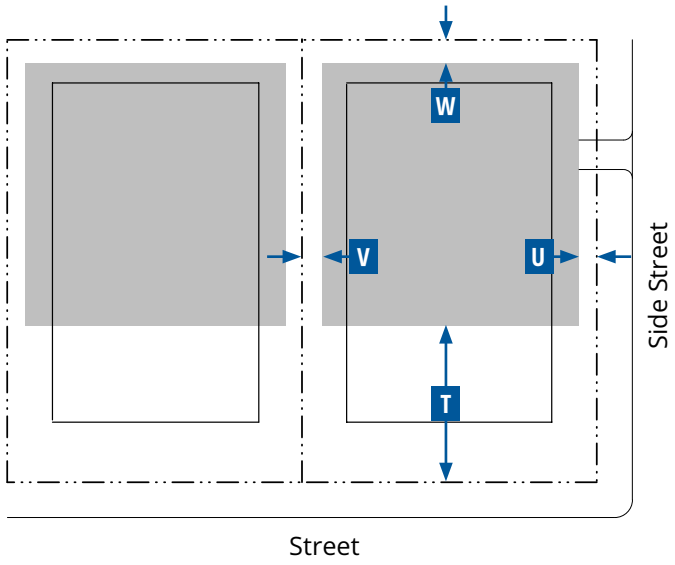
I. Use Types (cont.)	
Use Type	**T4-C**
Office, Medical or Dental; or Office, Other Than Listed	P
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18. If a use is not listed in this table, it is not allowed in the T4-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Key for Diagram

Lot Line

Building Line

Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front**	**Corner Side**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

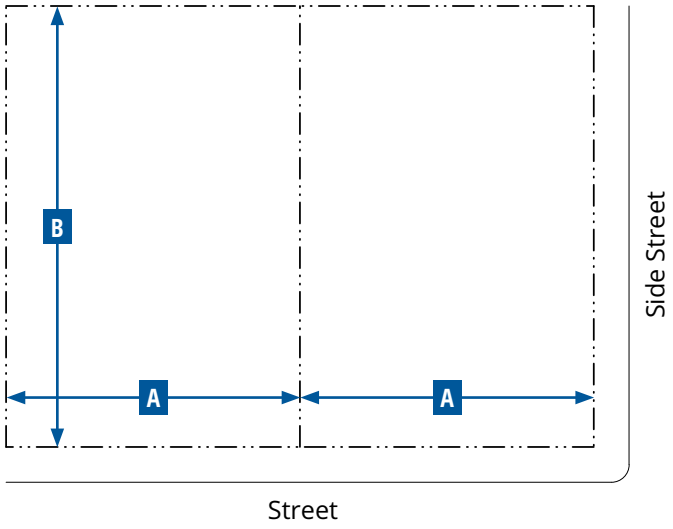
L. Required Open Space	
Common Open Space	
Width	15 ft min.
Depth	15 ft min.
Common open space area per unit	250 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.044 T3 Neighborhood Zone (T3-N)





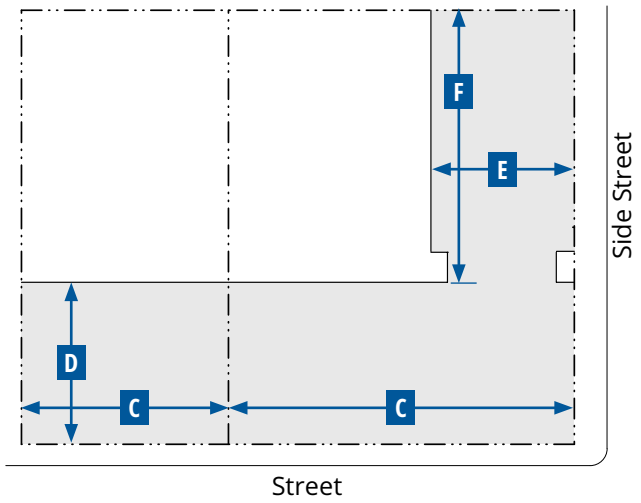
Key for Diagram

Lot Line

A. General Intent
The T3 Neighborhood Zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The Zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following form elements are generally appropriate in this Zone:
Primarily detached, but may be attached
Small to medium lot width
Small to medium footprint and lot coverage
Primarily with common yards, stoops, and porches
Medium to large front setback
Medium to large side setbacks
1 to 2 stories

B. Sub-Zone
None

C. Lot Size		
Area		
Min.	6,000 sf	
Max.	12,800 sf	
Width		**A**
Min.	50 ft	
Max.	80 ft	
Depth		**B**
Min.	90 ft	
Max.	160 ft	



Key for Diagram

Lot Line
Building Line
Buildable Area

D. Building Types

Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Duplex, Side-by-side	1	48 ft	--	20 ft	22 ft
Duplex – Front and Back	1	36 ft	--	20 ft	22 ft
Duplex - Stacked	1	36 ft	--	20 ft	22 ft
Large House	1	65 ft	--	20 ft	22 ft
Medium House	1	50 ft	--	20 ft	22 ft
Small House	1	30 ft	--	20 ft	22 ft

D. Building Types (cont.)

Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Bungalow Court[1]	3 min.; 9 max.	32 ft	26 ft	--	--
Accessory Dwelling Unit[2]	1	--	--	--	--
Accessory Structure[2]	2	--	--	--	--

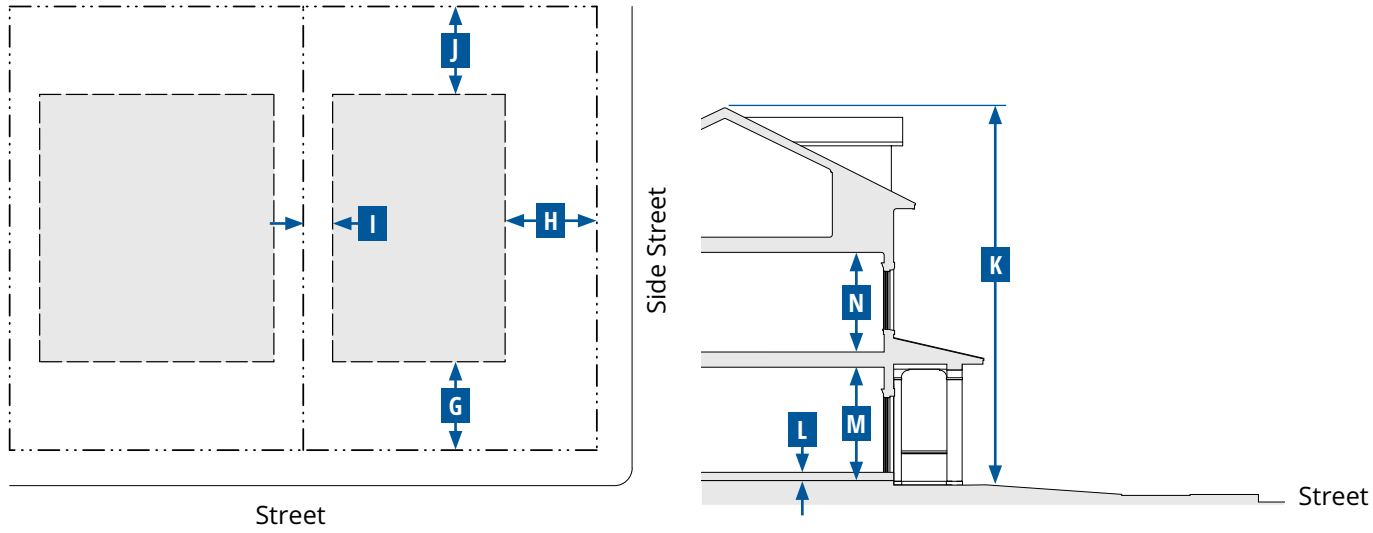
Notes:

[1] Only 1 residential unit per bungalow allowed. The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

[2] The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 60% of the GFA of the primary structure.

Key for Tables

-- No Requirement



Key for Diagrams

Lot Line

Building Setback Line

Buildable Area

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front**	**Corner Side**	**Interior Side**	**Rear**
	G	**H**	**I**	**J**
Primary Building				
Min.	15 ft	15 ft	5 ft	15 ft
Max.	25 ft	20 ft	--	--
ADU or Accessory Structure				
Min.	30 ft	15 ft	3 ft[1]	3 ft[1]
Miscellaneous				
Patio covers must comply with the standards provided in Table 4 (Patio Cover) in LVMC Section 19.06.070 (R-1 (Single Family Residential)).				
All structures located < 5 feet from another structure must comply with all applicable Building and Fire Code requirements.				

Notes:

[1] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

Key for Tables

-- No Requirement

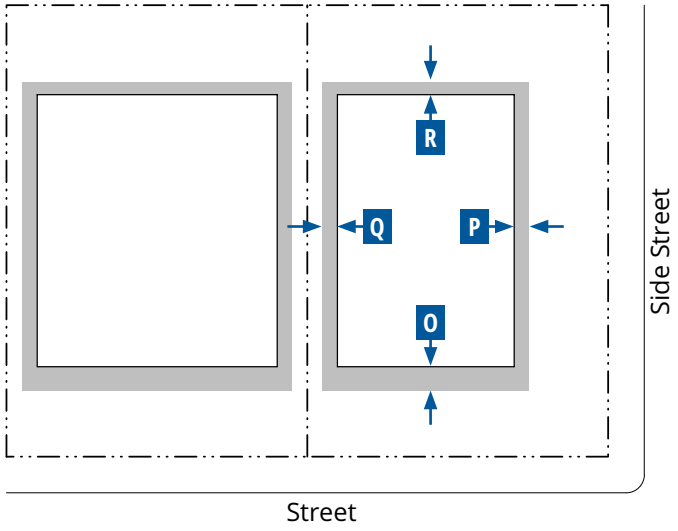
F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 max.	
ADU or Accessory Structure[1]	2 max.	
Primary Building		
Ground Floor Finish Level[2,3]		**L**
Height above curb		
Residential	1.50 ft min.	
Floor-to-Ceiling		
Ground floor (service or retail uses)	8 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint		
Lot coverage	65% max.	

Notes:

[1] ADUs or accessory structures must not exceed the overall height of the primary building.

[2] Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

[3] Primary buildings located on lots sloping down and away from the street are exempt.



Key for Diagram

Lot Line — Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Stoop	A	A	19.09.070.L

Key for Tables

-- No Requirement

A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	O	P	Q	R
Frontage Type				
Porch: Engaged	5 ft	5 ft	--	--
Porch: Projecting				
Stoop				
Architectural Features	3 ft	3 ft	3 ft	3 ft
Driveways	A	A	A	A

Miscellaneous

Encroachments are allowed into the facade zone and are not allowed within a street ROW, alley ROW, across a lot line, or beyond the minimum setback line.

I. Use Types	
Use Type	**T3-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Community Residence	P
Downtown Residential	P
Home Occupation	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Community Recreation Facility, Public	P
Park, Playground and Open Space	P
Public or Private School (Primary or Secondary)	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Temporary Uses[1]	T
Urban Agriculture	
Community Garden	C

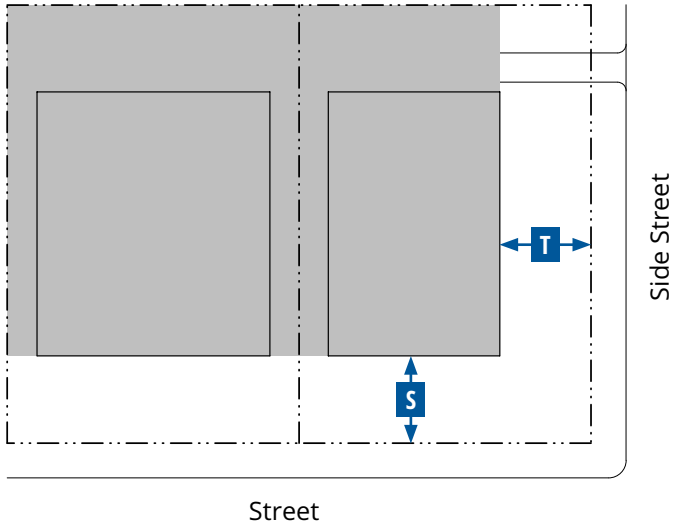
Notes:
Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.
If a use is not listed in this table it is not allowed in the T3-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	S	**T**		
Ground Floor	20 ft	15 ft	0 ft	0 ft
Parking Driveway				
Width	12 ft min. - 20 ft max.			
Miscellaneous				
Driveways may be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Open Space	
Usable Open Space	
Width	10 ft min.
Depth	10 ft min.
Common open space area per unit	150 sf min.

19.09.050.F.004 Special District Placeholder

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19.09.060 BUILDING TYPE STANDARDS

Subsections:

19.09.060.A Purpose

19.09.060.B Applicability

19.09.060.C Building Types Overview

19.09.060.A Purpose

The purpose of this Section is to provide an overview of the building types that are appropriate to use within the Transect Zones. The overview is intended to ensure that new development establishes or reinforces the highly-valued character and scale of the City's Downtown districts and neighborhoods.

19.09.060.B Applicability

1. The requirements of this Section apply to all development proposed within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development that includes education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Building types are categorized into two groups: house-scale buildings and block scale buildings.
    a. House-scale buildings are the size of a house, typically ranging from as small as 25 feet wide up to 90 feet wide.
    b. Block-scale buildings are individually as large as most or all of a block, or when arranged together along a street, appear to be as long as most or all of a block.
4. The standards for each building type are established in the Transect Zones, including standards for lot size. If the lot is too small to accommodate a particular building type, a different building type must be selected, or the building type must be scaled to fit the lot within the parameters of the standards established for the Transect Zone.
5. Where multiple principal buildings are proposed for a single lot, the proposal must include potential lot lines, which conform with this Ordinance, the purpose of which is to determine compliance with building type standards.

19.09.060.C Building Types Overview

1. Table 19.09.060.C-1 (Building Types Overview) provides an overview of the allowed building types that are appropriate to use within the Transect Zones. The names of the building types are not intended to limit uses within a particular building type. For example, a medium house building type may have non-residential uses within it, such as a restaurant or office, as allowed by the Transect Zone.
2. Secondary wings and accessory structures must have a smaller footprint, a narrower width, and a depth that is less than the width or depth of the footprint of the primary building.
3. The photographs in Table 19.09.060.C-1 (Building Types Overview) are illustrative only and not regulatory.

Table 19.09.060.C-1 Building Types Overview

Transect Zones	**T3-N**	**T3-N**	**T3-N**
Building Form	**Small House**	**Medium House**	**Large House**
Example			
Description	A small detached structure, consisting of one unit, usually sited on a small lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A medium-size detached structure, consisting of one unit, usually sited on a medium size lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A large detached structure consisting of one unit usually sited on a large lot with private open space. This building type is frequently located within the lowest-intensity residential neighborhoods. It is important for providing a wide range of housing types.
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	**T3-N, T5-N**	**T3-N, T4-C, T5-N, T5-M, T5-MS, T5-C**	**T3-N, T5-N**
Building Form	**Accessory Dwelling Unit (ADU)**	**Accessory Structure**	**Duplex: Side-by-Side**
Example			 Source: Opticos Design, Inc.
Description	An additional structure typically located at the rear of a lot constructed as a single-story freestanding structure or placed above a garage to provide space for a single small residential unit. An ADU is important for providing affordable housing opportunities within walkable neighborhoods.	An additional structure typically located at the rear of a lot that provides space for a single small commercial, office, service, or storage use. This building type is important for providing incubator spaces for small businesses within walkable neighborhoods.	A small to medium-size building with two attached residential units, both of which have private open space and face the street. This duplex building type has the form of a medium- or large-size single-family house, and is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	T3-N, T5-N	T3-N, T5-N	T3-N, T5-N
Building Form	**Duplex: Front-and-back**	**Duplex: Stacked**	**Bungalow Court**
Example		 Source: Opticos Design, Inc.	
Description	A small to medium-size structure consisting of two attached units with one unit located behind the other, both of which have private open space. The unit in front faces the street and has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A small to medium-size structure consisting of two units with one located on the ground floor and the other located directly above. Both units face the street and are within one single building that has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A series of small, detached single-family structures located on a single lot with individual buildings arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private rear yard, which is not required. The common open space is an essential element of this building type. A bungalow court may be scaled to fit within low or medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability. Syn: Cottage Court
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	T4-C, T5-M, T5-N, T5-C	T4-C, T5-N	T4-C, T5-C, T5-M, T5-N
Building Form	**Live/Work**	**Multi-plex: Small**	**Multi-plex: Large**
Example	 Source: Opticos Design, Inc.		
Description	A small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or commercial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Private open space is not required but can be provided with a balcony. Live/work units are typically located within medium intensity- neighborhoods or in locations that will transition into a neighborhood main street. This building type can be applied in industrial contexts. They are appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand in response to increasing market demands.	A medium-size structure consisting of 3 - 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium-sized single-family home and is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony. This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House	A large-size structure, 2 - 5 stories in height, consisting of 7 - 18 side-by-side and/or stacked dwelling units, typically with one shared entry. Each unit has its own private open space as a small yard or balcony. This building type is appropriately scaled to fit within medium-intensity or more urban neighborhoods. It enables well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Stacked-Flats Building
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale	Block-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	T4-C, T5-M, T5-N	T6-UG, T5-MS, T5-N	T4-C, T5-C, T5-M, T5-MS, T5-N
Building Form	**Rowhouse**	**Courtyard Building**	**Flex Low-Rise Building**
Example	 Source: Opticos Design, Inc.	 Source: Opticos Design, Inc.	
Description	A medium size-structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space. This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse	A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit. This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A medium- to large-size building on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	**T4-C, T5-M, T5-MS, T5-C, T6-UG**	**T5-MS, T5-C, T6-UG**	**T5-M, T5-MS, T5-C, T6-UG**
Building Form	**Flex Mid-Rise Building**	**Flex High-Rise Building**	**Lined Building**
Example			
Description	A medium- to large-size structure built on a large lot and 4 – 8 stories in height, that typically incorporates multi-level structured parking. Private open space is not required but can be provided with balconies. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type is a primary component of an urban downtown or neighborhood as it enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A large, tall structure over 8 stories in height built on a large lot that typically incorporates multi-level structured parking. Private open space is not required but can be provided with a balcony per unit. This building type is used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown as it enables the highest densities that are appropriately-scaled and well-designed, and is important for providing a wide range of housing types as well as other commercial uses, and promoting walkability.	A building that consists of two main components; an interior building that may be a parking garage, movie theater or large retail store (i.e. “big-box store”), and an exterior building to conceal the interior building from the street. The exterior building is usually designed for retail, service, office, and/or residential uses.
Building Scale	Block-Scale	Block-Scale	Block-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	**T5-M**
Building Form	**Loft**
Example	
Description	The Loft building type is a tipically multi-story structure with a large footprint. Tall ceilings, and a design that facilitates natural lighting make these buildings adaptable to different individual uses over the course of their life-cycle. As such, the Loft building type is a form within the built environment which is apt to be a flexible space to be utilized in areas transitioning between commercial, residential, and light industrial uses.
Building Scale	Block-Scale

19.09.070 FRONTAGE TYPE STANDARDS

Subsections:

19.09.070.A Purpose
19.09.070.B Applicability
19.09.070.C Frontage Types Overview
19.09.070.D Arcade
19.09.070.E Common Yard
19.09.070.F Dooryard
19.09.070.G Forecourt
19.09.070.H Gallery
19.09.070.I Porch: Engaged
19.09.070.J Porch: Projecting
19.09.070.K Shopfront
19.09.070.L Stoop
19.09.070.M Terrace

19.09.070.A Purpose

The purpose of this Section is to establish standards for each of the frontage types that are appropriate to use within the Transect Zones. Private frontages are the components of a building that provide an important transition and interface between the public realm (i.e. the street and sidewalk) and the private realm (i.e. a yard and building). These standards supplement the standards for each Transect Zone in which the frontage types are allowed. They are intended to ensure development that establishes or reinforces the highly-valued character and scale of the City's Downtown districts and neighborhoods.

19.09.070.B Applicability

1. The requirements of this Section apply to all proposed development within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development with education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Each building must have at least one frontage type for each street frontage.
4. Frontage types not listed in the applicable transect zone standards are not allowed in that zone.
5. A building may have multiple frontage types as stipulated in this Section. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.

19.09.070.C Frontage Types Overview

Table 19.09.070.C-1 (Private Frontages Overview) provides an overview of the allowed frontage types with a description of each type and an illustration showing its typical character and form. The private frontage is the area between the building facade and the frontage line (edge of right-of-way).

Table 19.09.070.C-1 Private Frontages Overview

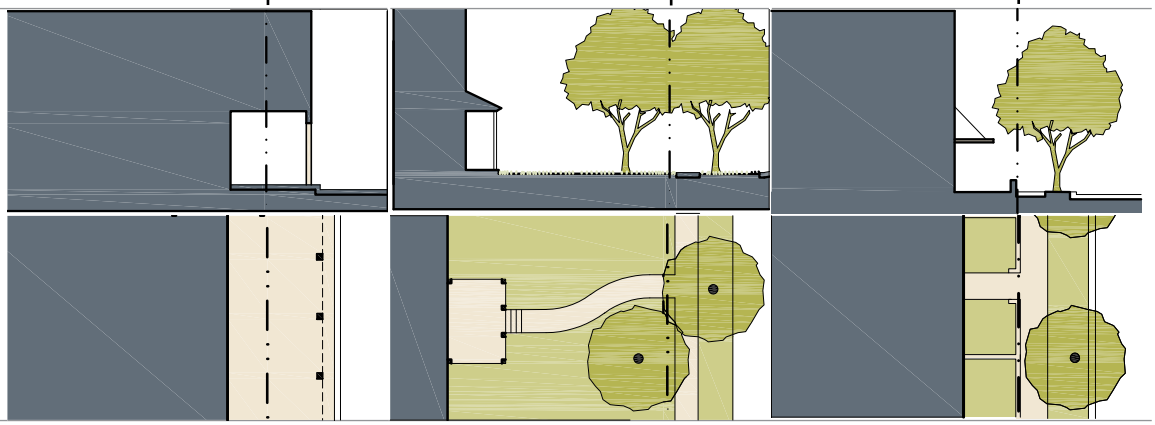
Transect Zones	**T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C**	**T5-N, T3-N**	**T5-M, T5-MS, T5-N**
Frontage Type	**Arcade**	**Common Yard**	**Dooryard**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.	The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.	In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.

Table 19.09.070.C-1 Private Frontages Overview

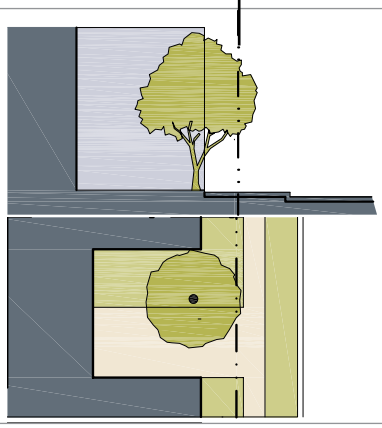
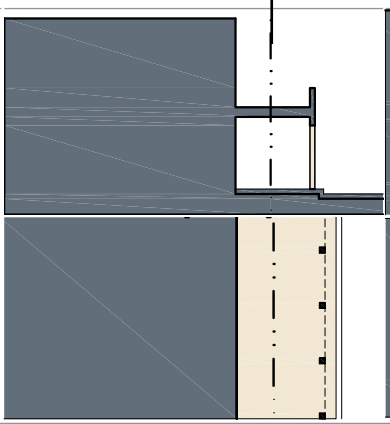
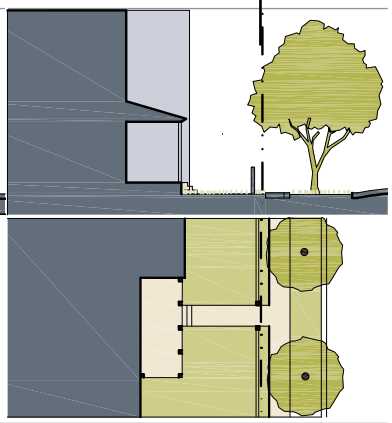
Transect Zones	**T6-UG, T5-M, T5-C, T5-MS T5-N, T3-N**	**T6-UG, T5-M, T5-C, T5-MS T5-N, T4-C**	**T4-C, T3-N**
Frontage Type	**Forecourt**	**Gallery**	**Porch: Engaged**
	LOT > PRIVATE FRONTAGE > < ROW <	LOT > PRIVATE FRONTAGE > < ROW <	LOT > PRIVATE FRONTAGE > < ROW <
Example			
Description	The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas. A forecourt may be allocated in conjunction with other frontage types.	The Gallery Frontage has a facade aligned close to the frontage line with an attached cantilevered structure or a lightweight colonnade over the sidewalk. Galleries are typical for retail uses, but can be used for offices uses.	The Engaged Porch has two adjacent sides of the porch that are connected to the building while the other two sides are open. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.

Table 19.09.070.C-1 Private Frontages Overview

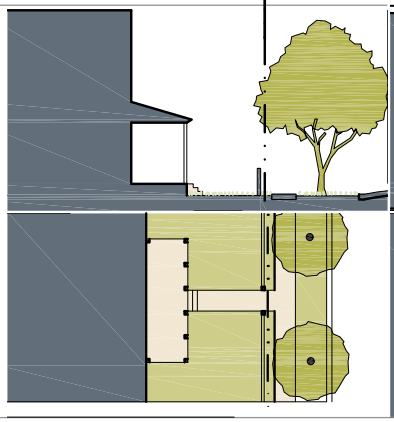
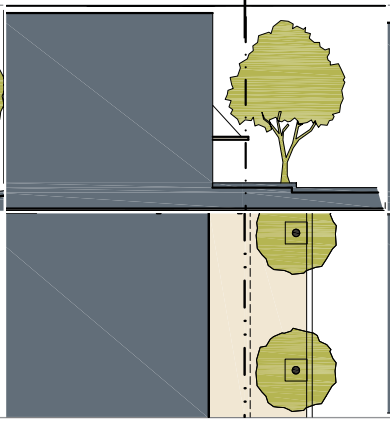
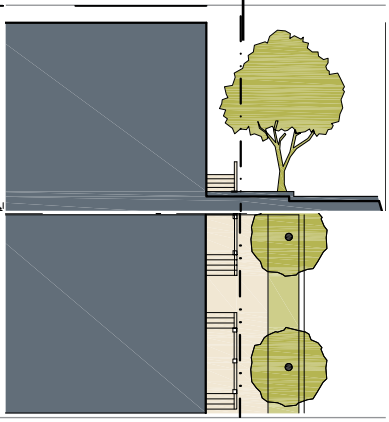
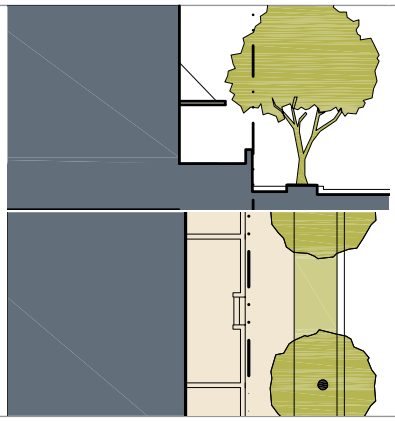
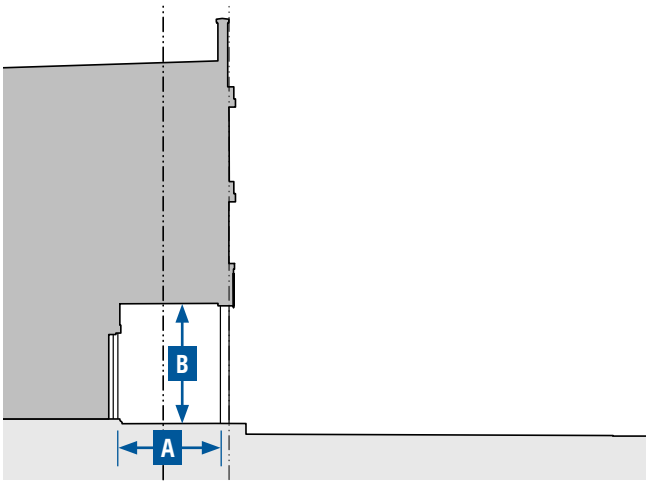
Transect Zones	**T4-C, T3-N**	**T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C**	**T5-MS, T5-N, T3-N**
Frontage Type	**Porch: Projecting**	**Shopfront**	**Stoop**
	LOT > PRIVATE FRONTAGE > < ROW <	LOT > PRIVATE FRONTAGE > < ROW <	LOT > PRIVATE FRONTAGE > < ROW <
Example			
Description	The Projecting Porch Frontage is open on three sides, and it may project in front of a building into the facade zone. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.	In the Shopfront Frontage the main facade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. Shopfronts are typically intended for retail or office uses and they have substantial glazing at the sidewalk level. Shopfronts may include awnings or cantilevered shade structures that overlap the sidewalk. A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage.	The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows. The entrance is usually an exterior stair and landing. Stairs or ramps from the stoop may lead directly to the sidewalk or may provide access to the side.

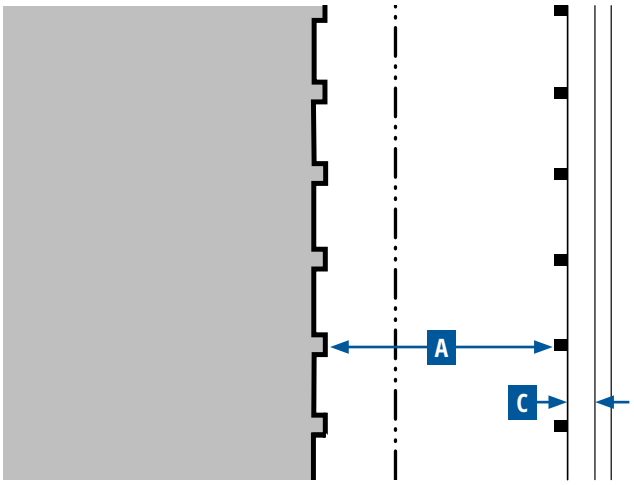
Table 19.09.070.C-1 Private Frontages Overview

Transect Zones	**T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C**
Frontage Type	**Terrace**
	LOT > PRIVATE FRONTAGE > | < ROW <
Example	
Description	In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

19.09.070.D Arcade

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Arcade

1. Description

The Arcade Frontage Type is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade should be used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.

2. Size

Depth, Clear	10 ft min.	A
Ground floor height, Clear	14 ft min.	B
Setback from back of curb	2 ft min.	C

3. Miscellaneous

Arcades must have a consistent depth along a frontage.

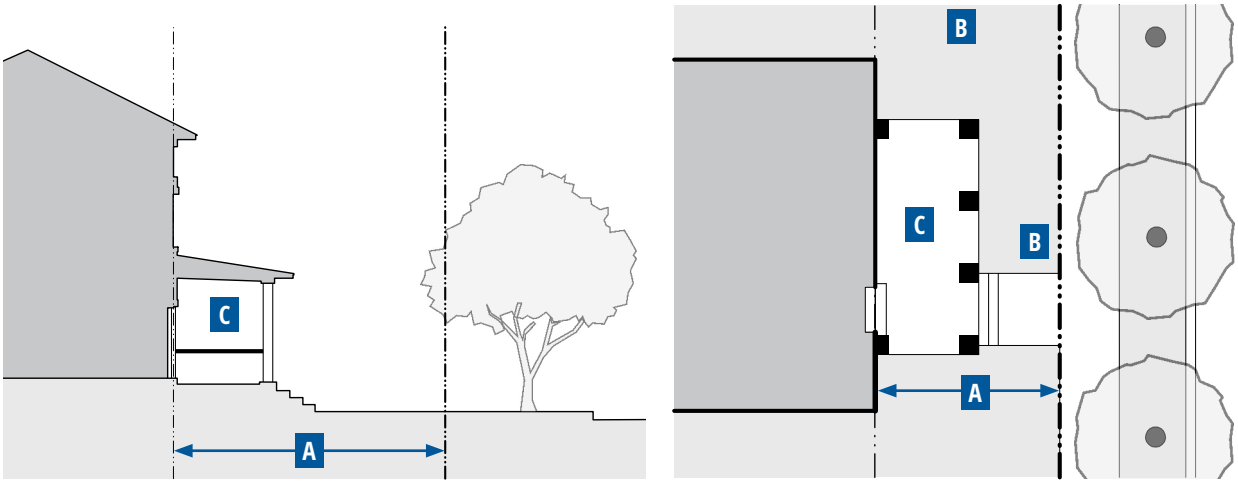
Arcades with more than 2 floors of habitable space above the colonnade must not encroach onto a public right-of-way, and must be located so that they abut the right-of-way.

Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Arcade Frontage Type standards prevail.



19.09.070.E Common Yard

Allowed in: T5-N, T3-N



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Common Yard

1. Description

In the Common Yard Frontage Type, the main facade of the building has a large landscaped setback from the frontage line providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with the other private frontages.

2. Size

Depth	20 ft min.	A

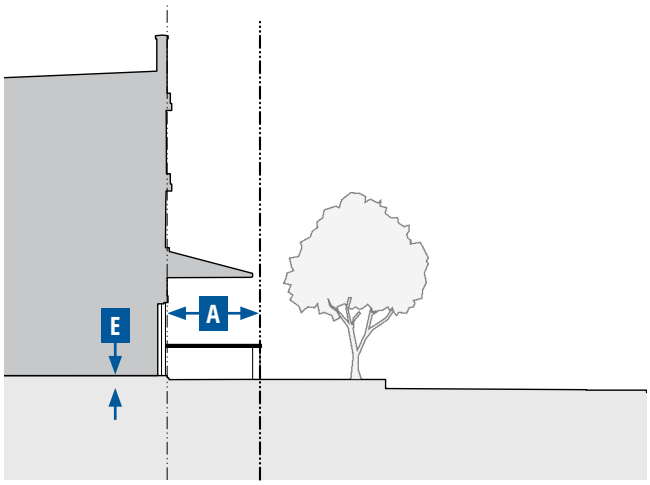
3. Miscellaneous

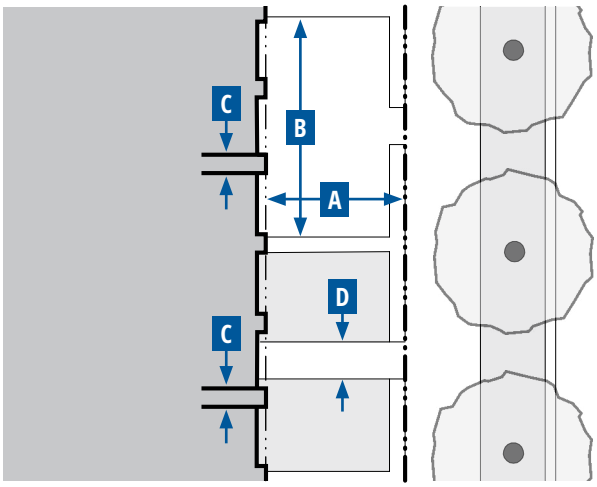
Fences between adjoining front yards or street side yards or between the sidewalk and front yard are not allowed in Common Yard frontages.	B
Common Yard Frontages must be used in conjunction with another allowed private frontage type, such as a Porch.	C



19.09.070.F Dooryard

Allowed in: T5-M, T5-MS, T5-N





Key for Diagrams

Lot Line — Setback Line

Grade — Building

Dooryard

1. Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade and is intended primarily for ground-floor residential uses.

2. Size

Depth, Clear	8 ft min.	A
Length	50 ft min.	B
Distance between Glazing	4 ft min.	C
Ground Floor Transparency	50% min.[1]	
Depth of Recessed Entries	5 ft max.	
Path of Travel	3 ft wide min.; 6 ft max.	D
Finish Level above Sidewalk	3.5 ft max.	E
Finish Level below Sidewalk	6 ft max.	

3. Miscellaneous

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of a conflict between them, the Dooryard Frontage Type standards prevail.

Shall not be used for circulation for more than one ground floor entry.

Note:

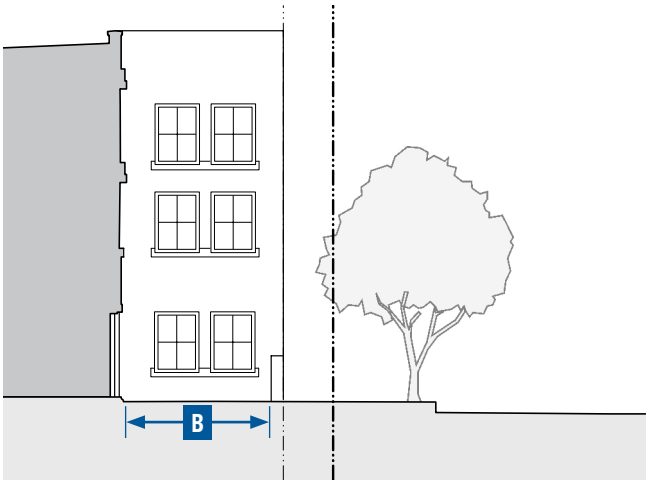
[1] For live/work, retail, and service uses only.

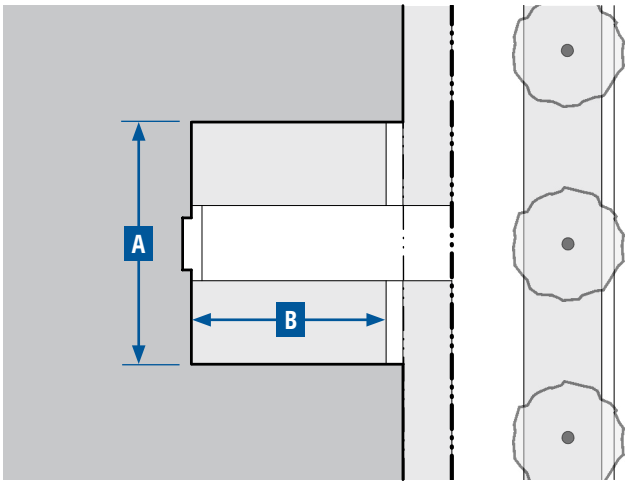




19.09.070.G Forecourt

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T3-N





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Forecourt

1. Description

In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small courtyard space. The space could be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas.

2. Size

Width, Clear	12 ft min.	A
Depth, Clear	12 ft min.	B
Ratio, Height to Width	2:1 max.	

3. Miscellaneous

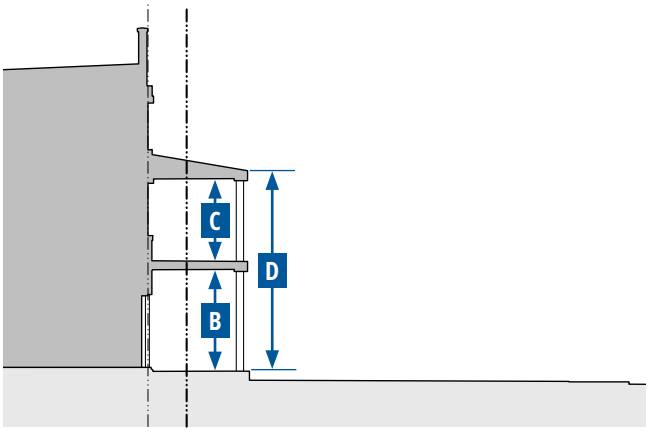
The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.

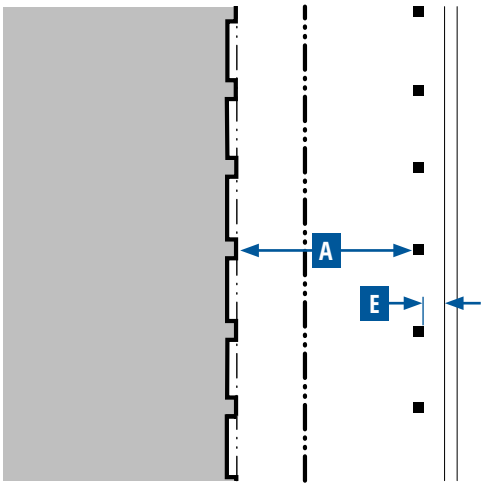


Source: Opticos Design, Inc.

19.09.070.H Gallery

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Gallery

1. Description

In the Gallery Frontage Type, the main facade of the building is at the frontage line and the gallery element encroaches into the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the encroachment into the right-of-way, an easement is usually required with a license agreement approved by the Department of Public Works. Alternatively, the frontage line must be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

2. Size

Depth, Clear	8 ft min.	A
Ground Floor Height, Clear	11 ft min.	B
Upper Floor Height, Clear	9 ft min.	C
Height	2 stories max.	D
Setback from back of curb	2 ft min.; 3 ft max.	E

3. Miscellaneous

Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Gallery Frontage Type standards prevail.

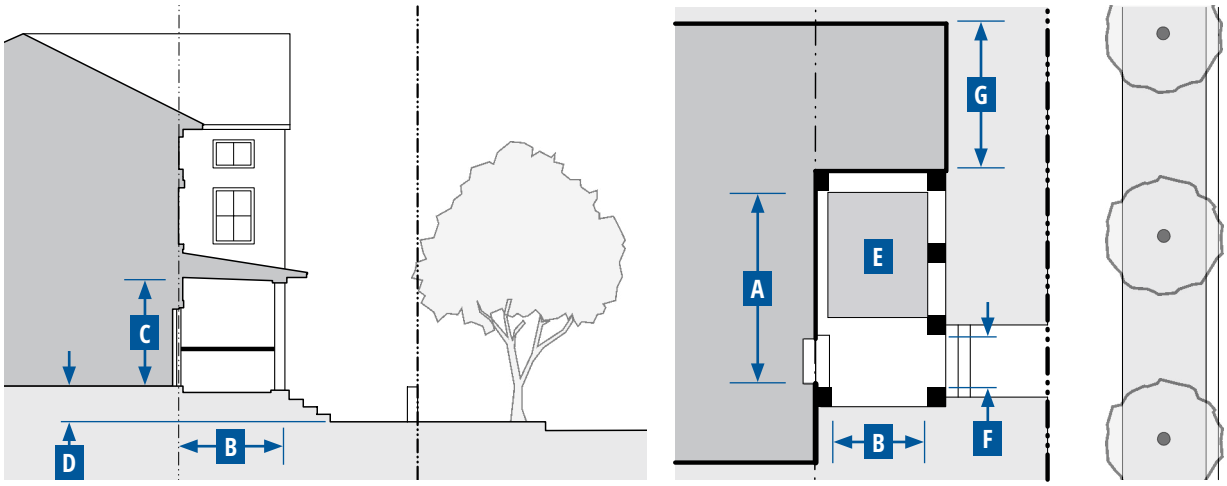
Galleries must have a consistent depth along a frontage.

Galleries may project over a sidewalk.



19.09.070.I Porch: Engaged

Allowed in: T4-C, T3-N



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Porch: Engaged

1. Description

In the Engaged Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are attached to the building while the other two sides are open.

2. Size

Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F

3. Miscellaneous

Up to 40% of the building facade may project into the facade zone.

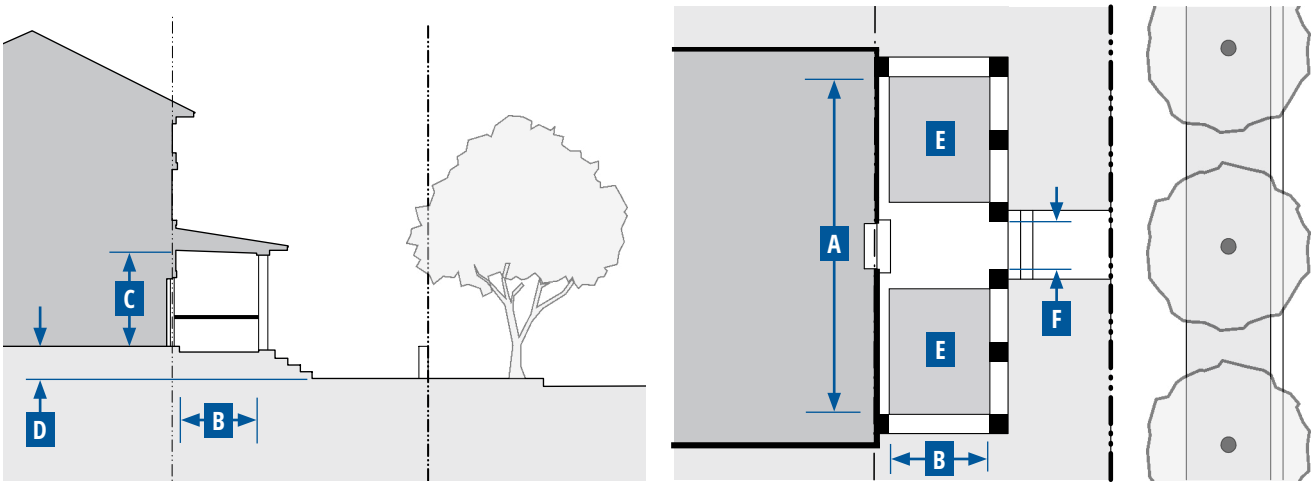
Engaged porches must be open on two sides and have a roof.

In zones where both porches and encroachments are allowed, a porch and up to 40% of the building facade are allowed encroaching elements.



19.09.070.J Porch: Projecting

Allowed in: T4-C, T3-N



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Porch: Projecting

1. Description

In the Projecting Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a wall or fence to spatially maintain the edge of the street. The projecting porch is open on three sides and it may project in front of a building into the facade zone.

2. Size

Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F

3. Miscellaneous

Projecting porches must be open on three sides and have a roof.

In zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

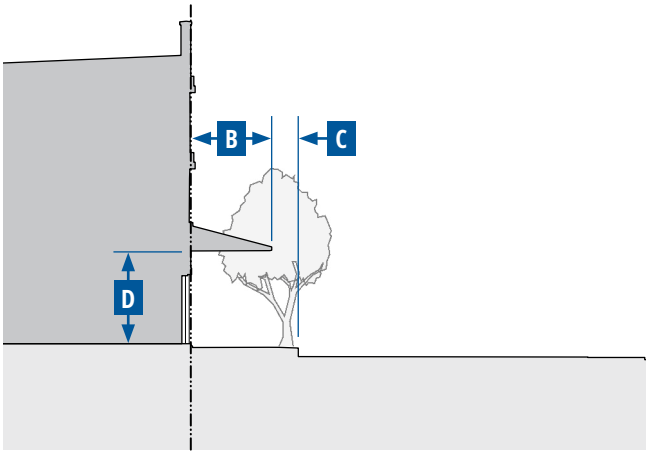


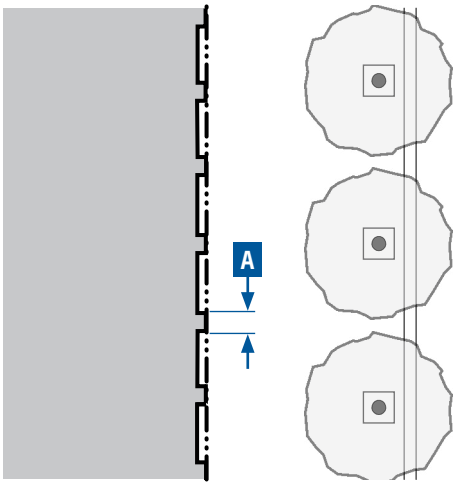
Source: tdwhs.nwasco.k12.or.us



19.09.070.K Shopfront

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Shopfront

1. Description

In the Shopfront Frontage Type, the main facade of the building is placed at or near the frontage line with an at-grade entrance along the public right-of-way. It is intended for retail or service uses and has substantial glazing at the sidewalk level. This frontage may include an awning or projecting shade structure that may overlap the sidewalk. A shopfront may be used in conjunction with other frontage types.

2. Size

Distance between Glazing	2 ft min.	A
Ground Floor Transparency	75% min.	
Depth of Recessed Entries[1]	5 ft max.	

3. Awning

Depth	4 ft min.	B
Setback from back of curb	2 ft min.	C
Height	8 ft min.	D

4. Miscellaneous

Residential windows shall not be used.

Doors may be recessed as long as the main facade is at the frontage line.

Operable awnings are encouraged.

Open-ended awnings are encouraged.

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

Notes:

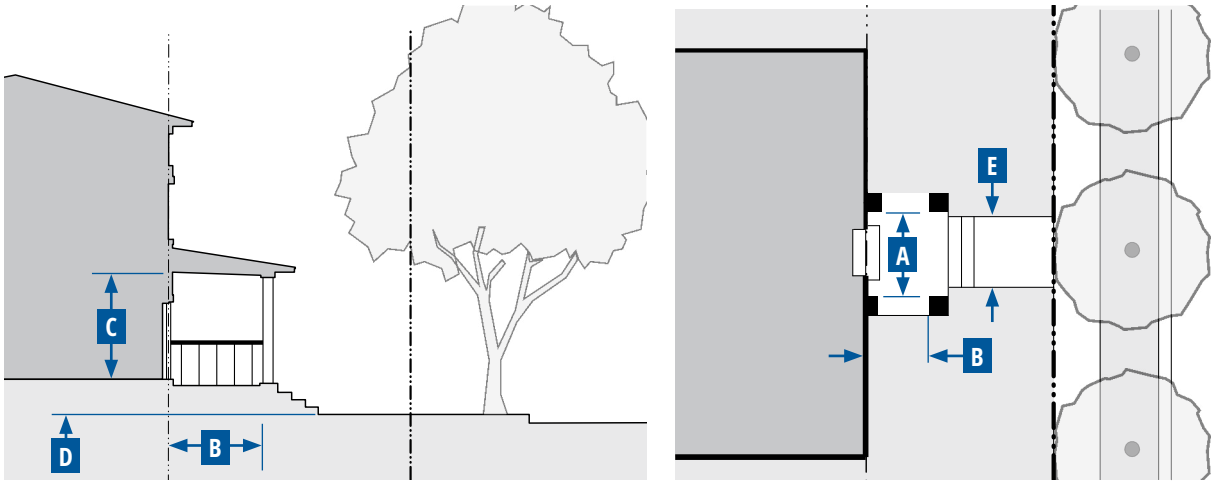
[1] A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.).





19.09.070.L Stoop

Allowed in: T5-MS, T5-N, T3-N



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Stoop

1. Description

In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing. A stoop is appropriate for residential uses with small setbacks.

2. Size

Width, Clear	5 ft min.; 8 ft max.	A
Depth, Clear	5 ft min.; 8 ft max.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Depth of Recessed Entries	6 ft max.	
Finish Level above Sidewalk	1.5 ft min.	D
Path of Travel	3 ft wide min.; 6 ft max.	E

3. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

Ramps must be placed parallel to the facade or along the side of the building.

The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

Gates are not allowed.

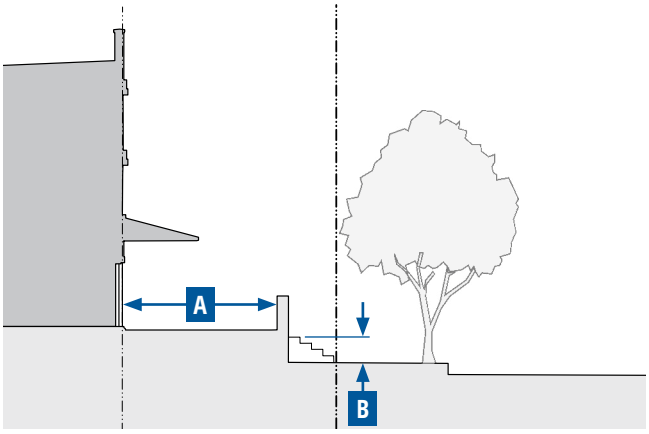
All doors must face the street.

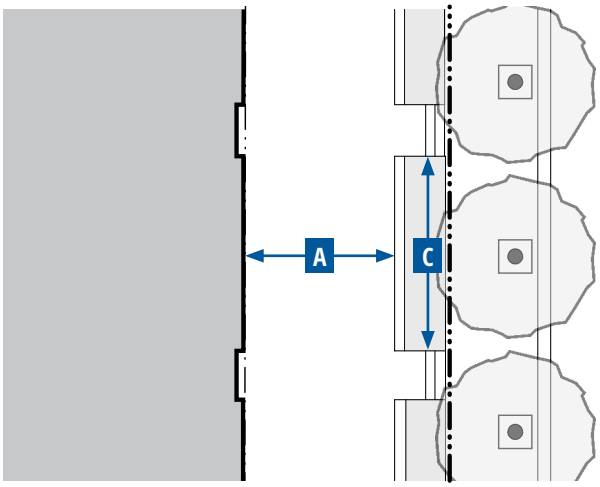




19.09.070.M Terrace

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C





Key for Diagrams

Lot Line — Setback Line

Grade — Building

Terrace

1. Description

In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change, and is often used in combination with a shopfront. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

2. Size

Depth, Clear	8 ft min.	A
Finish Level above Sidewalk	3.5 ft max.	B
Length of Terrace	150 ft max.	
Distance between Stairs	50 ft max.	C

3. Miscellaneous

Low walls used as seating are encouraged.





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19.09.080 CIVIC SPACE STANDARDS

Subsections:

19.09.080.A Purpose

19.09.080.B Applicability

19.09.080.C Civic Space Types Overview

19.09.080.D Greenway (Placeholder)

19.09.080.E Urban Park

19.09.080.F Square

19.09.080.G Plaza

19.09.080.H Pocket Plaza

19.09.080.I Pocket Park

19.09.080.J Community Garden

19.09.080.K Playground

19.09.080.A Purpose

The purpose of this Section is to provide the standards for pre-approved civic space types that are appropriate to use within the Transect Zones. These standards are intended to ensure that these civic spaces reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.080.B Applicability

This Section describes the standards for development of civic spaces throughout the Transect Zones that apply to all proposed new development. They must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards). Where these standards conflict with the provisions of the Unified Development Code, the standards in this Section applies.

19.09.080.C Civic Space Types Overview

1. The civic spaces of a downtown are important public elements that provide open space and recreational opportunities. The best civic spaces become the "outdoor living rooms" of the City and they play an important role in placemaking by providing places where the community can come together to celebrate events, relax, and socialize. The standards for civic spaces must be considered alongside building form, building types, frontage types, and thoroughfares to shape a quality urban environment.
2. There are six different civic space types, together with supplementary standards for community gardens and playgrounds, which may be assigned to one or more Transect Zones. These supplementary civic space types may be established as a standalone civic space or may be incorporated into any of the civic space types.
3. The dimensional requirements of each civic space are regulatory. The descriptions of each civic space, with the character, allowed/typical uses, and stormwater management techniques, are descriptive, and they delineate a broad range of possible characteristics and uses for each of the civic spaces. It is not intended that each civic space provide the full range of typical uses and characteristics listed, but that the entire network of civic spaces within the Transect Zones provide a desirable mix and complementary range of civic space opportunities.

Table 19.09.080.C-1 Civic Space Types Overview

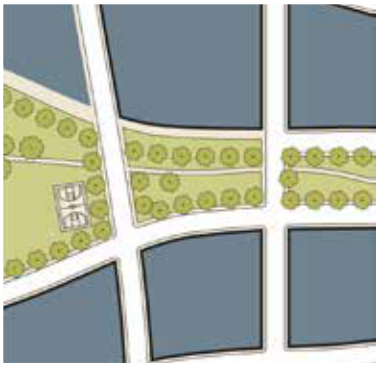
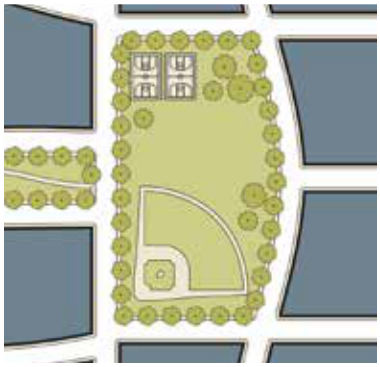
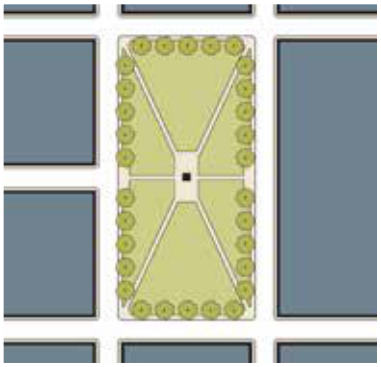
Transect Zones		**T5-M, T5-C, T5-MS, T5-N, T4-C, T3-N**	**T6-UG, T5-C, T5-MS, T5-N, T4-C, T3-N**
Civic Space Type	**Greenway (Placeholder)**	**Urban Park**	**Square**
Example			
Description	Greenways are a linear space for community gathering and strolling for nearby residents and employees. These spaces are defined by the tree-lined streets forming a one-way couplet on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.	Urban parks provide a central open-space focus for neighborhoods or groups of neighborhoods. They are useful for unstructured recreation and smaller structured recreational facilities. These larger parks may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and natural landscape elements that combine paths, lawn, or open areas, and tree planting.	Squares provide a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, open areas, hardscape areas, and trees formally arranged. These spaces include seating opportunities, walkways, and landscape materials at all edges.

Table 19.09.080.C-1 Civic Space Types Overview

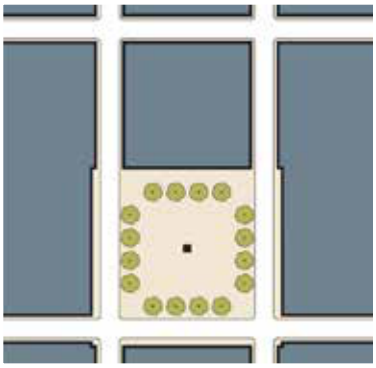
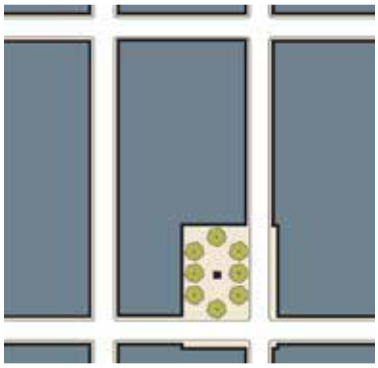
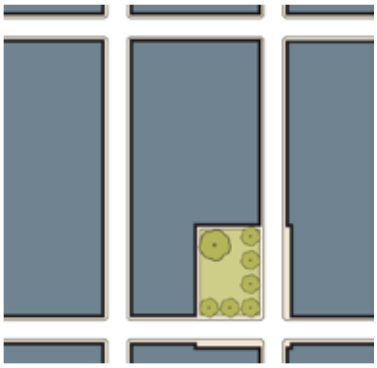
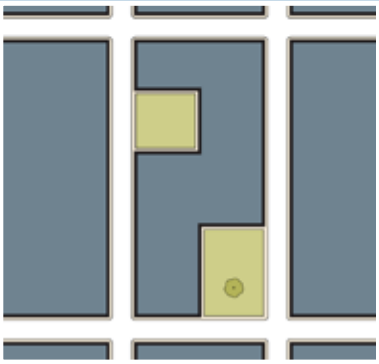
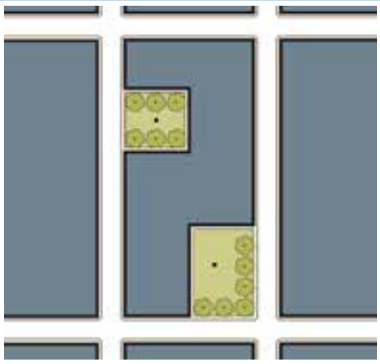
Transect Zones	T6-UG, T5-C, T5-M, T5-MS, T5-N, T4-C	T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C	T5-M, T5-C, T5-MS, T4-C, T3-N
Civic Space Type	**Plaza**	**Pocket Plaza**	**Pocket Park**
Example			
Description	Plazas add to the vitality of streets within more urban areas and create formal open spaces available for civic purposes and commercial activity. These spaces are located at street corners and are defined by building frontages. They are typically hardscaped with formally arranged trees.	Pocket plazas are small-scaled civic spaces that function in a similar manner and follow the same rules as a larger plaza. These smaller-scaled spaces create more intimate places for seating or dining and provide a place for commercial and neighborhood activity . These plazas can also be used to create a formal space in front of a prominent building entrance.	Pocket parks provide small-scale public urban open spaces intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences. Pocket parks are often located between buildings and developments, on irregular shaped sites and on single vacant lots.

Table 19.09.080.C-1 Civic Space Types Overview

Transect Zones	**T6-UG, T5-MS, T5-N, T4-C, T3-N**	**T6-UG, T5-M, T5-MS, T5-N, T4-C, T3-N**
Supplemental Civic Space Type	**Community Garden**	**Playground**
Example		
Description	Community gardens provide space for garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. These gardens may be provided as a component of other publicly accessible civic-space types or may be provided as a freestanding open space.	Playgrounds provide an open space designed and equipped for children's recreation. They are interspersed within residential areas in locations where children do not have to cross major streets. They may be freestanding, placed within a block, or located within larger parks and other civic space types.

19.09.080.D Greenway (Placeholder)

Greenway
1. Description
Placeholder
2. Size and Location
Placeholder
3. Allowed/Typical Uses
Placeholder
4. Stormwater Management Techniques
Placeholder

19.09.080.E Urban Park



Source: westjetmagzine.com

Urban Park	
1. Description	
A large open space available for civic purposes, limited commercial activity, and unstructured recreation for neighborhoods or groups of neighborhoods.	
2. Size and Location	
Area	Min. 0.50 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal and/or natural
	Paths, lawns, and trees are formally arranged
	Walkways and planting at all edges
	Civic element at a prominent location
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating, public restrooms	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Porous pavers	
Landscaping	



Source: timeout.com

19.09.080.F Square



Source: e-architect.co.uk

Square	
1. Description	
A space for unstructured recreation and civic purposes.	
2. Size and Location	
Area	0.50 - 5 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal
	Spatially defined by buildings and tree-lined streets
	Walkways and planting at all edges
	Frequently located at the intersection of important thoroughfares
	Abundant seating opportunities
	May be hardscaped or landscaped
3. Allowed/Typical Uses	
Passive (unstructured) recreation, no organized sports	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating	
Commercial uses, including farmer's market and outdoor dining	
Paths	
Community gardens	
Playgrounds	
Public art/creative space	
4. Stormwater Management Techniques	
French drains	
Porous pavers	
Landscaping	



Source: swagroup.com

19.09.080.G Plaza



Source: swagroup.com

Plaza	
1. Description	
A space for civic and commercial activities.	
2. Size and Location	
Area	0.25 - 2 acres
Width	100 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
	Frequently located at the intersection of important streets
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including a farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Swales	
Porous pavers	
Landscaping	



Source: Princeton Public Library

19.09.080.H Pocket Plaza



Source: Halvorson Design Partnership

Pocket Plaza	
1. Description	
A compact space for civic and commercial activities.	
2. Size and Location	
Area	0.10 - 1 acres
Width	75 ft min.
Depth	75 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Area drains	
Porous pavers	
Landscaping	



Source: gehlinstitute.org

19.09.080.I Pocket Park



Source: xconomy.com

Pocket Park	
1. Description	
A compact space for a wide range of informal activities in close proximity to neighborhood residences.	
2. Size and Location	
Area	Max. 0.50 acres
Width	40 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 2 sides
Character	Formal or informal
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including picnic shelters, casual seating	
Trails and paths	
Community gardens	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Swales	
Porous pavers	
Landscaping	



Source: fairfaxcounty.gov

19.09.080.J Community Garden



Source: brownstoner.com

Community Garden	
1. Description	
An open space with a collection of garden plots that are available to nearby residents for small-scale cultivation. May be provided as a component of other civic space types, or as freestanding open space, and may be on a roof. May be fenced to protect edible plants from wildlife.	
2. Size and Location	
Area	0.10 - 1 acres
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Space organized for growing food
	Passive open space
	Regularly spaced planting beds
3. Allowed/Typical Uses	
Community gardens	
Small accessory structures for storage	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Permeable paving	
Rainwater harvesting	



Source: ourcanadaproject.ca

19.09.080.K Playground



Source: Halvorson Design Partnership

Playground	
1. Description	
An open space equipped and designed for children's recreation. Playgrounds may be located within other civic space types, or as freestanding open space, and may be on a roof.	
2. Size and Location	
Area	No min.
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Interspersed within residential areas
	Fenced with minimal exits
	May include open shelter
	Protected from traffic
3. Allowed/Typical Uses	
Playgrounds	
Picnic facilities and outdoor seating	
Public art/creative space	
4. Stormwater Management Techniques	
Bioretention BMPs	
Porous pavers	
Landscaping	



Source: exerplay.com

19.09.090 THOROUGHFARE STANDARDS

Subsections:

19.09.090.A Purpose

19.09.090.B Applicability

19.09.090.C Thoroughfare Standards Overview

19.09.040.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)

19.09.040.E Cashman District Thoroughfare Plan (Placeholder)

19.09.040.F Civic & Business District Thoroughfare Plan (Placeholder)

19.09.040.G Design District Thoroughfare Plan (Placeholder)

19.09.040.H Founders District Thoroughfare Plan (Placeholder)

19.09.040.I Fremont East Thoroughfare Plan (Placeholder)

19.09.040.J Gateway District Thoroughfare Plan (Placeholder)

19.09.040.K Historic Westside Thoroughfare Plan (Placeholder)

19.09.040.L Las Vegas Medical District Thoroughfare Plan

19.09.040.M Market District Thoroughfare Plan (Placeholder)

19.09.040.N Resort & Casino District Thoroughfare Plan (Placeholder)

19.09.040.O Symphony Park District Thoroughfare Plan (Placeholder)

19.09.090.A Purpose

The purpose of this Section is to establish standards for pre-approved thoroughfare components and assemblies that are appropriate to use within the Transect Zones. These components and assemblies can be combined to form thoroughfares that can be used in new developments to create walkable urban environments that reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.090.B Applicability

1. This Section describes the standards for development of thoroughfares within the Transect Zones. It supplements the City of Las Vegas Engineering Standards. Where these guidelines conflict with the Engineering Standards, the Engineering Standards must apply.
2. These thoroughfare standards may be applied to transform existing streets or to create new walkable urban thoroughfares within the Downtown Las Vegas Overlay District.
3. Additional thoroughfare standards and assemblies can be integrated into this Section as they are approved by the City.

19.09.090.C Thoroughfare Standards Overview

the Thoroughfare standards are intended to support the character of the neighborhoods and context-based placemaking, while providing a guideline to establish and reinforce a hierarchy for the mobility infrastructure that complements the standards applicable to the Transect Zones as described in 19.09.050. As such, all right-of-way within areas regulated by 19.09 shall be mapped with a Thoroughfare Plan that identifies Primary, Secondary, and Tertiary Thoroughfares, as described in this Section.

In addition to the standards contained in this Section, the provisions established by 19.04 regarding Downtown Thoroughfare Types, shall apply.

1. Primary Thoroughfares

Primary Thoroughfares accommodate high levels of pedestrian activity and high levels of vehicular traffi c. On Primary Streets, active uses – residential, retail, restaurant or offi ce – lining parking structures and on the first floor of buildings, and restricted vehicular access enhance the pedestrian experience. Primary streets provide the opportunity for more intense, urban development including shallow setbacks and, in some cases, increased building height. Primary Thoroughfares are the highest order thoroughfare.

2. Secondary Thoroughfares

Secondary Thoroughfares have moderate levels of pedestrian activity and moderate levels of vehicular traffi c. Secondary Streets may be mixed-use or more residential in character

3. Tertiary Thoroughfares

Tertiary Streets are visually less prominent than Primary and Secondary streets, and usually have narrower Right-of-Way width. Traditionally, Tertiary Thoroughfares have been city alleys. They may function as "back of house" for buildings with multiple street frontages. Care should be taken to make these streets as pedestrian-friendly as possible while accommodating loading and access needs. Secondary Thoroughfares are the second highest order thoroughfare.

4. Thoroughfares Hierarchy for Frontages, Vehicular Access, and Utility Location

a. Frontages: For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones) and 19.09.070 (Frontage Type Standards) the side of the lot facing the higher order thoroughfare shall be considered as the frontage, or front, of the lot. Tertiary Thoroughfares are the third highest order thoroughfare. Whenever two or more sides of the lot face Primary Thoroughfares, all such sides shall be considered the frontage, or front.

b. Vehicular Access and Utilities Location: For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones), including, but not limited to, standards related to driveway access and parking, whenever possible, vehicular access shall be located along a thoroughfare of the lower order; and all utilities, whenever possible, shall be located along the perimeter of thoroughfare of the lower order.

19.09.090.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.E Cashman District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.F Civic & Business District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.G Design District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.H Founders District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.I Fremont East District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.J Gateway District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.K Historic Westside District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.L Las Vegas Medical District Thoroughfare Plan

Figure 19.09.090.L-1

Thoroughfare Plan - Hierarchy

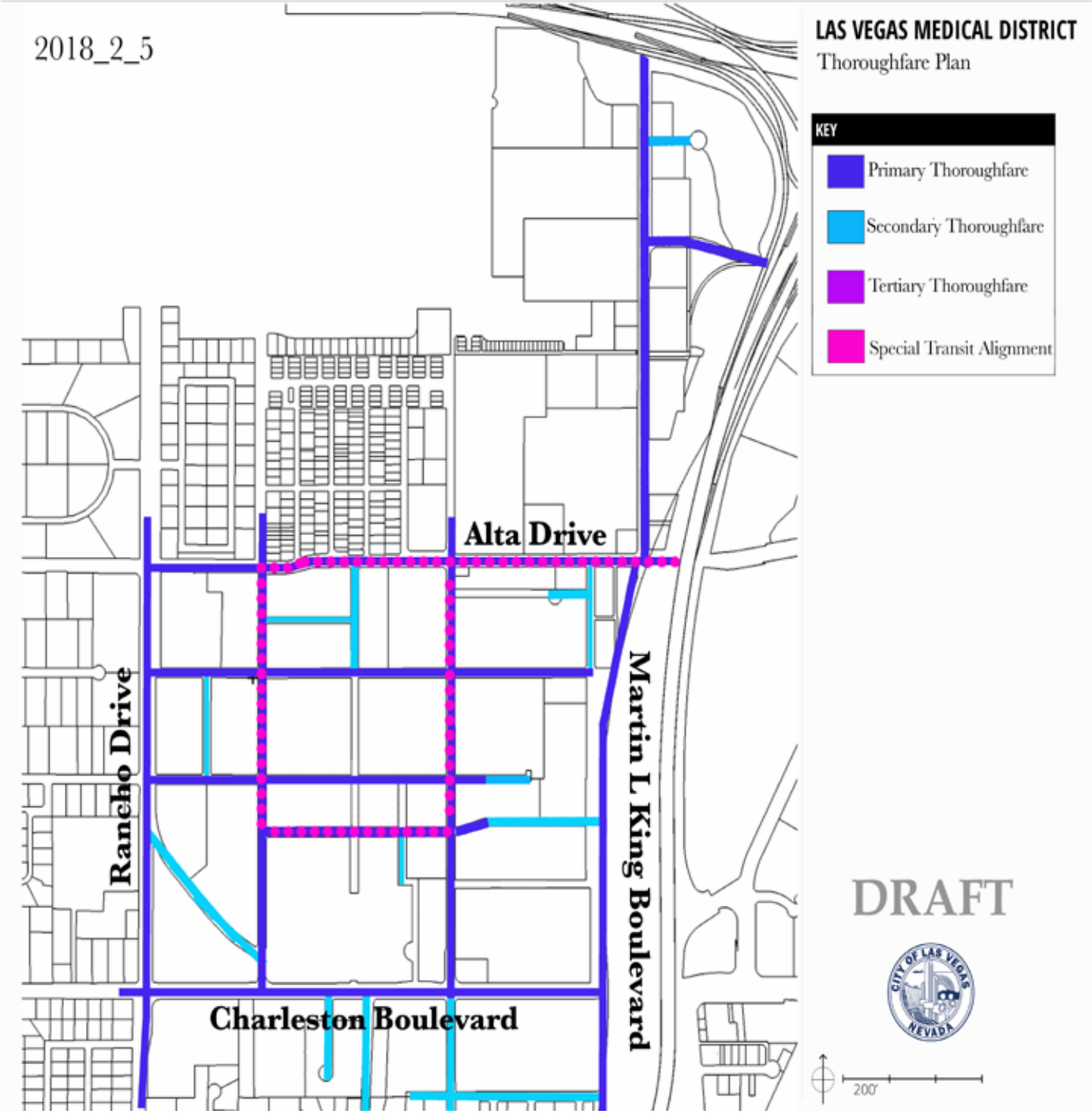
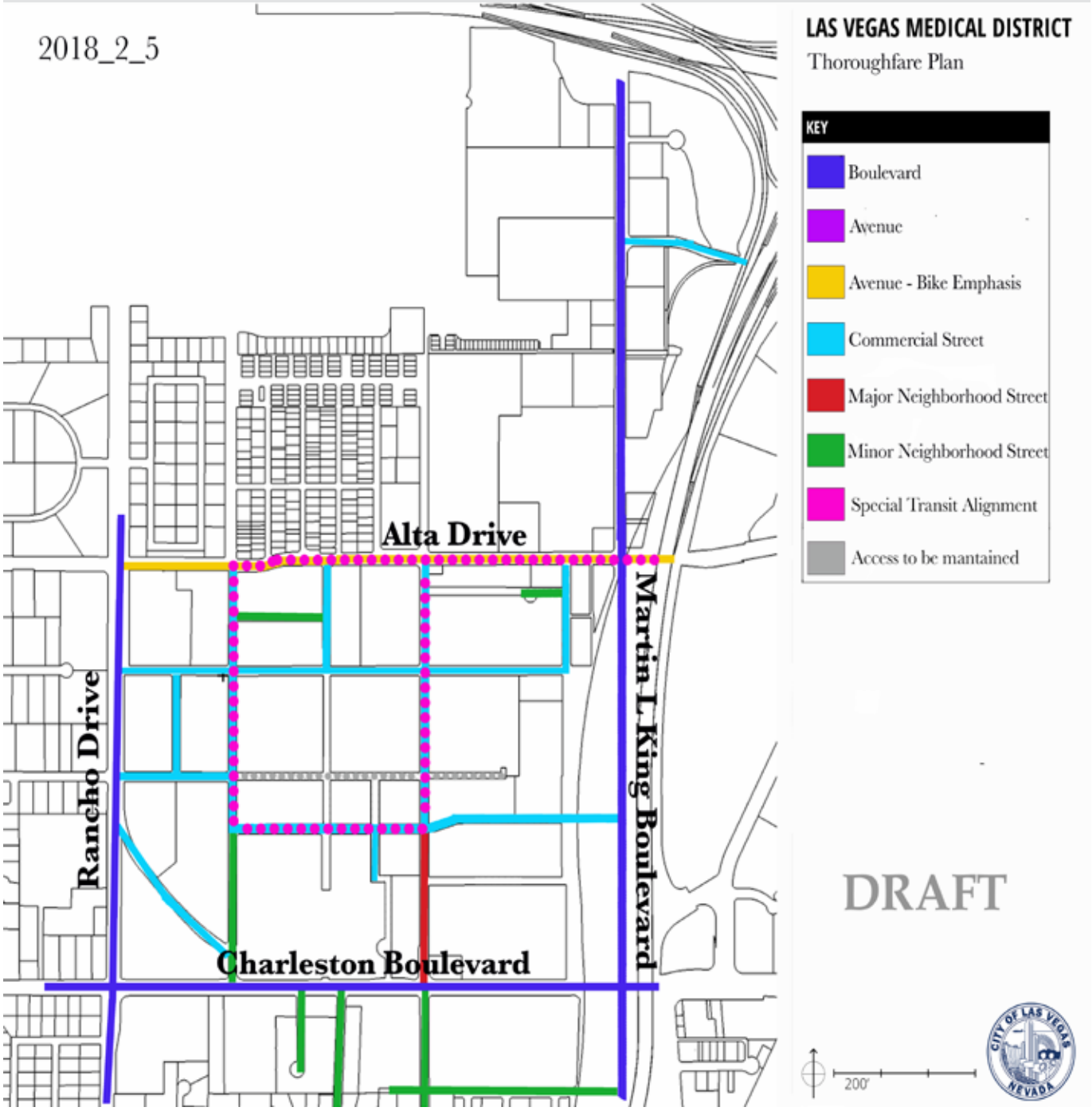


Figure 19.09.090.L-2

Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.M Market District (Placeholder)

Placeholder

19.09.090.N Resort & Casino District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.O Symphony Park District Thoroughfare Plan (Placeholder)

Placeholder

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

Subsections:

19.09.100.A Purpose

19.09.100.B Applicability

19.09.100.C Fencing and Screening Standards

19.09.100.D Flood Control Standards

19.09.100.E Landscaping Standards

19.09.100.F Outdoor Lighting Standards

19.09.100.G Parking Standards

19.09.100.H Sign Standards

19.09.100.I Incentives for Development Under the Form-Based Code (Placeholder)

19.09.100.J Additional Standards for Large Development Sites

19.09.100.A Purpose

The purpose of this Section is to provide a cross-reference from the Form-Based Code provisions of LVMD 19.09 to the additional standards found in the Unified Development Code.

19.09.100.B Applicability

1. This Section applies to all new development within the Downtown Las Vegas Overlay District as further described in Section 19.09.020 (Purpose and Applicability).
2. If there is a conflict between any standards established in the Transect Zones (Section 19.09.050 (Transect Zone Standards)) and any standards included in the Unified Development Code, the most restrictive standard applies.
3. For the purpose of applying Sections 19.09.100.C. (Fencing and Screening Standards), 19.09.100.E (Landscaping Standards), 19.08.040.F (Outdoor Lighting Standards), and 19.08.040.H (Sign Standards), the Director or Director's designee shall determine whether the standards for residential or commercial zones shall apply, based on the following:

a. The vision, objectives, and goals as established in the 2045 Downtown Las Vegas Master Plan

b. The scale of the subject property as well as the block and neighborhood context of the surrounding area

c. The individual land use, or uses, of the subject property

19.09.100.C Fencing and Screening Standards

1. Standards for fencing and screening in all residential zones are established in LVMC Section 19.06.040.H (Fences and Walls).
2. Standards and procedures for fencing and screening in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.030.D Flood Control Standards

The standards and procedures for flood control and the regulation and management of stormwater are established in LVMC Title 20 (Flood Control).

19.09.100.E Landscaping Standards

1. Standards for landscaping required in all residential zones are established in LVMC Section 19.06 (Residential Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.06 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations), when applicable.
2. Standards for landscaping required in all commercial zones are established in LVMC Section 19.08 (Commercial and Industrial Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.08 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations).

19.09.100.F Outdoor Lighting Standards

1. Standards for outdoor lighting in all residential zones are established in LVMC Section 19.06.040 (Development Standards).
2. Standards and procedures for outdoor lighting in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.100.G Parking Standards

1. The standards for minimum and maximum on-site parking requirements for individual uses are based on a combination of LVMC Section 19.12.060 (Parking Requirements), Table G-1 below, and the Downtown Parking Load Map (Fig. G-1), as amended from time to time, which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure.

Table G-1 Form-Based Code Parking Requirements

Load (Zone)	Required Parking Spaces
Low Load (Zone 1)	Minimum 40% and Maximum 60% of the parking requirement indicated in 19.12.060 for the individual use
Medium Load (Zone 2)	Minimum 45% and Maximum 65% of the parking requirement indicated in 19.12.060 for the individual use
High Load (Zone 3)	Minimum 50% and Maximum 70% of the parking requirement indicated in 19.12.060 for the individual use

How to apply the Form-Based Code Parking Requirements:

a. Find the Parking Requirements for the individual use as set forth in 19.12.060 and calculate the amount of parking required. The first 2,000 square feet of GFA of Retail Trade and Employment & Services Use Types (Refer to Section 19.09.050.I Tables) are exempt from this calculation.

b. Find your property location on the Downtown Parking Load Map and identify if the Parking Load Zone is High (red), Medium (yellow), or Low (green) as indicated in Figure G-1.

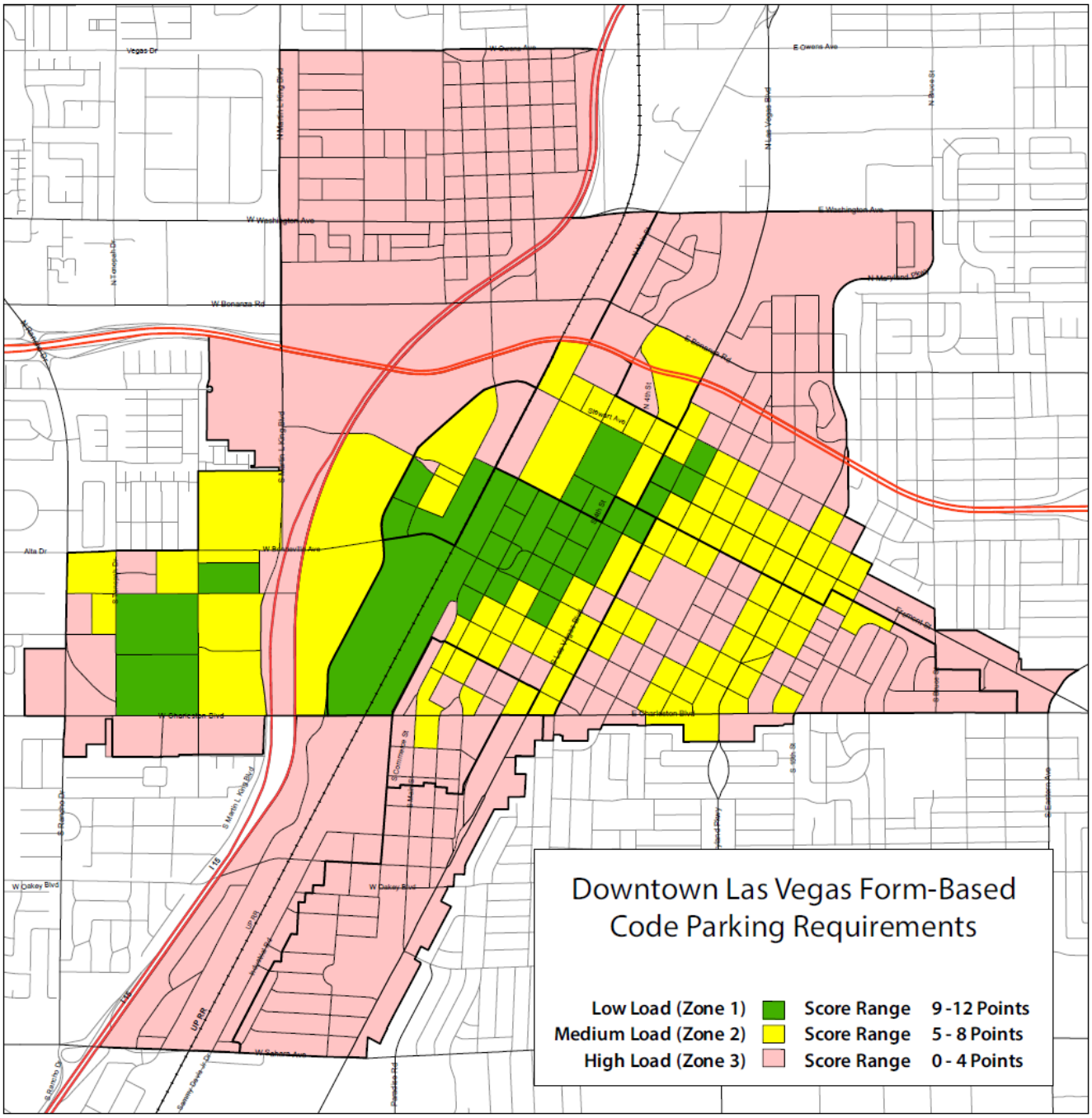
c. Using the required parking amount as calculated in step #1; identify the minimum and maximum required parking by utilizing the percentage based on the Parking Load Zone. See the example below:

Table G-2 Form-Based Code Parking Requirements Calculations Workflow

19.12.060 Parking Requirement	Parking Load Zone is Medium (Zone 2)	Form-Based Code Parking Requirement
20 spaces →	Minimum 50% and Maximum 70% of the parking requirement 19.12.060 for the individual use →	Minimum Required Parking Spaces: 10 Maximum Required Parking Spaces: 14

d. Comply with the requirement. If not compliant, the project will need the approval of a Variance as set forth in LVMC Section 19.16.140.

Figure G-1 Downtown Parking Load Map



2. Required parking as set forth and calculated accordingly to in LVMC Section 19.09.100.G.1 may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.110 (Commercial and Industrial Parking Design Standards).
4. **Bicycle Parking Standards**
   a. Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.

b. Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance.

c. The development, design, and placement of all bicycle parking spaces requires the Director's approval.

Table G-3 Bicycle Parking Requirements

Use	Required Parking Spaces
Residential (over 20 units only)	2 min., plus 1 per every 20 units
Recreation, Education, and Public Assembly	2 min., plus 1 per every 8,000 GFA
Retail Trade	2 min., plus 1 per every 10,000 GFA
Employment and Services	2 min., plus 1 per every 20,000 GFA
Telecommunication Facilities	--
Other	--
Urban Agriculture	--

19.09.100.H Sign Standards

1. Standards and procedures for permanent and temporary signs allowed in all residential zones are established in LVMC Section 19.06.140 (Residential Sign Standards).
2. Standards and procedures for permanent and temporary signs allowed in all commercial zones are established in LVMC Section 19.08.120 (Commercial and Industrial District Sign Standards).

19.09.100.I Incentives for Development Under the Form-Based Code (Placeholder)

This Subsection will be developed in the future to enable the inclusion of incentives into the Form-Based Code that are intended to incentivize appropriate new development. These incentives could include, for example, reductions in the number of parking spaces required and expedited approval processes.

The City could also include the concept of a Community Benefits Program into the Form-Based Code. This program could, for example, allow a developer to increase the height of a building by a defined number of stories in exchange for providing a community benefit, such as guaranteed affordable housing, a community park or plaza, etc. If the City pursues such a program it will need to be carefully calibrated to specific Transect Zones and Districts within Downtown Las Vegas.

19.09.100.J Additional Standards for Large Development Sites

For new development proposed on a large development site, i.e. a development proposed on 50 percent or more of an existing block, the following standards to ensure pedestrian connectivity through a block, shall apply;

1. A pedestrian passage must be provided to provide convenient and easy walking access through the block between adjoining public thoroughfares. Pedestrian passages are restricted to pedestrian use and may have limited vehicular access.
2. Pedestrian passages must ideally be located near the middle of a block, and are intended to provide connectivity to existing pedestrian networks and connect to other public spaces such as plazas or courtyards, thoroughfares, alleys, and parking garages.
3. A pedestrian passage provides additional frontage opportunities for the commercial (retail and restaurant) and/or residences houses along its edges. This public space may also provide an opportunity for informal or formal community gathering.
4. Pedestrian passages must be designated as a public access easement or public right of way and must be a minimum of 20 feet in width with a paved walkway a minimum of 10 feet wide.

DEFINITIONS USED IN THE FORM-BASED CODE

The terms listed below will be incorporated within Chapter 19.18 (Definitions and Measures) of the Unified Development Code, into LVMC Section 19.18.020 (Words and Terms Defined).

A Definitions

Accessory Dwelling Units (ADU). A subordinate dwelling unit added to, created within, or detached from a dwelling that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as a single-family unit or other building type allowed under the T-Zone or Zoning District, as described in LVMC 19.09, 19.06, and 19.08, utilized for residential purposes. [Replaces existing definition for Accessory Structure, Class 1.]

Active Ground Floor. A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor the front façade of buildings and the main entrance face and open towards the right-of-way along wich pedestrian access is provided. Along perimeters designated as Active Ground Floor on the regulating plan, the Shopfront frontage must be selected, and only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent must be used.

Architectural Feature. An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs. [Replaces existing definition.]

Awning. A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.

B Definitions

Balcony. A platform that projects from the wall of a building and is enclosed by a parapet or railing.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.

Bungalow Court. A building type that consists of a series of small, detached structures on a single lot, providing multiple units that are arranged to define a shared court.

Building Entrance. The place of pedestrian ingress and egress to a building most frequently used by the public.

Building Form. The overall shape and dimensions of a building.

Building, Main Body. The primary massing of a building.

Building, Primary. See the definition for Building, Principal.

Building, Secondary Wing. A building or structure that is physically attached to a primary building and that is secondary and incidental to the primary building. This definition does not include a parking structure.

Building Type. A structure defined by a combination of its configuration, placement on a lot, and function.

C Definitions

Ceiling Height, Ground Floor. The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from the finished floor to the finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Chamfered Corner. An external wall of a building that connects two perpendicular exterior walls, typically at a symmetrical 45-degree angle that creates a beveled edge to the building rather than a 90-degree corner.



Source: slideshare.net



Source: Opticos Design, Inc.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities

Civic Space. An outdoor area dedicated for public gathering and civic activities.

Common Yard. A frontage type that has no fences or walls between front yards or between the front yard and the sidewalk that is visually continuous across multiple parcels providing a common landscaped area.

Corner Entry. A pedestrian entrance located on the corner of a building.

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.

Courtyard Building. A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor.

Covered Parking. A portion of a parking area in which a shade structure(s) have been installed to provide shade for parked vehicles.

D Definitions

Depth, Ground Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available for an allowed use.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. A frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line, typically used in association with ground floor residential uses.

Downtown Industrial. Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Building & Landscape Material/Lumberyard; Building Maintenance Service and Sales; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant nursery; Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Post Office, Regional; Rail/Transit Yard or Shop; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

Downtown Residential. Uses that are residential in nature and condusive to a diverse mix of housing options throughout the twelve Downtown Districts. These uses include, for example, the following: Single Family, Attached; Single Family, Detached; Single Family, Zero Lot Line; Townhouse; Two-Family Dwelling; Multi-Family Residential. In order for such uses to be allowed, a compatible Building Type allowed in the Zone as per 19.09.050 must be selected; if the use is not compatible with any Building Type allowed within a specific Zone, the use is not allowed in that Zone.

Downtown Retail. Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose other than for resale, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

Downtown Services. Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Employment Agency; Financial Institution (General); General Personal Service; Health Club; Massage Accessory; Martial Arts Studio; Post Office, Local Service; Printing & Publishing; Tutoring Center; Trade School; Wedding Chapel.

Duplex - Front and Back. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit placed behind the other and sharing a common wall. [Replaces existing definition for Duplex.]

Duplex - Side by Side. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with two side–by-side living units sharing a common wall.

Duplex - Stacked. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit stacked on top of the other.

E Definitions

Encroachment into Façade Zone. Any architectural feature, structure, or structural element, such as an arcade, gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the façade zone or a setback, or into the public right-of-way.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F Definitions

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Façade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent public sidewalk.

Flex Low-Rise Building. A medium- to large-size structure on a large lot that may incorporate structured parking. In this building type, each unit may have its own individual entry, or units may share a common entry, accessed from the street or a courtyard or series of courtyards. It can be used to provide a vertical mix of uses or may be a single-use building.

Flex Mid-Rise Building. A medium- to large-size structure built on a large lot that typically incorporates multi-level structured parking that is used to provide a vertical mix of uses or may be a single-use building.

Flex High-Rise Building. A large and tall structure built on a large lot that typically incorporates multi-level structured parking used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown.

Footprint. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. The Forecourt Frontage has a portion of the façade close to the frontage line while the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Frontage. A strip of land abutting a thoroughfare, civic space, or other public right-of-way.

> **Frontage Private.** The area between the building façade and the shared lot line between the public right-of-way and the lot.
>
> **Frontage Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Furniture Area. The portion of the sidewalk that allows for the placement of street trees, transit stops, street lights, benches, trash containers, bike racks, or other street furnishings or equipment without restricting the movement of pedestrians.

G Definitions

Gallery. A frontage type typically used in retail applications where the façade is aligned close to the frontage line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk.

Glazing. The windows and other openings in a building in which glass is installed.

Greenway. (Placeholder)

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H Definitions

No specialized terms beginning with the letter "H" are currently defined.

I Definitions

No specialized terms beginning with the letter "I" are currently defined.

J Definitions

No specialized terms beginning with the letter "J" are currently defined.

K Definitions

No specialized terms beginning with the letter "K" are currently defined.

L Definitions

Large House. A large detached structure consisting of one unit usually sited on a large lot.

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building consisting of a parking structure, building with few windows, or parking lot, from a frontage.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a building, either single-family dwelling or multiple-family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes a complete kitchen space and sanitary facilities and working space reserved for, and regularly used by, one or more occupants of the unit. [Replaces existing definition for Live/Work Unit.]

Loading Dock. A platform where cargo from vehicles or trains can be loaded or unloaded.

Loft. A building type built to be a space adaptable to a variety of purposes thanks to floorplan, materials, and site layout considerations that help facilitate the coexistence between dissimilar uses.

M Definitions

Medium House. A medium-size detached structure, consisting of one unit, usually sited on a medium size lot.

Minimum Canopy Clearance. Measurement from the ground to the bottom of a tree.

Mixed-Use. A single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment uses, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated. Mixed-uses may be integrated vertically (i.e. two or more different uses occupy the same building usually on different floors) or horizontally (i.e. two or more different types of uses are placed next to each other on the same parcel, planned as a unit, and connected together with pedestrian and vehicular access). [Replaces existing definition for Mixed-Use.]

Multi-Plex, Large. A large-sized structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry that is appropriately scaled to fit in within medium-density or more urban neighborhoods.

Multi-Plex, Small. A medium-size structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium- to large-size family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium density neighborhoods.

N Definitions

No specialized terms beginning with the letter "N" are currently defined.

O Definitions

No specialized terms beginning with the letter "O" are currently defined.

P Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Playgrounds. A type of civic space designed and equipped for children's recreation.

Plazas. A type of formal civic space used for in an urban setting for civic, passive recreation, relaxation, and commercial activities, and typically provided with seating, ornamental fountains, and public art that is improved, landscaped, and paved, and spatially defined by building frontages. [Updates existing definition.]

Pocket Plazas. A smaller type of formal urban civic space than a plaza, that functions in a similar manner and follows the same rules as a larger plaza.

Pocket Parks. A type of civic space that provides small-scale public urban open space intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences.

Porch, Engaged. An engaged porch has two sides of the porch that are connected to the building while the other two sides are open.

Porch, Projecting. A projecting porch is open on three sides and has a roof.

Public Services, Minor. Utility services for the use of the public that include utility substations, pumping stations, and other transmission and distribution facilities.

Q Definitions

No specialized terms beginning with the letter "Q" are currently defined.

R Definitions

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Regulating Plan. The map of an area designating the locations of Transect Zones and identifying key elements such as required retail frontages and civic spaces. A regulating plan is typically incorporated into the City's official Zoning Map.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility. [Updates existing definition.]

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear.

S Definitions

Service Entry. An entrance to a building providing access for the delivery of goods and the removal of refuse, as well as access for the occupants/employees of the building.

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

Simple Wall Plane. A wall of a building or buildings usually placed parallel to a street right-of-way that is designed in a uniform manner with minimal horizontal articulation of smaller building masses, yet may have architectural details and features such as doors, bay windows, overhangs, or canopies, to provide interest.

Small House. A small detached structure, consisting of one unit, usually sited on a small lot with private open space.



Source: Opticos Design, Inc.

Street Frontage. See the definition for "Frontage Line".

Stoop. A frontage type where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Shade Structure. A structure erected to provide shade over areas such as patios, parking areas, and walkways.

Shade Structure, Projecting. A structure attached horizontally to the side of a building to provide shade for a sidewalk, walkway, terrace or patio.

Square. A type of civic space providing a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, and trees formally arranged.

T Definitions

Tandem Parking. A parking space deep enough to allow two cars to park one behind the other.

Temporary Uses. A permitted short-term activity including Parking Lot/Sidewalk Sales, Seasonal Outdoor Sales, Temporary Contractor's Construction Yards, Temporary Outdoor Commercial Events, Temporary Real Estate Sales Offices, and similar non-permanent uses.

Terrace. A frontage type where the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the façade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Thoroughfare, Primary. The street with the highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Secondary. The street with the second highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Tertiary. A street with minimal mobility functions and serving mainly for parking and delivery access, as indicated in the Thoroughfare Plan for each Downtown District.

Transect. A cross-section of the environment showing a range of different habitats or environments. The rural-to-urban transect used in LVMC Chapter 19.09 (Form-Based Code) is divided into six Transect Zones that range from the most natural to the most urban. These zones describe the physical form and character of a place according to the density and intensity of its land use and urbanism.

Transect Zone. One of several environments on the Zoning Map regulated by the standards found within LVMC Chapter 19.09 (Form-Based Code). Transect Zones are ordered from the most natural to the most urban. Transect Zones are administratively similar to the land-use zones in the Unified Development Code, except that in addition to the usual building use, density, height and setback requirements, other elements of the intended environment are integrated, including building types and the public frontages.

Transparency. The area of a frontage, usually applied to the ground floor of a building, that must contain a minimum amount of transparent glass.

Two-Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate swelling units on a single lot. See also, Duplex, Front and Back; Duplex, Side by Side; and Duplex, Stacked. [Updates existing definition.]

U Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Urban Park. A civic space type providing a central open-space area for neighborhoods or groups of neighborhoods useful for unstructured recreation and smaller structured recreational facilities.

V Definitions

No specialized terms beginning with the letter “V” are currently defined.

W Definitions

Walkway. A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the façade of a building.

X Definitions

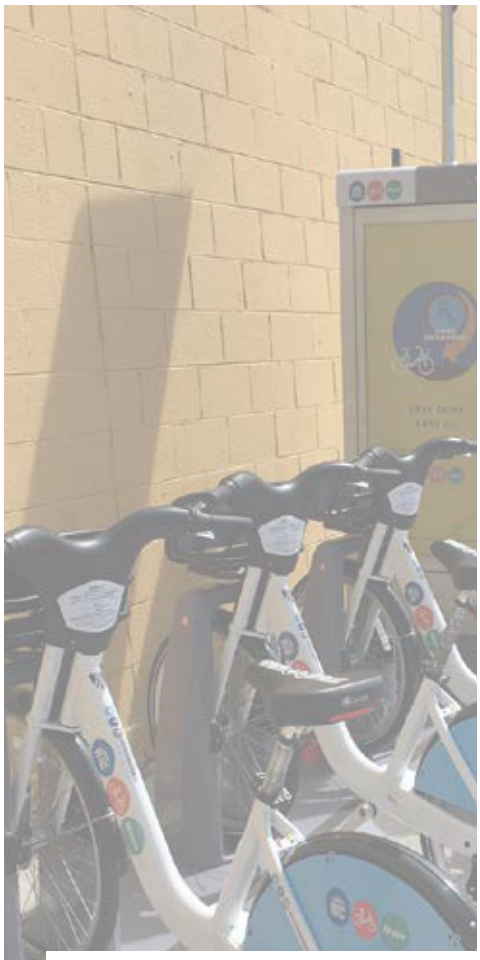
No specialized terms beginning with the letter “X” are currently defined.

Y Definitions

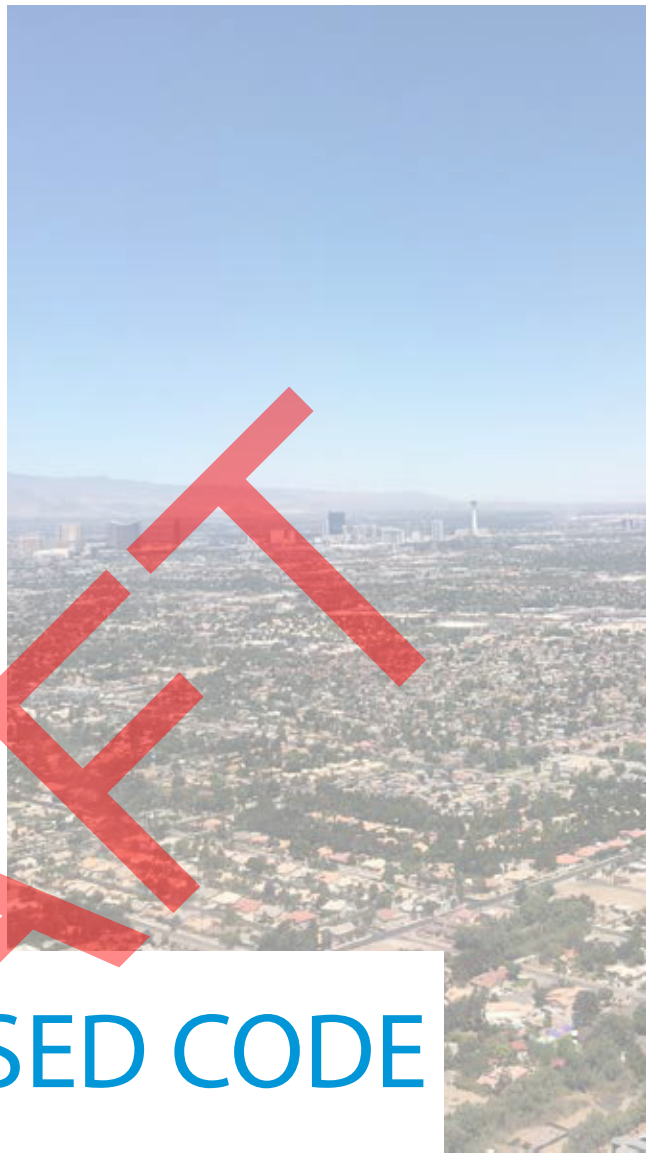
No specialized terms beginning with the letter “Y” are currently defined.

Z Definitions

No specialized terms beginning with the letter “Z” are currently defined.







19.09 FORM-BASED CODE

CITY OF LAS VEGAS, NV

DRAFT







Public Review Draft (Ver.2.0 - Fremont East Update) | February 5, 2019

This Public Review Draft includes new and modified content with respect to the Title 19.09 Form-Based Code as adopted on October 17, 2018. All new and updated content is indicated by red markings. All pre-existing content is included in black, blue, and white ink. Feedback on this Draft is essential, and encouraged by the City of Las Vegas Department of Planning. For more information visit www.formbasedcode.vegas

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19.09.010 PREAMBLE

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19.09.010.A Introduction

The *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) adopted by the City Council on July 15, 2016 is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization of the Downtown region. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic urban way of life and high-quality physical environment for locals and visitors alike. To better anticipate growth and change, the Master Plan includes an expanded study area and includes 12 downtown planning districts including the addition of the Las Vegas Medical District and other peripheral areas to the Downtown (See Figure 19.09.020.B-1 Districts Within the Downtown Las Vegas Overlay District).

Adopted under the requirements of the Las Vegas Municipal Code, and other applicable laws, the Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O) established in LVMC Section 19.10.110. The Form-Based Code applies to the Downtown Las Vegas Overlay District which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). Over time a Regulating Plan and Form-Based Code will be applied to each of these 12 Downtown Districts, and when adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards included in the Form-Based Code. The Form-Based Code has been designed so it can be easily updated as new Transect Zones within the Downtown Form-Based Code are incrementally added.

19.09.010.B What is a Form-Based Code?

A Form-Based Code (FBC) is a placed-based planning approach that supports walkable, mixed-use, and compact urban environments rather than suburban development and sprawl. A FBC is an alternative to a conventional zoning code.

The Form-Based Code Institute defines a FBC as a "land development regulation that fosters predictable results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation". A FBC controls and regulates building form first and building use second through city (or county) regulations, to achieve an anticipated type of built environment or "place" based on a community vision.

A FBC addresses the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e. a Regulating Plan) that functions like a zoning map that assigns an appropriate form and scale (i.e. the character) of development, rather than only distinctions in land use types (see Figure 19.09.010.B-1). So, while FBCs focus on an intended physical form they do also regulate use by allowing an appropriate range of uses chosen to ensure compatibility between uses and the intended physical form of the zone.

Figure 19.09.010.B-1 Illustrative Pages and a Regulating Plan from Form-Based Codes



An important aspect of a FBC is that they are not just design guidelines; indeed, they replace the existing zoning standards and regulations and have the same regulatory effect as any other zoning regulation.

FBCs are now being utilized by cities, towns, and counties across the country as communities are finding that conventional zoning is not fulfilling their needs. This is because most zoning regulations fail to implement a community's vision or plans for the future. Like Las Vegas, many city residents are concerned about sprawl and its impact on health, city financial resources, and the environment, including the amount of time (and its associated cost) spent in traffic.

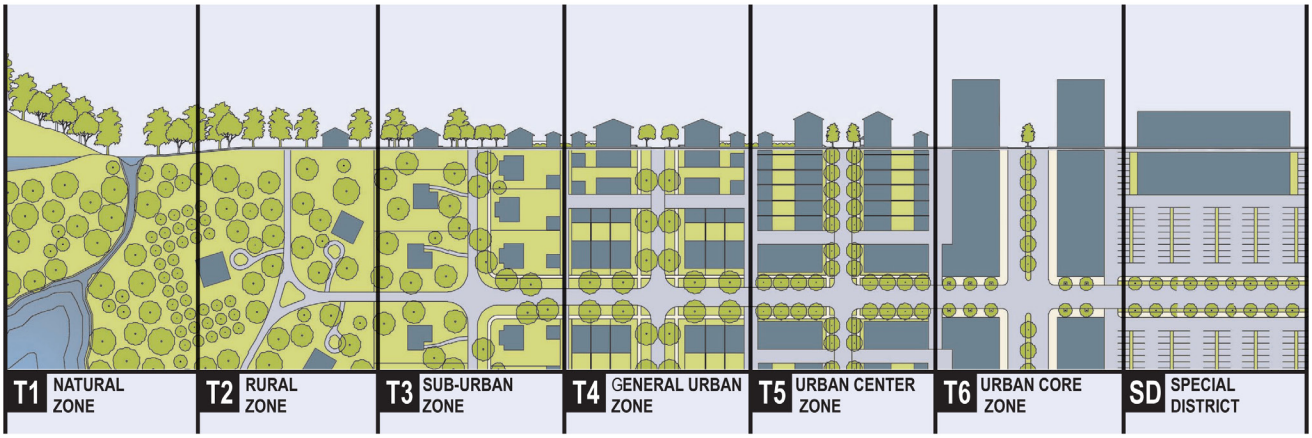
FBCs differ from conventional zoning codes in terms of the process by which they are prepared, the substance of the standards they contain and how those standards are presented, the mechanism by which they are implemented, and the built form they produce. In summary, a FBC is a regulatory tool drafted to implement a community vision or plan that allows a community to approach the urban environment holistically by establishing standards, for buildings, streets and sidewalks, parks, and parking as examples, that address the design and regulation of both private and public space.

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

The Rural-to-Urban Transect is an organizing principle used in Form-Based Codes to establish a hierarchy of environments or places based on their character. The designation of each zone along this hierarchy is first determined by the character, form, intensity of development, and type of environment, and secondly, by the uses allowed within the environment. This hierarchy of environments is used as the organizing framework for the FBC rather than the use of land use categories, which are typically used in conventional or Euclidean zoning as the organizing framework.

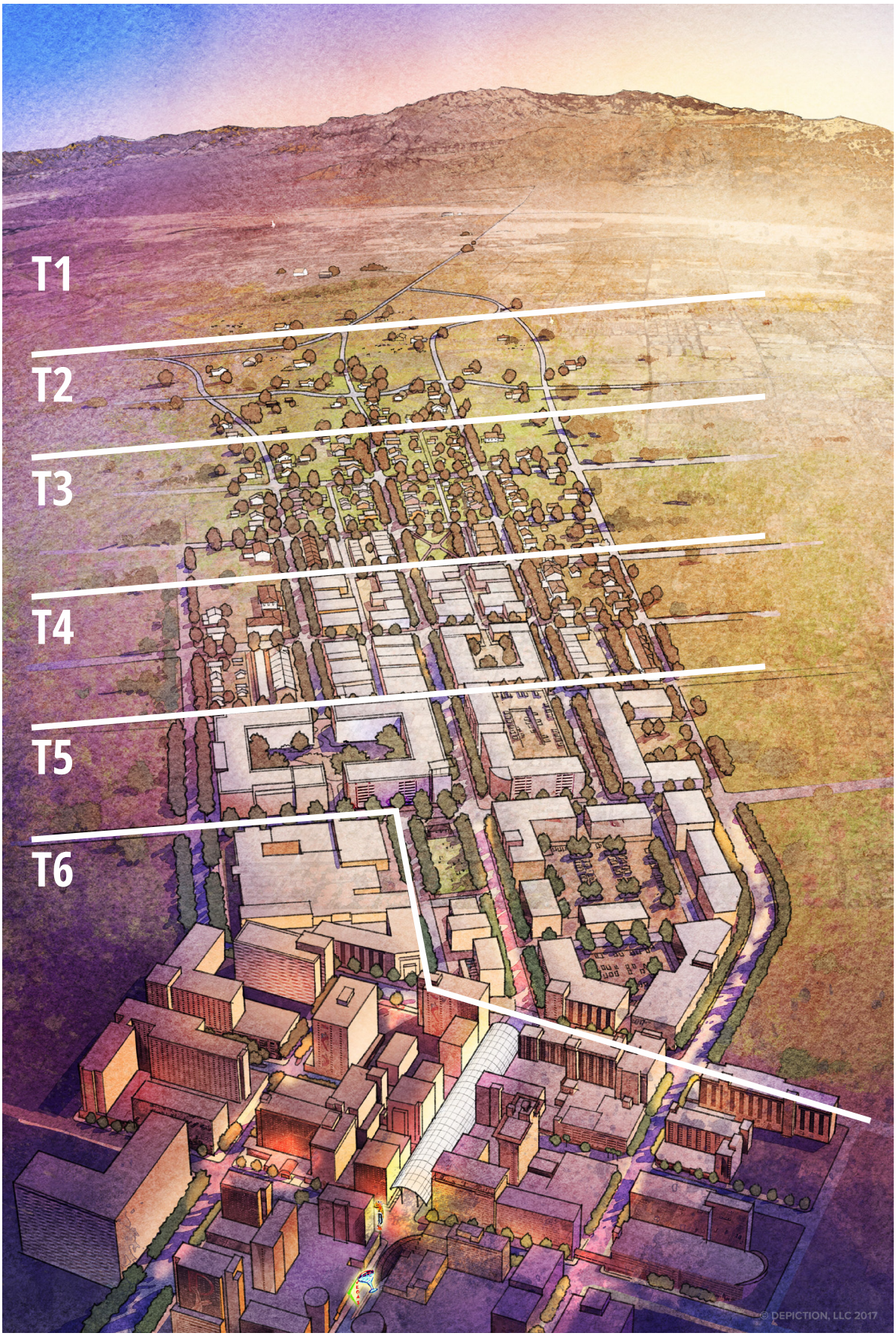
The typical transect for American towns is divided into six Transect Zones (frequently referred to as "T-zones"), each of which is given a number with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones, and which are arranged from most natural to most urban, as follows: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for places with specialized purposes (e.g., heavy industrial, entertainment, or university districts). See Figure 19.09.010.C-1. The transect for Las Vegas is illustrated in Figure 19.09.010.C-2.

Figure 19.09.010.C-1 The Rural-to-Urban Transect



The rural-to-urban transect illustrating from left to right a continuum of environments (places) from the most rural to the most urban.
Source: Duany Plater-Zyberk & Company

Figure C-2 The Las Vegas Transect



19.09.010.D Overview of the Guiding Principles for the Form Based Code

The following design objectives are reflected in the Form-Based Code standards:

1. Encourage a variety of housing types, development styles, and uses that provide diversity and visual interest in the Downtown Overlay District while preserving the City's desired character;
2. Encourage design, massing, and development standards that promote walkable urban cores;
3. Encourage high quality streetscape design that activates the public realm through pedestrian-oriented and multimodal practices;
4. Encourage the development of neighborhoods that provide a high-quality living environment and generate civic pride;
5. Encourage building design that complements surrounding development;
6. Encourage facades to be designed to include entries, porches, and other architectural elements that are oriented to, and appropriate for, pedestrians; and
7. Encourage the preservation of areas of the City with unique historic character and context as well as traditional single-family residential neighborhoods.

19.09.010.E Organization of the Form-Based Code

1. The following advisory text is intended to give a brief overview of the overall structure of Chapter 19.09 (Form-Based Code).
2. **Section 19.09.010 - Preamble**

   The preamble introduces the context for the Form-Based Code within the Downtown Las Vegas Overlay District. It includes a brief overview of a FBC and the use of Transect Zones, describes guiding principles for the FBC and how it is organized, and concludes with a short description of how to use the Code.
3. **Section 19.09.020 - Purpose and Intent**

   Establishes the legal foundation for the FBC and includes an overview of its purpose, organization, authority, responsibility for administration, and applicability.
4. **Section 19.09.030 - Administration and Procedures**

   Provides a cross-reference to the City's existing processes by which development is permitted by the City and the requirements related to specific types of submittals unique to the FBC. It also provides a cross-reference to the City's existing enforcement procedures.
5. **Section 19.09.040 - Specific to Districts**

   Identifies the standards that are unique to specific Districts.
6. **Section 19.09.050 - Transect Zones Standards**

   Establishes the Transect Zones and Special District Zones for the Downtown Las Vegas Overlay District, with detailed development standards specific to each zone.
7. **Section 19.09.060 - Building Types Standards**

   Provides an overview of a wide range of pre-approved building types that are appropriate for walkable, transit-supportive urban environments in the Downtown Las Vegas Overlay District.
8. **Section 19.09.070 - Frontage Type Standards**

   Establishes standards for a range of pre-approved building frontages that provide an important transition between the public street and the private frontages of buildings.

9. **Section 19.09.080 - Civic Space Standards**

   Establishes a range of pre-approved civic space types intended to be integrated into medium and large projects in the Downtown Las Vegas Overlay District.

10. **Section 19.09.090 - Thoroughfare Standards**

    Establishes a range of pre-approved standards for creating complete streets to reinforce walkable communities by providing access to multiple modes of transportation.

11. **Section 19.09.100 - Supplemental to Transect Zones**

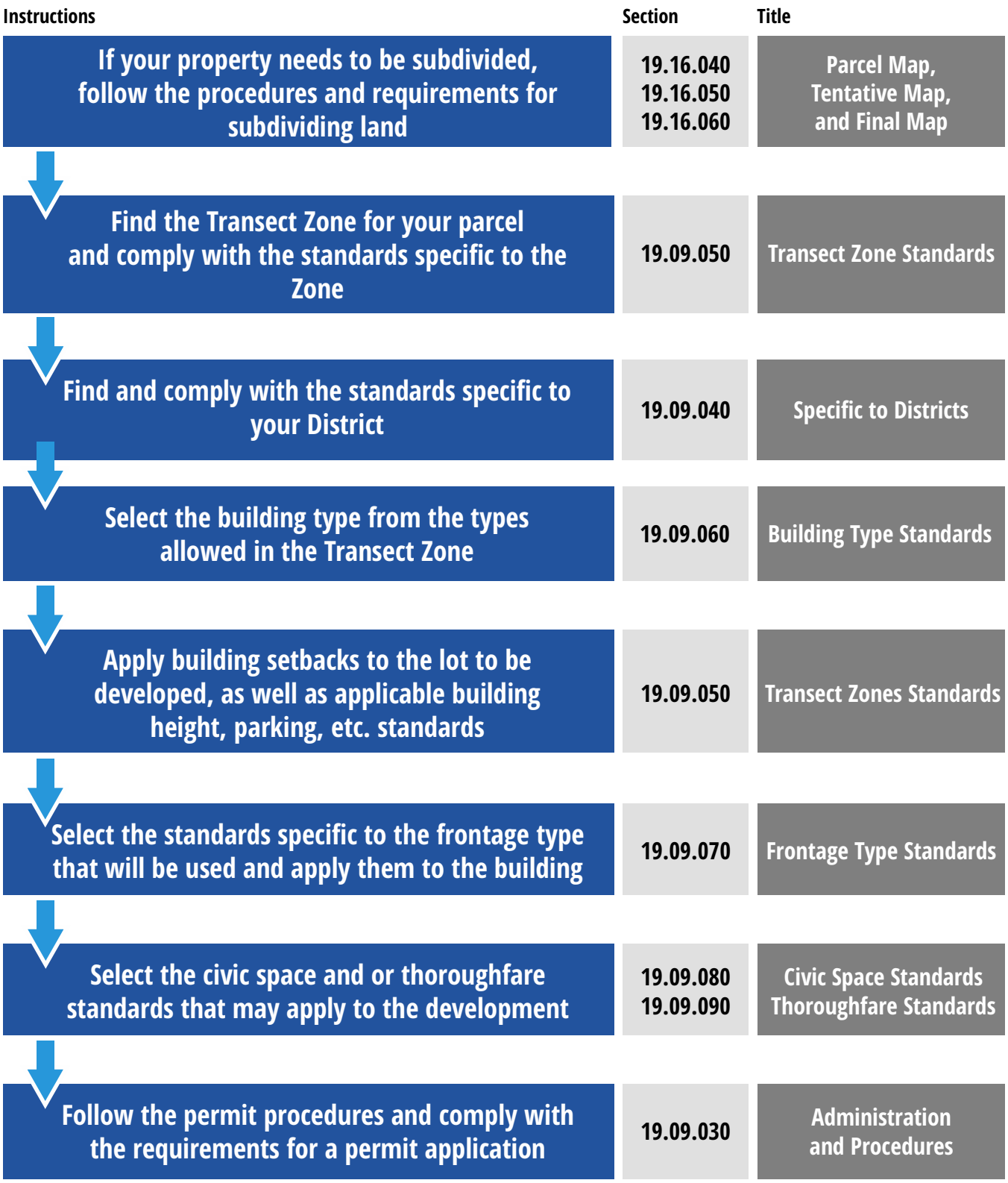
    Provides a cross-reference to the City's existing development standards that will also apply within the Transect Zones, including for example, fencing and screening standards, landscaping standards, parking standards, sign standards, and a placeholder for development incentives.

19.09.010.F How to Use the Form-Based Code

The basic steps a user would follow for the development of a new project using the Form-Based Code are illustrated in Figure 19.09.010.F-1.

Figure 19.09.010.F-1 How to Use the Form-Based Code

Typical FBC procedure flow.



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19.09.020 PURPOSE AND INTENT

Subsections:

19.09.020.A Title

19.09.020.B Purpose of the Form-Based Code

19.09.020.C Authority

19.09.020.D Applicability

19.09.020.E Responsibility for Administration

19.09.020.A Title

Chapter 19.09 of the Las Vegas Unified Development Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

19.09.020.B Purpose of the Form-Based Code

1. The Form-Based Code for Downtown Las Vegas is a component of the City of Las Vegas Unified Development Code (UDC) developed to implement the Downtown Master Plan. The Downtown Master Plan provides an overall vision, policy direction and implementation strategy that supports the ongoing recovery and revitalization of the Downtown as a compact and vibrant urban environment with a focus on higher density mixed-use development centered around transit hubs and activity nodes.
2. The Downtown Master Plan includes strategic priorities for economic growth and development of the Las Vegas Downtown. Specific local government initiatives are identified, including:

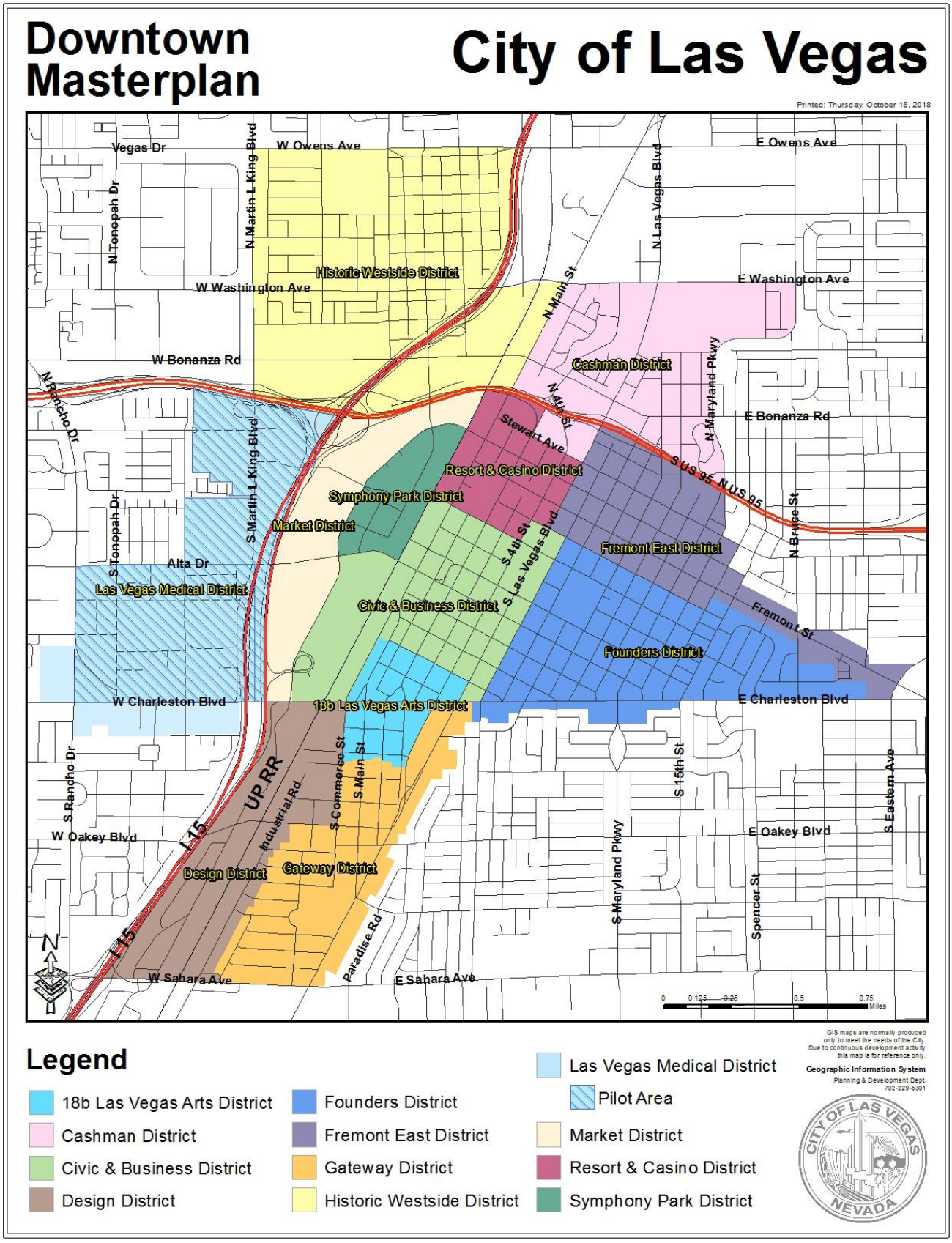
    a. **Land Use Regulation**

    Reform of the land use regulatory process with, for example, clear standards and procedures to ensure more predictable outcomes and expedited approvals for targeted projects, removal of overlapping layers of regulation, improved development standards, and adoption of a comprehensive Zoning Code that employs form-based standards aligned with the Master Plan to focus on placemaking, encourage walkable urban environments, and support development of mixed-use transit hubs;

    b. **Redevelopment Sites**

    Incentivized development of priority redevelopment sites and an aggressive pursuit of catalytic projects to stimulate sustainable private investment and facilitate the production of housing in the Downtown with an emphasis on mid-rise urban housing and vertical mixed-use development directed toward strategic infill and priority redevelopment sites;

Figure 19.09.020.B-1 Districts within the Downtown Las Vegas Overlay District



c. **Community Development**

Downtown's livability is dependent on expanding community resources, including the provision of comprehensive services that address the civic, social service, healthcare, educational, and recreational needs of the community through community partnerships; and

d. **Downtown Enhancement**

Enhancement of the Downtown environment through a coordinated program of public realm improvements and implementation of programs designed to encourage private property improvements. A regulatory structure to maintain Downtown's unique history and culture is needed to facilitate historic preservation and support restoration of individual properties and districts.

3. The FBC is intended to promote development that is place-based, i.e. specifically intended to be compatible with the form and character of a geographic area. Secondarily, the FBC carefully regulates uses to maximize compatibility between those uses and the intended physical form of the zone in which they are located. Thus, the FBC will be used to reinforce existing, or to create new, walkable mixed-use urban environments in a form that is comprehensive, straightforward, and easily understood.
4. The FBC establishes Transect Zones and Building Types, Frontage Types, Civic Space Types, and Thoroughfare Standards that apply within the 12 Districts of the Downtown Las Vegas Overlay District (LVMC Section 19.10.110), see Figure 19.09.020.B-1 and listed below:
   a. Las Vegas Medical District;
   b. 18B Las Vegas Arts District;
   c. Fremont East District;
   d. Cashman District;
   e. Civic and Business District;
   f. Design District;
   g. Founders District;
   h. Gateway District;
   i. Historic Westside District;
   j. Market District;
   k. Resort and Casino District; and
   l. Symphony Park District.
5. Section 19.09.040 (Specific to Districts) includes unique standards that are applicable in specific Downtown Districts.

19.09.020.C Authority

The Form-Based Code is enacted based on the authority vested in the City of Las Vegas by the Nevada Revised Statutes (NRS), including NRS Chapter 278, in compliance with LVMC Section 19.00.020 (Authority).

19.09.020.D Applicability

1. The FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to all property with a Transect Zone designation. The City will begin the process of implementing the FBC with a pilot area located within the Las Vegas Medical District (see Figure 19.09.020.B-1). Over time a FBC with applicable Transect Zones mapped on the Zoning Map will be applied to each of these 12 Downtown Districts. As each District FBC is adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards in the FBC.
2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
   a. All proposed new development within the Transect Zones;
   b. All additions to existing developments that increase the building footprint by 10 percent or more;
   c. A facade renovation to the primary or secondary street frontage of an existing building; and
   d. Improvements to pedestrian or vehicular access.
4. Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.
5. This Chapter has been designed so it can be easily updated as new Transect Zones and associated standards for Downtown Las Vegas Overlay Districts are incrementally added.

19.09.020.E Responsibility for Administration

1. **Responsible Bodies and Individuals**

   This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. **Exercise of Discretion**

   In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:
   a. The proposed development complies with all applicable provisions of Chapter 19.09 (Form-Based Code);
   b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
   c. The decision is consistent with the Downtown Master Plan.

19.09.030 ADMINISTRATION AND PROCEDURES

Subsections:

19.09.030.A Purpose
19.09.030.B Applicability
19.09.030.C Application Review Procedures
19.09.030.D Subdivision of Land
19.09.030.E Vacations
19.09.030.F Rezoning
19.09.030.G Site Development Plan Review
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19.09.030.N Master Sign Plan
19.09.030.O Nonconformities
19.09.030.P Enforcement
19.09.030.Q Extension of Time
19.09.030.R Definitions

19.09.030.A Purpose

This Section provides procedures and requirements for the preparation, filing, and processing of planning applications and other entitlements required by the Form-Based Code.

19.09.030.B Applicability

The review processes for all planning applications within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) are set forth in LVMC Chapter 19.16 (Applications and Procedures).

19.09.030.C Application Review Procedures

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with LVMC Section 19.16.010 (General Requirements).

19.09.030.D Subdivision of Land

1. For a division of real property into four or fewer lots, the submittal, approval and recordation of a parcel map is required in compliance with LVMC Section 19.16.040 (Parcel Map).
2. For a division of land that does not meet the criteria for a parcel map established in LVMC Section 19.16.040 (Parcel Map), the applicant shall file a tentative map for the subdivision of land in compliance with LVMC Section 19.16.050 (Tentative Map).
3. A final map, prepared in compliance with the approved tentative map, or a series of final maps each covering a portion of an approved tentative map, must be submitted in compliance with the provisions of NRS Chapter 278, LVMC 19.16.050 (O), and the requirements contained in LVMC Section 19.16.060 (Final Map).
4. For reversions of real property to unsubdivided acreage, the provisions of LVMC Section 19.16.070 (Reversionary Map) applies.

19.09.030.E Vacations

Procedures for the vacation of a public street or easement are established in LVMC Section 19.16.080 (Vacations).

19.09.030.F Rezoning

Procedures for rezoning real property are established in LVMC Section 19.16.090 (Rezoning).

19.09.030.G Site Development Plan Review

A Site Development Plan Review, either Minor or Major, is required for all development within the Downtown Las Vegas Overlay District in compliance with LVMC Section 19.16.100 (Site Development Plan Review).

19.09.030.H Special Use Permit

The Planning Commission may approve, approve with conditions, or deny an application for a Special Use Permit for those uses listed in Section 19.09.050.E (Transect Zones) in compliance with LVMC Section 19.16.110 (Special Use Permit).

19.09.030.I Administrative Deviation

The Director may grant an Administrative Deviation in compliance with LVMC Section 19.16.120 (Administrative Deviation).

19.09.030.J Waiver

An applicant may apply for a Waiver if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030.K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance).

19.09.030.L Development Agreement

Procedures that enable the City Council to enter into a Development Agreement are established in LVMC Section 19.16.150 (Development Agreements).

19.09.030.M Miscellaneous Permits

1. The procedure for the issuance of a Temporary Commercial Permit for certain short-term activities is established in LVMC Section 19.16.160 (Temporary Commercial Permit).
2. The procedure for the issuance of a Temporary Sign Permit is established in LVMC Section 19.16.170 (Temporary Sign Permit).
3. The procedure for the issuance of a Home Occupation Permit is established in LVMC Section 19.16.180 (Home Occupation Permit).
4. The procedure for the issuance of a Model Home Permit is established in LVMC Section 19.16.190 (Model Home Permit).
5. The procedure for the issuance of a Sign Certificate is established in LVMC Section 19.16.200 (Sign Certificate).

19.09.030.N Master Sign Plan

The procedure for the approval of Master Sign Plan is established in LVMC Section 19.16.270 (Master Sign Plan).

19.09.030.O Nonconformities

1. Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, must comply with LVMC Chapter 19.14 (Nonconforming Uses and Structures).
2. Any use or structure that was established or constructed in violation of the applicable zoning regulations in effect at the time of establishment or construction, and which does not conform to the applicable regulations of this FBC, is not a nonconforming use or structure, and the use or structure is in violation of this Title.
3. Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. Nonconforming structures and associated uses in Transect Zones may be expanded, enlarged, and improved in a manner that is not entirely consistent with the requirements of LVMC Chapter 19.14 (Nonconforming Uses and Structures) if a Major Site Development Plan is approved and the following findings are made by the Planning Commission and City Council:
    a. At least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefit;
    b. The change does not result in a significant increase in the overall intensity of use beyond the existing use(s);
    c. The change expands the existing footprint by no more than 10 percent (Refer to Section 19.09.020.D.3); in the case that the expansion, enlargement, or improvement will decrease the nonconformity, this maximum change in footprint is increased to 20 percent.
    d. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit;

e. Compliance with the number of parking spaces required may not be prioritized over other standards during review of these exceptions for nonconforming structures and associated uses in Transect Zones; and

f. Any changes will not unreasonably impede the long-term implementation of the Downtown Master Plan because at least one of the following apply:

   i. There are significant vacant or underutilized properties in the area available or likely to become available in the near term for development consistent with the Downtown Master Plan;

   ii. The infrastructure necessary to support the long-term development of the area is incomplete; or

   iii. The improvements will not significantly impair the ability of market forces to drive the transition to new uses and development opportunities consistent with the Downtown Master Plan's long-term vision.

19.09.030.P Enforcement

The Director is responsible for applying, administering, and enforcing the provisions of this Chapter in compliance with LVMC Section 19.00.090 (Enforcement).

19.09.030.Q Extension of Time

An applicant's request for an extension of time must be filed with the Director before expiration of the permit or approval, together with the required filing fee in compliance with LVMC Section 19.16.260 (Extension of Time).

19.09.030.R Definitions

All terms used in Chapter 19.09 (Form-Based Code) are defined in Section 19.09.110 (Form-Based Code Definitions).

19.09.040 SPECIFIC TO DISTRICTS

Subsections:

19.09.040.A Purpose

19.09.040.B Applicability

19.09.040.C District-specific Standards for Street Trees

19.09.040.D 18B Las Vegas Arts District (Placeholder)

19.09.040.E Cashman District (Placeholder)

19.09.040.F Civic & Business District (Placeholder)

19.09.040.G Design District (Placeholder)

19.09.040.H Founders District (Placeholder)

19.09.040.I Fremont East (New)

19.09.040.J Gateway District (Placeholder)

19.09.040.K Historic Westside (Placeholder)

19.09.040.L Las Vegas Medical District

19.09.040.M Market District (Placeholder)

19.09.040.N Resort & Casino District (Placeholder)

19.09.040.O Symphony Park District (New)

19.09.040.A Purpose

The purpose of this Section is to consolidate any unique regulatory standards that are applicable to specific Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) such as land use regulation, signage, parking, streetscape or landscaping standards, to ensure that proposed development with the Transect Zones is also consistent with District specific standards in the Unified Development Code that support the character, scale, and special requirements of the Downtown Districts.

Whenever differences occurr between the District-specific standards listed in LVMC 19.09.040 (Specific to Districts) and other provisions listed in 19.09, the District-specific standards shall apply.

19.09.040.B Applicability

The standards in this Section apply to all proposed development in each of the Downtown Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110)**.** The regulations and standards that are applied on parcels owned and operated by federal, state or city government through the application of this Code will be interpreted as guidelines by the Review Authority. Nonetheless, to promote the urban form desired within the Downtown Districts, compliance with all applicable standards and guidelines is encouraged.

19.09.040.C District-specific Standards for Street Trees

ThepurposeofthisSubsectionistopromoteahigh-quality,walkableenvironmentthatemphasizestheuniquecharacterofeachDowntownDistrictthroughtheimplementationofadistrict-specifictreepallette.ThetreespeciesandplantingrequirementshavebeendevelopedtobeconsistentwiththegoalsandobjectivesasexpressedintheCityofLasVegasMasterPlan,theVision2045DowntownMasterplan,andinconsiderationoftheNevadaDivisionofForestryLasVegasValley

UrbanCanopyAnalysisaswellastheRegionalPlantListdevelopedbytheSNRPC,topromoteenvironmental,social,and economic benefits.

All street trees and trees required within buffer and front setback areas as required per 19.09.050 shall conform to the standards as provided in Table 19.09.040.C-1 (District Pallette for Street Trees and Landscaping Requirements) and Figure 19.09.040.C-1 (Additional Planting Requirements). The intent of the Alternating Species Options is to minimize the potential impact of diseases and other negative conditions that could impact a specific tree species, and by doing so preserving the desired canopy.

Table 19.09.040.C-1 District Pallette for Street Trees and Landscaping Requirements

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
18b Las Vegas Arts	Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Sophora Secundiflora (Texas Mountain Laurel)	Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Shumardii (Shumard Oak)
Cashman	Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Parkinsonia Microphylla (Foothill Palo Verde) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Havardia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)
Civic & Business	Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Ilex Vomitoria (Yaupon Holly) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Pistacia Lentiscus (Mastic Tree) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Farnesiana (Sweet Acacia)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Gleditsia Triacanthos Var. inermis (Honey Locust) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Parvifolia (Lacebark Elm)

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Design	Acacia Craspedocarpa (Leather Leaf Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Microphylla (Foothill Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid palo verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Sophora Secundiflora (Texas Mountain Laurel)	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid Palo Verde) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis Glandulosa (Thornless Honey Mesquite)
Founders	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Ceratonia Siliqua (Carob) Dalbergia Sissoo (Indian Rosewood) Olea Europaea (Fruitless Olive) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)

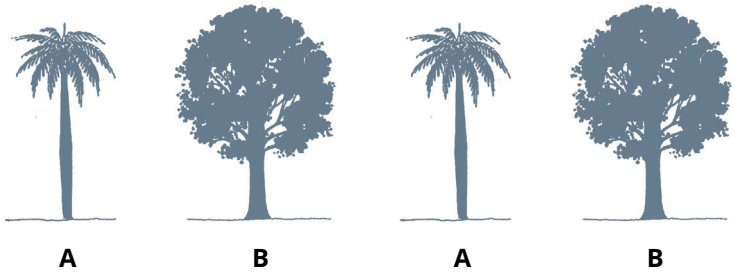
District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Fremont East	Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pistacia Lentiscus (Mastic Tree) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus x Virginiana (Heritage Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Dalbergia Sissoo (Indian Rosewood) Gleditsia Triacanthos Var.inermis (Honey Locust) Havardia Mexicana (Mexican Ebony) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pittoposrum Angustifolium (Willow Pittosporum) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Crassifolia (Cedar Elm)
Gateway	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havardia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havardia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)
Historic Westside	Acacia Pendula (Weeping Acacia) Celtis Reticulata (Netleaf Hackberry) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)	Acacia Pendula (Weeping Acacia) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)
Las Vegas Medical District	Chilopsis Linearis (Desert Willow) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Ceratonia Siliqua (Carob) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Ulmus Crassifolia (Cedar Elm) Olea Europaea (Fruitless Olive)

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Market	Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)	Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)
Resort & Casino	Cordia Boissieri (Texas Olive) Ilex Vomitoria (Yaupon Holly) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Cordia Boissieri (Texas Olive) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak) Quercus Canbyi (Canby Oak)
Symphony Park	See Symphony Park Design Standards	See Symphony Park Design Standards

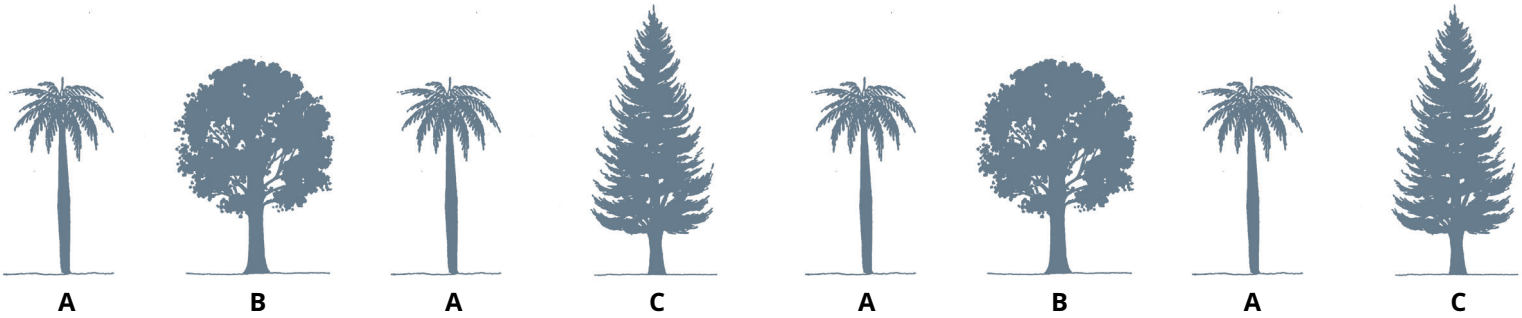
Figure 19.09.040.C-1 Additional Planting Requirements

To promote urban trees biodiversity, and prevent the possible degradation of the downtown canopy due to species-related diseases and parasites, the street strees as required per 19.09.050 shall be planted utilizing the minimum spacing requirements indicated below (Option #1 or Option #2), and approved by Staff. The figure, which is conceptual and not representative of the actual tree species allowed in each district as per Table 19.09.040.C-1, uses alphabet letters (A, B, and C) and images to symbolize trees pertaining to the same genus, or family, of trees, spaced at a minimum distance pattern from each other. A Variance is not available to permit a deviation from the provisions of this Secti

Option 1: AB-AB



Option 2: ABAC-ABAC



19.09.040.D 18B Las Vegas Arts District (Placeholder)

Placeholder

19.09.040.E Cashman District (Placeholder)

Placeholder

19.09.040.F Civic & Business District (Placeholder)

Placeholder

19.09.040.G Design District (Placeholder)

Placeholder

19.09.040.H Founders District (Placeholder)

Placeholder

19.09.040.I Fremont East District (NEW IN ENTIRETY)

1. **Historic Hotels and Motels - Adaptive Reuse Standards**

   a. **Purpose**

   Hotels and motels located in the Fremont East District are the foundation of the City's tourism economy. Adaptive reuse is an important aspect of development in the Fremont East District as it contributes to the historic character of the area. The purpose of these standards is to allow for a change of use of existing vacant or abandoned hotel or motel buildings on Fremont Street, and the property on which they are located, into new and more productive residential or commercial uses.

   b. **Applicability**

   These additional standards apply to existing hotels and motels or to features of these hotels or motels such as signs, that have been designated as Historic Landmarks, Districts, Sites, Buildings, Structures, or Objects in compliance with LVMC Section 19.10.150.I (Designation of Historic Landmarks, Districts, Sites, Buildings, Structures, and Objects) located in the T5 Main Street (T5-MS), T4 Main Street (T4-MS), and T4 Corridor (T4-C) Zones.

   c. **Allowed Uses**

      i. In addition to the land use types listed in Table I (Use Types) of the Zones listed in paragraph b (Applicability) above, the Director may determine that a use not listed in Table I is allowed either within the building(s) or on the property if it is listed in LVMC Section 19.12.010 (Land Use Tables), it supports the purpose and intent of the Zone, and it is consistent with the goals and policies of the Downtown Master Plan.

      ii. The Director may also determine that a use not listed in LVMC Section 19.12.010 (Land Use Tables) is allowed either within the building(s) or on the property if the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan, subject to issuance of a Temporary Commercial Permit under LVMC Section 19.16.160 (Temporary Commercial Permit).

   d. **Use Specific Standards**

   Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

19.09.040.J Gateway District (Placeholder)

Placeholder

19.09.040.K Historic Westside District (Placeholder)

Placeholder

19.09.040.L Las Vegas Medical District

1. Additional Standards for Hospital Uses

To support the long term harmonious development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly mantained, preserved, and replaced in case of death.

b. In order to preserve and mantain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC Title 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.

c. The Planning Commission may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns; an equivalent amount of similar sized trees, shrubs, and landscape buffer area shall be installed, as approved by Staff.

d. A Variance is not available to permit a deviation from the provisions of this Section.

3. Pedestrian Open Spaces and Plazas

Pedestrian Open Spaces and Plazas Public open space, or plazas for public gathering, is required for all new medical and office developments of 10,000 square feet or greater. These spaces shall provide seating and should be easily observed and accessible from the street and/or pedestrian circulation areas. When determining the open space for mixed-use buildings, only the gross floor areas of the office uses will be

considered. Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan. Such areas shall be provided according to the following guidelines (See Figure 19.09.040.C-2 below):

a. Developments shall provide one square foot of plaza per 50 square feet of gross floor area for buildings of 10,000 square feet to 50,000 square feet. For larger buildings, an additional one square foot of open space shall be required for each additional 500 square feet of floor area. For parking garages, open space shall be provided at the rate of one square foot per stall.

b. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

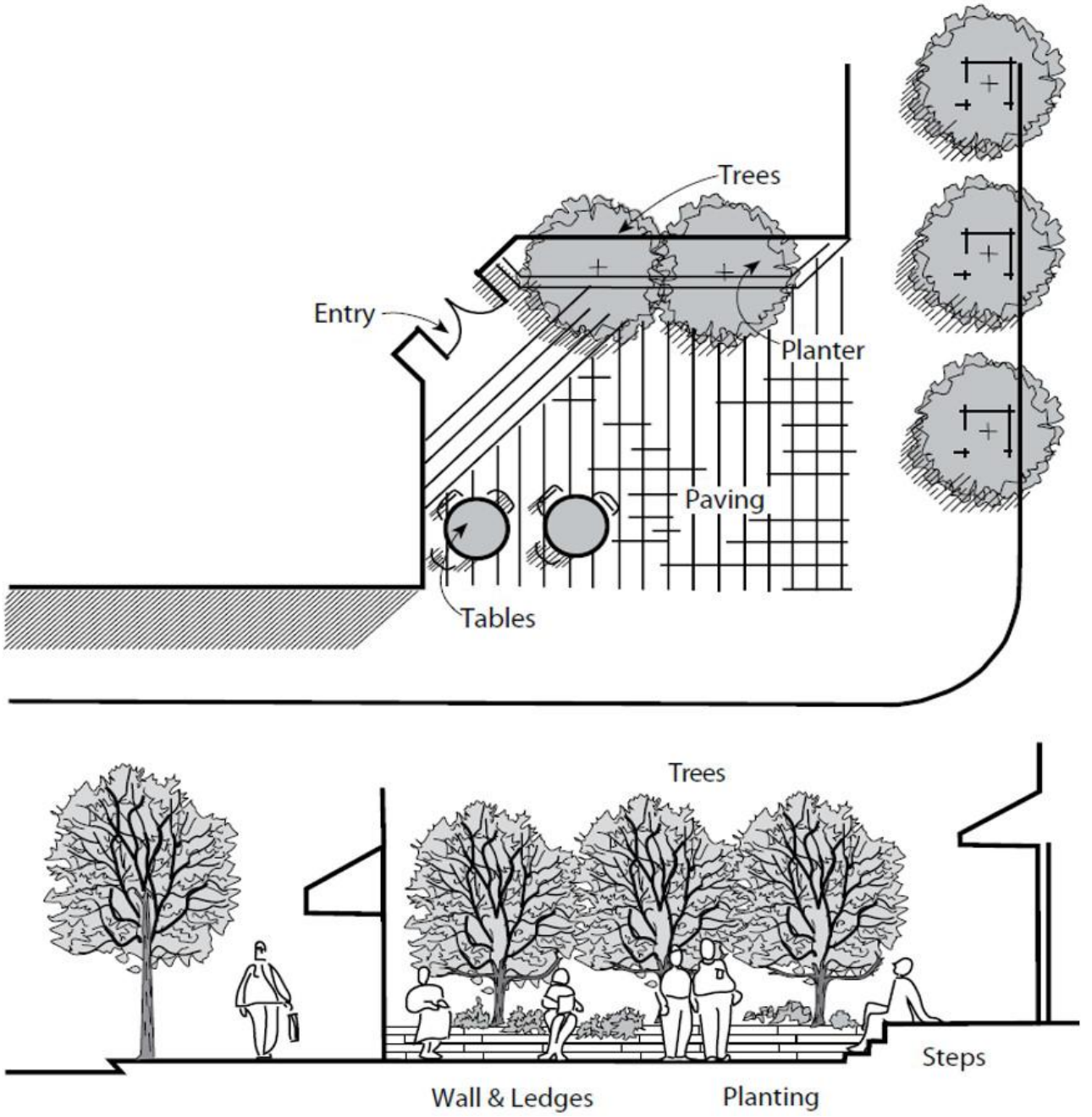
c. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open to the public and accessible during normal hours of operation.

d. Maintenance of these open spaces will be the responsibility of the property owner.

e. Whenever the standards contained in this Section and the ones set forth in 19.09.050 overlap or contraddict each other, the provision which is more restrictive or imposes higher standards or requirements shall apply.

Figure 19.09.040.C-2

Guidelines for Pedestrian Open Space and Plazas



19.09.040.M Market District (Placeholder)

Placeholder

19.09.040.N Resort & Casino District (Placeholder)

Placeholder

19.09.040.O Symphony Park District (NEW IN ENTIRETY)

See Symphony Park Design Standards

19.09.050 TRANSECT ZONES STANDARDS

Subsections:

19.09.050.A Purpose

19.09.050.B Applicability

19.09.050.C Establishment of Transect Zones

19.09.050.D Transect Zones Overview

19.09.050.E Transect Zones

- 19.09.050.E.004 T6 Urban Core Zone (T6-UC) (NEW IN ENTIRETY)
- 19.09.050.E.008 T6 Urban General Zone (T6-UG)
- 19.09.050.E.012 T5 Maker Zone (T5-M)
- 19.09.050.E.016 T5 Corridor Zone (T5-C)
- 19.09.050.E.020 T5 Main Street Zone (T5-MS)
- 19.09.050.E.024 T5 Neighborhood Zone (T5-N)
- 19.09.050.E.028 T4 Corridor Zone (T4-C)
- 19.09.050.E.032 T4 Main Street Zone (T4-MS) (NEW IN ENTIRETY)
- 19.09.050.E.036 T4 Neighborhood Zone (T4-N) (NEW IN ENTIRETY)
- 19.09.050.E.040 T3 Neighborhood Zone (T3-N)

19.09.050.A Purpose

The purpose of this Section is to establish the regulatory standards for building form, building placement, and land use within the Transect Zones applicable within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). These standards are intended to ensure that proposed development is compatible with future development on neighboring properties, and produces an environment of desirable character and scale consistent with the City's vision for implementing the Downtown Master Plan, and any other applicable Master Plan.

19.09.050.B Applicability

1. The standards in this Section apply to all proposed development within the Transect Zones, and must be considered in combination with the standards in Sections 19.09.060 (Building Type Standards), 19.09.070 (Frontage Type Standards), 19.09.080 (Open Space Standards), 19.09.090 (Thoroughfare Standards), and other applicable sections of LVMC Title 19 (Unified Development Code).
2. One or more of each of the following must be selected for, and applied to, each lot:
   a. Building Type (at least one primary building);
   b. Frontage Type (multiple types as allowed by the Zone);
   c. Thoroughfare Type (as per each District Thoroughfare Plan); and
   d. Use Type (multiple types as allowed by the Zone).
3. One or more of the following may be selected and applied to each lot, as applicable;
   a. Open Space Type (multiple types are allowed within each Zone).
4. Building Types, Frontage Types, Open Space Types, Thoroughfare Types, and Land Use Types not listed in the standards for a zone are not allowed in that zone.

19.09.050.C Establishment of Transect Zones

1. Within the Downtown Las Vegas Overlay District, each District mapped on Figure B-1 (Districts Within the Downtown Las Vegas Overlay District) is divided into Transect Zones. These zones implement the vision of the Downtown Master Plan by providing a mix of intensity of development and a mix of uses that are compatible with the character of the Downtown's districts and neighborhoods.
2. The Transect Zones listed in Section 19.09.050.D (Transect Zones Overview) are mapped on the City's official Zoning Map (Refer to LVMC Section 19.00.100 (Zoning Map)).

19.09.050.D Transect Zones Overview

1. Table 19.09.050.D-1 (Transect Zones Overview) provides a summary of each of the Transect Zones that will be applied within Downtown Las Vegas. This overview includes a typical illustrative photograph of the transect, and a summary of the desired form, general use, and intent, of each Transect Zone.
2. The photographs in this Section are illustrative only and not regulatory.

Table 19.09.050.D-1 Transect Zones Overview

T6 Urban Core Zone (T6-UC) (NEW)	T6 Urban General Zone (T6-UG)	T5 Maker Zone (T5-M)
		
Desired Form	**Desired Form**	**Desired Form**
Attached	Attached or detached	Attached
Large lot width	Large lot width	Medium to large lot width
Large footprint and lot coverage	Large footprint	Large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the edge of right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of frontages, mostly Shopfront
Small to no setbacks	Small to no setbacks	Small to no setbacks
5 to 20 stories	4 to 12 stories	Max. 5 stories
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office and/or industrial uses on upper stories.
Intent	**Intent**	**Intent**
To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. A wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses.	To reinforce a vibrant, compact, walkable, urban core that serves multiple districts and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages. A range of regional-center appropriate uses such as hospitals and other medical facilities support public transportation alternatives.	To maximize the opportunities created by medium and high-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures to ensure compatibility between the different allowed uses.
Subsection	**Subsection**	**Subsection**
19.09.050.E.004	19.09.050.E.008	19.09.050.E.012

Table 19.09.050.D-1 Transect Zones Overview

T5 Corridor Zone (T5-C)	T5 Main Street Zone (T5-MS)	T5 Neighborhood Zone (T5-N)
		
Desired Form	**Desired Form**	**Desired Form**
Attached	Attached	Attached
Medium to large lot width	Large lot width	Medium to large lot width
Large footprint	Large footprint	Medium to large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, but mostly Arcade, Forecourt, Shopfront, and Terrace
Small setbacks	Small to no setbacks	Medium setbacks
2 to 7 stories	2 to 7 stories	2 to 5 stories
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.
Intent	**Intent**	**Intent**
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.	To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types. This zone also supports public transportation alternatives.	To provide walkable, urban neighborhoods with a variety of urban housing choices in small to large footprint, medium-intensity building types that support and are within short walking distance of neighborhood-serving commercial and service uses. This zone also supports public transportation alternatives.
Subsection	**Subsection**	**Subsection**
19.09.050.E.016	19.09.050.E.020	19.09.050.E.024

Table 19.09.050.D-1 Transect Zones Overview

T4 Corridor Zone (T4-C)	T4 Main Street Zone (T4-MS) (NEW)	T4 Neighborhood Zone (T4-N) (NEW)
		
Desired Form	**Desired Form**	**Desired Form**
Attached or detached	Attached or detached	Attached or detached
Medium to large lot width	Medium lot width	Medium lot width
Medium to large footprint	Medium footprint and lot coverage	Small to Medium footprint and lot coverage
Buildings placed at or near the right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way
Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
Medium setbacks	No blank walls or planes	Medium setbacks
2 to 5 stories	Small to no setbacks	Max. 3 stories
	2 to 5 stories	
General Use	**General Use**	**General Use**
Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent	**Intent**	**Intent**
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.	To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.
Subsection	**Subsection**	**Subsection**
19.09.050.E.028	19.09.050.E.032	19.09.050.E.036

Table 19.09.050.D-1 Transect Zones Overview

T3 Neighborhood Zone (T3-N)

Desired Form
Typically detached; may be attached
Small to medium lot width
Small to medium footprint
Building placement varied, but mostly set back from right-of-way
Primarily common yards, stoops, and porches
Medium to large setbacks
Max. 2 stories
General Use
Primarily residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent
To protect the integrity of existing small to medium lot, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.
Subsection
19.09.050.E.040

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19.09.050.E.004 T6 Urban Core Zone (T6-UC) (NEW IN ENTIRETY)



A. General Intent

The T6-UC Zone is intended to reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. This Zone enables a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This Zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. The following form elements are generally appropriate in this Zone:

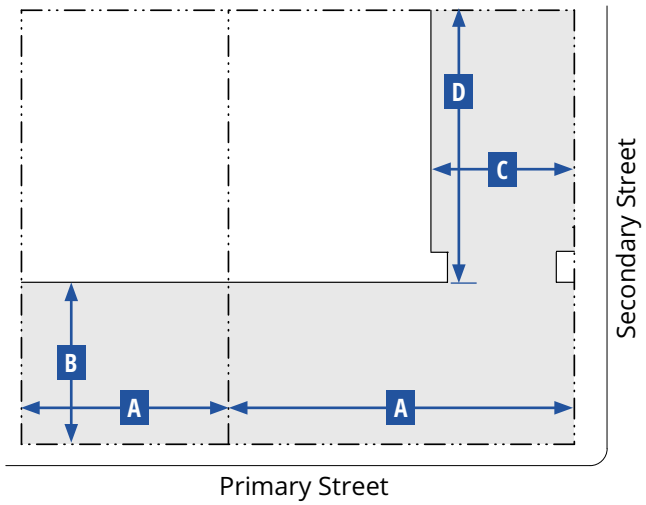
- Attached
- Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 5 to 20 stories

B. Sub-Zones

None

C. Lot Size

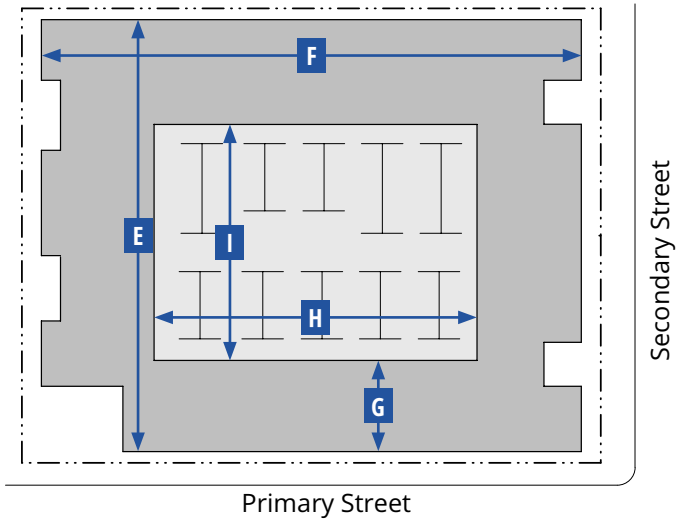
No width, depth or area standards are included for the T6-UC Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Key for Diagram

Lot Line
Building Line
Building Area

Lined Building



Key for Diagram

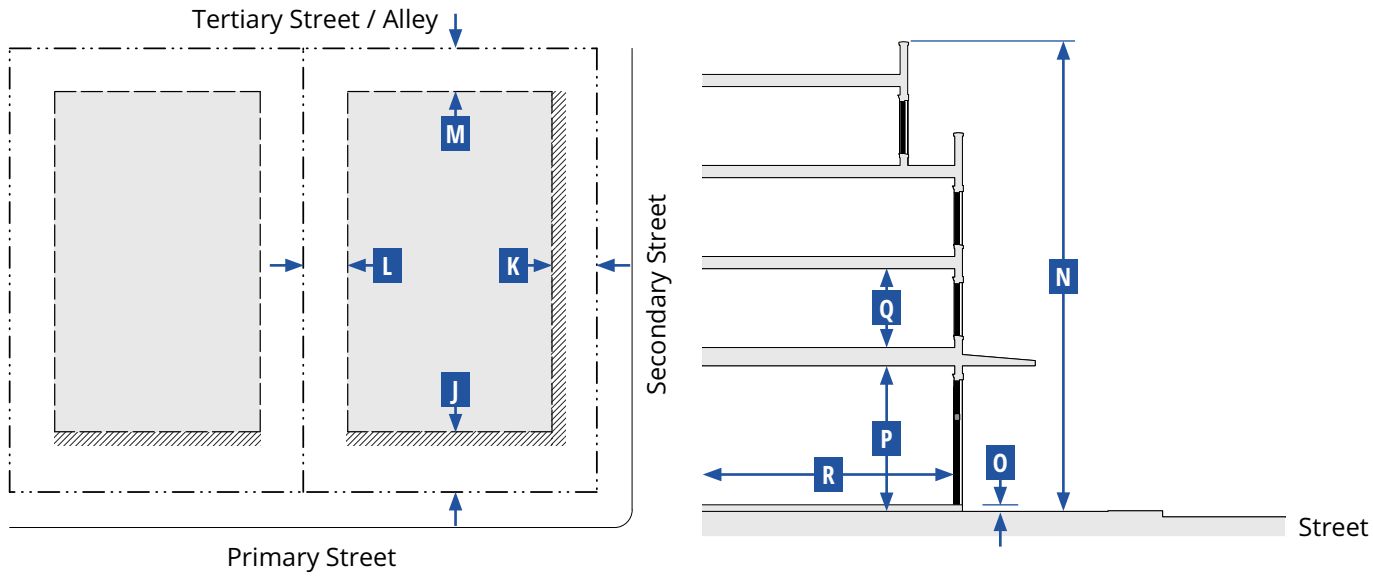
Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types				
Building Type	**Main Building Body**		**Secondary Wing**	
	Width (max.)	**Depth (max.)**	**Width (max.)**	**Depth (max.)**
	A	**B**	**C**	**D**
Flex High-Rise	380 ft[1]	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	200 ft	75 ft	100 ft
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	**E**
Width	300 ft max.[1]	**F**
Depth (from front of building)	30 ft min.	**G**
Dimensions - Interior Building		
Width	180 ft max.	**H**
Depth	230 ft max.	**I**
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Note:

[1] Or the max. length of the block.



Key for Diagrams

Lot Line — Building Setback Line — Building Area — Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)[1,2]	Front[3]	Corner Side	Interior Side[4,5]	Rear[4,5]
	J	K	L	M
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Sidewalk must be extended into the facade zone to meet the building.

[4] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[5] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height[1]	Stories	N
Primary Building	5 min. - 20 max.	
Primary Building		
Ground Floor Finish Level[2,3]		**O**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**P**
Upper floors	9 ft min.	**Q**
Footprint		
Lot coverage	95% max.	
Depth		
Ground floor space	30 ft min.	**R**

Notes:

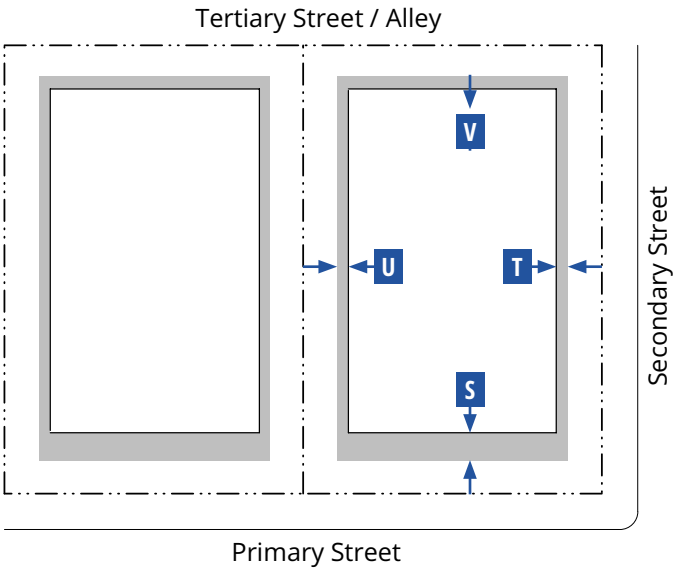
[1] Additional setbacks may be required for buildings with 5+ stories. Refer to Table E for setback distance.

[2] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[3] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.) S	Corner Side (max.) T	Interior Side (max.) U	Rear (max.) V
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure				
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways[3]	A[3]	A[3]	N	A[3]
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T6-UC**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Nightclub	S
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Commercial, Other than Listed	P
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Employment and Services	
Automobile Rental	C
Blood Plasma Donor Center	P
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse	S
Food Processing	C
Gaming Establishment, Business Related	S
Gaming, Establishment, Non-restricted	S
Hotel, Motel or Hotel Suites[3]	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Social Service Provider	P
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

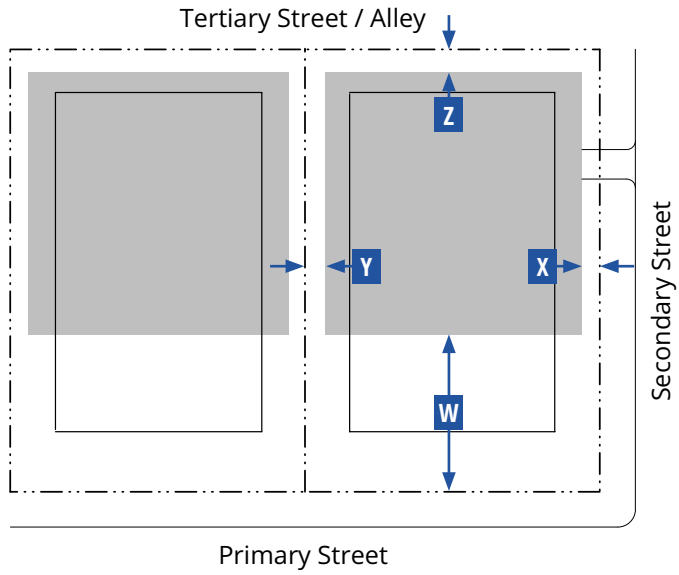
S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	**T6-UC**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Other	
Electric Utility Substation	P
Government Facility	P
Helipad	S
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C
Parking Facility	C
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	W	**X**	**Y**	**Z**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.008 T6 Urban General Zone (T6-UG)



A. General Intent

The intent of the T6-UG Zone is to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. Specialized uses, such as hospitals and large medical offices and facilities, are accommodated in a limited Sub-Zone. The following form elements are generally appropriate in this Zone:

Attached or detached

Large lot width

Large footprint and lot coverage

No blank walls or planes

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

Small to no setbacks

4 to 12 stories

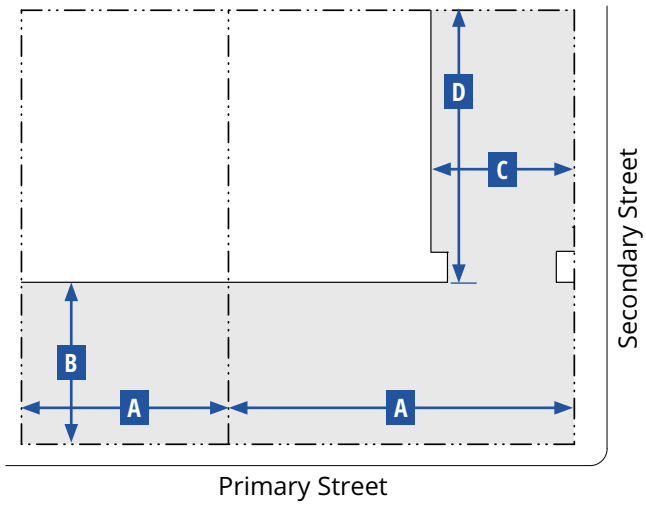
B. Sub-Zones

T6-UG-L

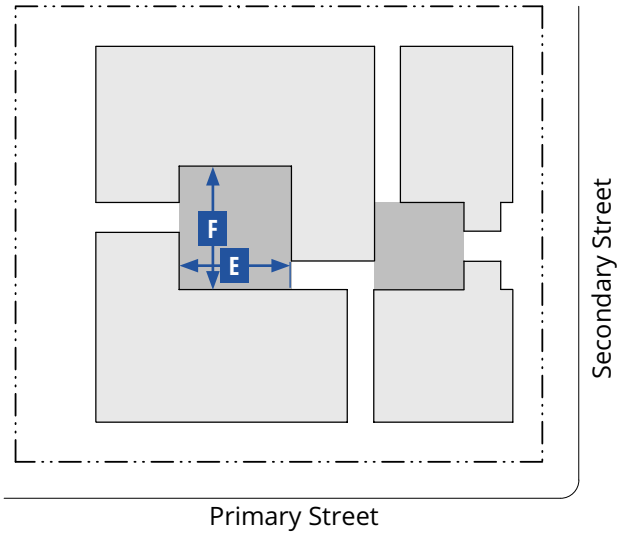
The limited sub-zone provides the same building form as the T6-UG Zone, but it allows a limited mix of land uses.

C. Lot Size

No width, depth or area standards are included for the T6-UG Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
Building Type	**Main Building Body**		**Secondary Wing**	
	Width (max.)	**Depth (max.)**	**Width (max.)**	**Depth (max.)**
	A	**B**	**C**	**D**
Flex High-Rise	380 ft[1]	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	175 ft	75 ft	100 ft
Courtyard Building	175 ft	175 ft	40 ft	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

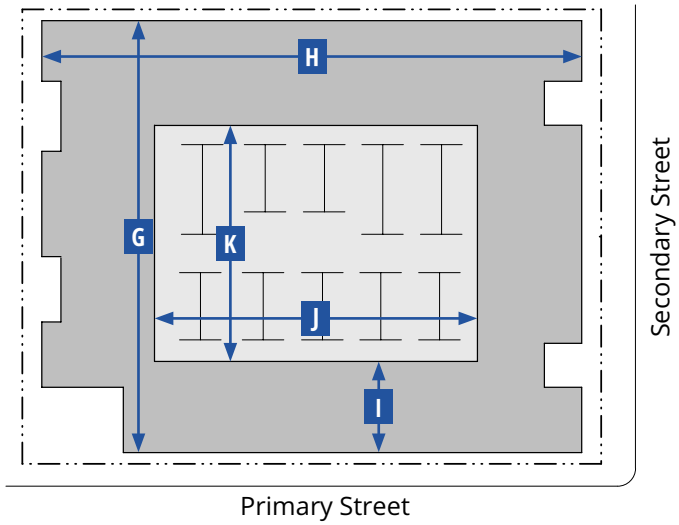
Notes:
[1] Or the max. length of the block.

Key for Tables

-- No Requirement

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	**E**
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	**F**
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Lined Building



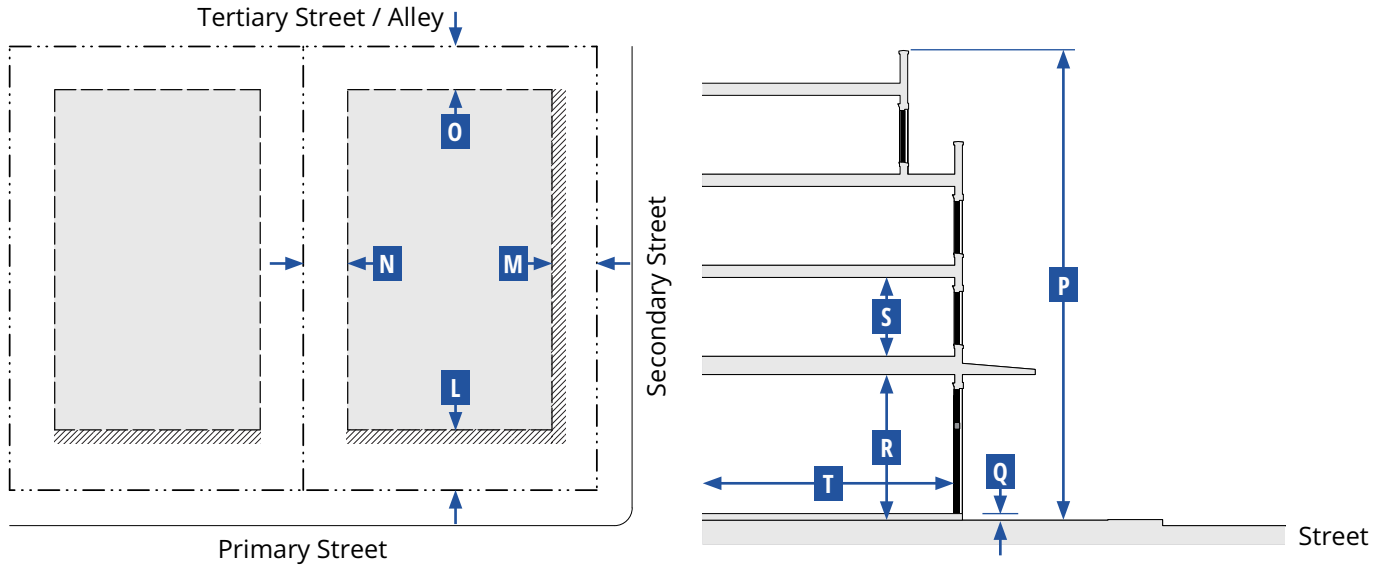
Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[1]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:
[1] Or the max. length of the block.

D. Building Types (cont.)
Additional Standards for a Lined Building (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.



Key for Diagrams

Lot Line
Building Area
Building Setback Line
Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side	Interior Side[1,3,4]	Rear[1,3,4]
	L	M	N	O
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the facade zone to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	P
Primary Building	4 min. - 12 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

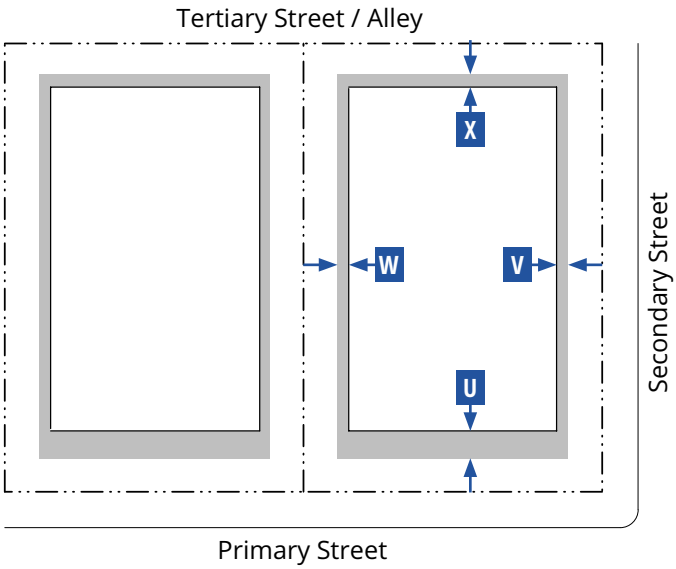
Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, projecting shade structure				
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types		
Use Type	**T6-UG**	**T6-UG-L**
Residential		**Sub-Zone**
Assisted Living Apartment	P	N
Community Residence	P	N
Convalescent Care Facility/Nursing Home	P	N
Downtown Residential	P	N
Home Occupation	P	N
Hospice	P	N
Senior Citizen Apartments	P	N
Recreation, Education, and Public Assembly		
Church/House of Worship	P	P
Public Park or Playground; Open Space	P	P
Public or Private School (Primary or Secondary)	S	N
Retail Trade		
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/ Wine/Cooler Off-Sale Establishment	S	N
Beer/Wine/Cooler On-Sale Establishment	C	N
Commercial, Other than Listed	S	S
Downtown Retail[1]	P	P
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S	S
Mixed-Use	P	C
Restaurant	P	P
Restaurant with Alcohol; or Restaurant with Service Bar	C	C
Employment and Services		
Blood Plasma Donor Center	P	P
Clinic	P	P
Downtown Services[2]	P	P
Hospital	P	P
Laboratory, Medical or Dental	P	P
Office, Medical or Dental; or Office, Other Than Listed	P	P
Social Service Provider	P	P
Telecommunication Facilities		
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C

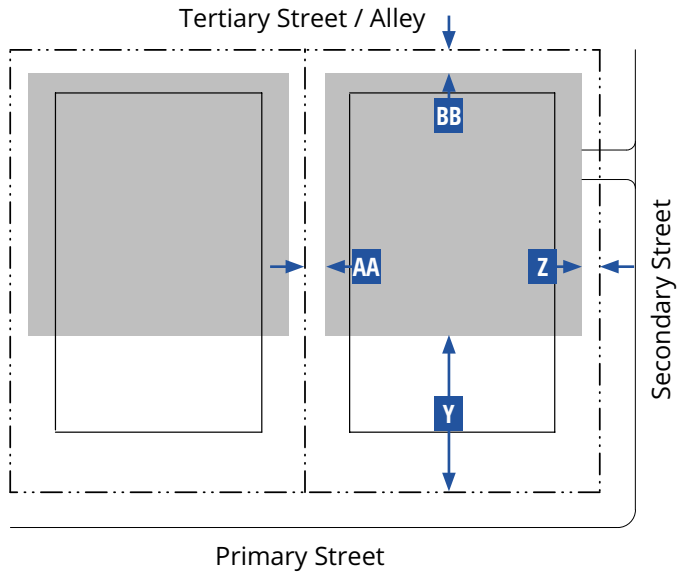
I. Use Types (cont.)		
Use Type	**T6-UG**	**T6-UG-L**
Other		**Sub-Zone**
Emergency Ambulance Services, Ground	N	P
Government Facility	P	P
Helipad	C[3]	C[3]
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C
Liquefied Petroleum Gas Installation (Over 288 Gallons)	N	S
Parking Facility	P	P
Public Services, Minor	C	C
Sustainable Infrastructure	P	P
Temporary Uses[4]	T	T
Urban Agriculture		
Community Garden	P	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T6-UG Zone and T6-UG-L Sub-Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] For life-safety medical purposes only; otherwise a Special Use Permit is required.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
N	Use is not allowed.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft

Parking Driveway	One-way	Two-way
Width	12 ft min. - 14 ft max.	32 ft min. - 34 ft max.

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.012 T5 Maker Zone (T5-M)



A. General Intent

The intent of the T5-M Zone is to maximize the opportunities created by medium and high-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this Zone can be categorized as downtown light industrial, utilizing performance measures and conditions to ensure compatibility between the different Use Types. The following form elements are generally appropriate in this Zone:

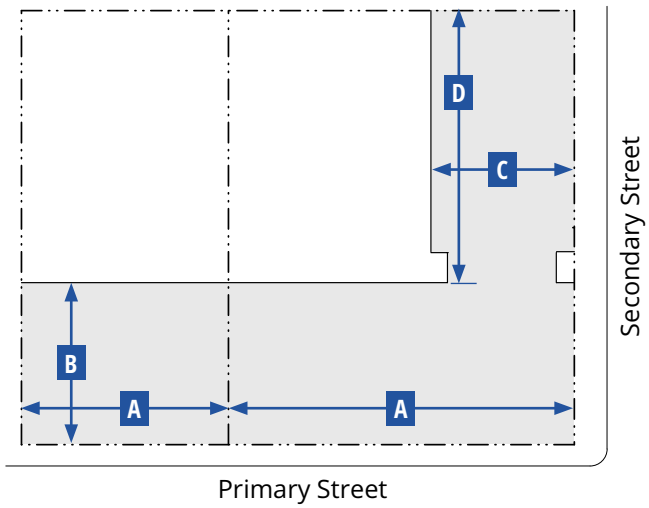
Attached
Medium to Large lot width
Large footprint and lot coverage
No blank walls or planes
Buildings placed at or near the edge of right-of-way
Diverse mix of frontages, mostly Shopfront
Small to no setbacks
Max. 5 stories

B. Sub-Zone

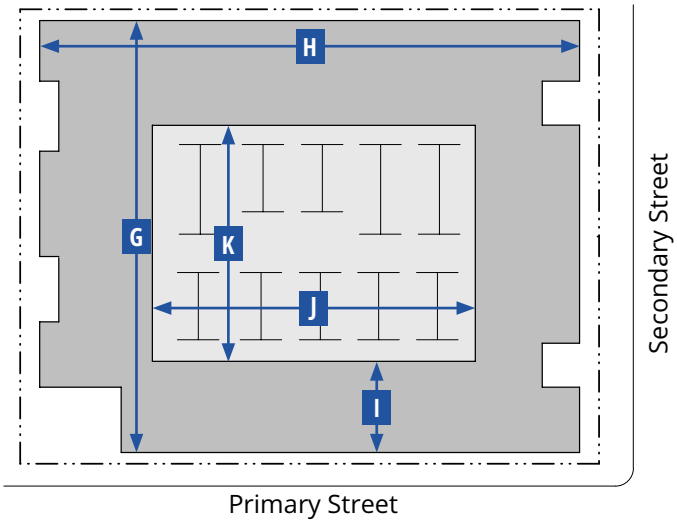
None

C. Lot Size

No width, depth or area standards are included for the T5-M Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Lined Building



Key for Diagram

Lot Line — Building Line

Building Area

Key for Diagram

Lot Line — Building Line

Interior Building — Exterior Building

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low Rise	150 ft[1]	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Loft	175 ft[1]	--	30 ft	30 ft
Live/Work	28 ft	36 ft	16 ft	18 ft
Rowhouse	18-36 ft	45 ft	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure[2]	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The total GFA of Accessory Structures must not exceed 60% of the GFA of the primary structure.

[3] Or the max. length of the block.

D. Building Types (cont.)

Additional Standards for a Lined Building

Dimensions - Exterior Building		
Length	400 ft max.[1,3]	G
Width	300 ft max.[1,3]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Miscellaneous

The side of an interior building exposed to a street or open space must be lined by the exterior building.

A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.

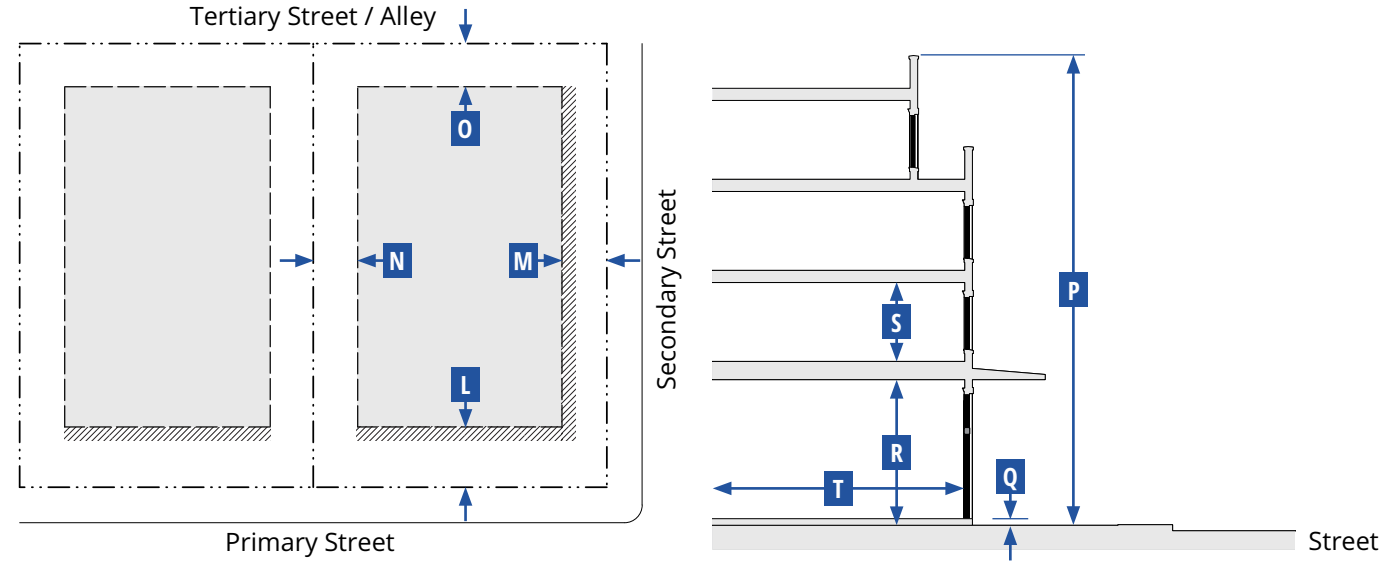
Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Key for Tables

-- No Requirement



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side	Interior Side[1,3,4]	Rear[1,3,4]
	L	M	N	O
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	15 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the facade zone to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

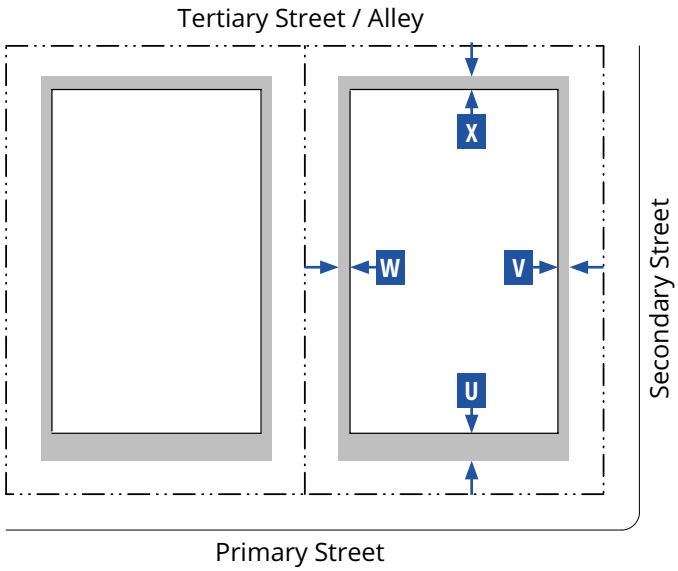
F. Building Form Standards

Building Height	Stories	P
Primary Building	5 max.	
Accessory Structure	4 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
All other uses	2 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F

Pedestrian Access

Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor Balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T5-M**
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment and Services	
Downtown Industrial[2]	C
Downtown Services[3]	P
Hotel, Motel or Hotel Suites	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T

I. Use Types (cont.)	
Use Type	**T5-M**
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions: 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

[3] Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

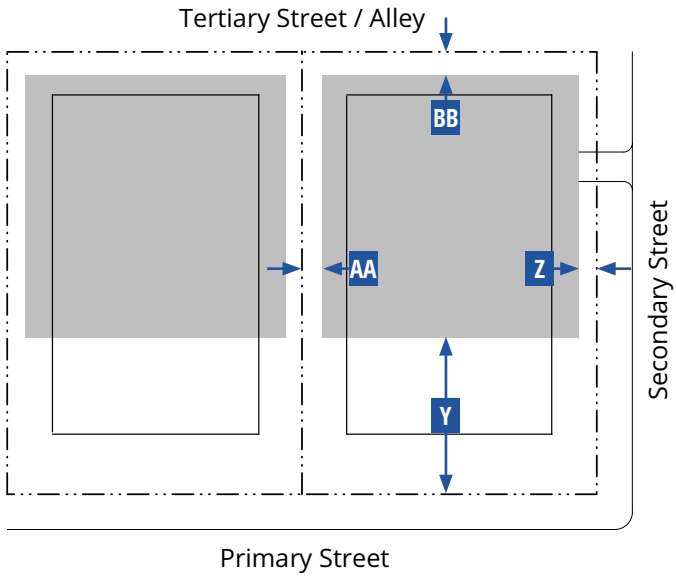
Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
No new surface parking lots are allowed adjacent to primary or side street frontages.				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street, parking must be accessed only from the side street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

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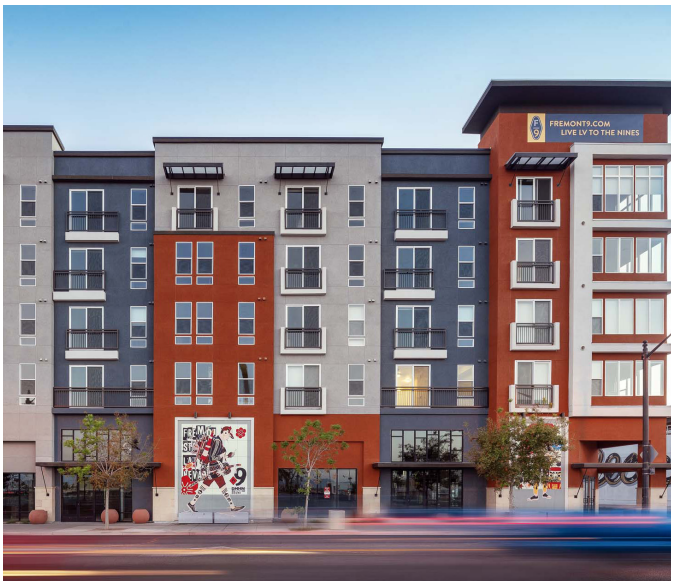
19.09.050.E.016 T5 Corridor Zone (T5-C)



A. General Intent

The T5-C Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

Attached

Medium to large lot width

Large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Mix of building frontages, but mostly Shopfront

Small setbacks

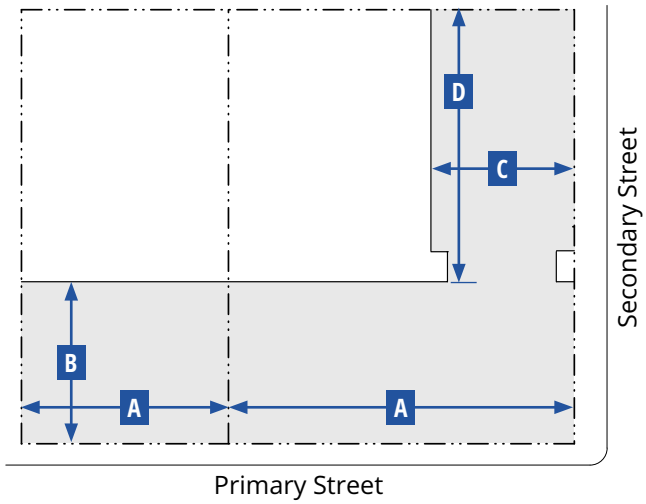
2 to 7 stories

B. Sub-Zone

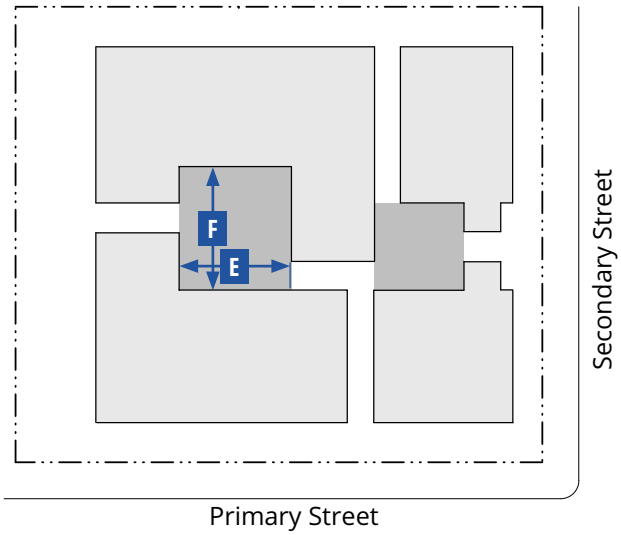
None

C. Lot Size

No width, depth or area standards are included for the T5-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Lined Building	Refer to dimensions in Subsection D (Additional Standards for a Lined Building)			
Flex Low-Rise	90 ft	150 ft	40 ft	40 ft
Courtyard Building	90 ft	150 ft	40 ft	100 ft
Multi-plex: Large	90 ft	70 ft	20 ft	30 ft
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

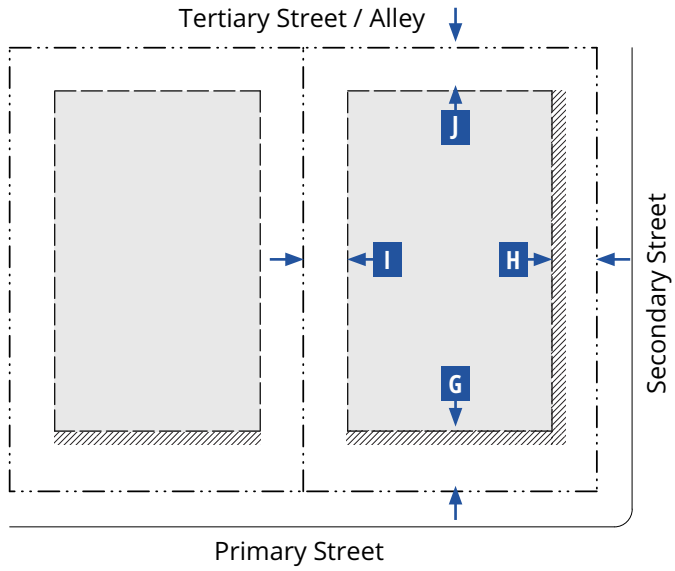
[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[3] The total GFA of Accessory Structures must not exceed 10% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[1]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K
Miscellaneous		
The side of an interior building exposed to a street or open space must be lined by the exterior building.		
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.		
Access Standards		
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.		
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.		

Note:

[1] Or the max. length of the block.

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1]**	**Interior Side[3,4]**	**Rear[3,4]**
	G	H	I	J
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	65%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

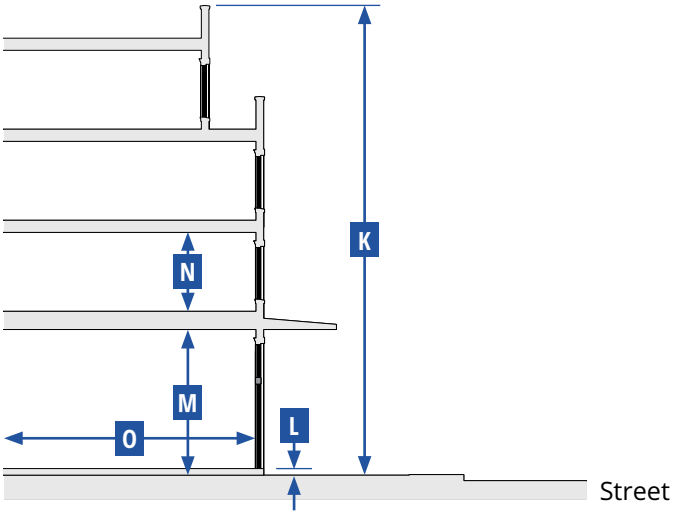
Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.



F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 min. - 7 max.[1,2]	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[3,4]		**L**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**M**
Upper floors	9 ft min.	**N**
Footprint		
Lot coverage		
Mixed-use with residential uses	95% max.	
All other uses	85% max.	
Depth		
Ground floor space	30 ft min.	**O**

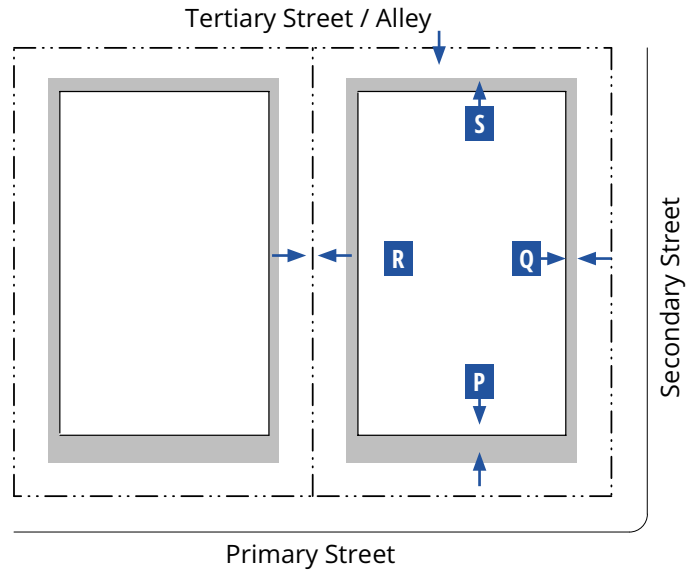
G. Frontages			
Private Frontage Type	**Front**	**Corner Side**	**Standards**
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M
Pedestrian Access			
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:
[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

Notes:
[1] Max. 10 stories allowed for only the Flex High-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans).
[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.
[3] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[4] Primary buildings located on lots sloping down and away from the street are exempt.



Key for Diagram

Lot Line

Building Line

Encroachment

H. Encroachments				
Encroachment Type	**Front (max.)**	**Corner Side (max.)**	**Interior Side (max.)**	**Rear (max.)**
	P	**Q**	**R**	**S**
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

H. Encroachments (cont.)

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

Key for Tables

A Allowed

N Not Allowed

I. Use Types	
Use Type	**T5-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Blood Plasma Donor Center	P
Clinic	P
Downtown Services[2]	P
Financial Services Institution, Specified	S
Hospital	P
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Social Services Provider	C

I. Use Types (cont.)	
Use Type	**T5-C**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110

If a use is not listed in this table, it is not allowed in the T5-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

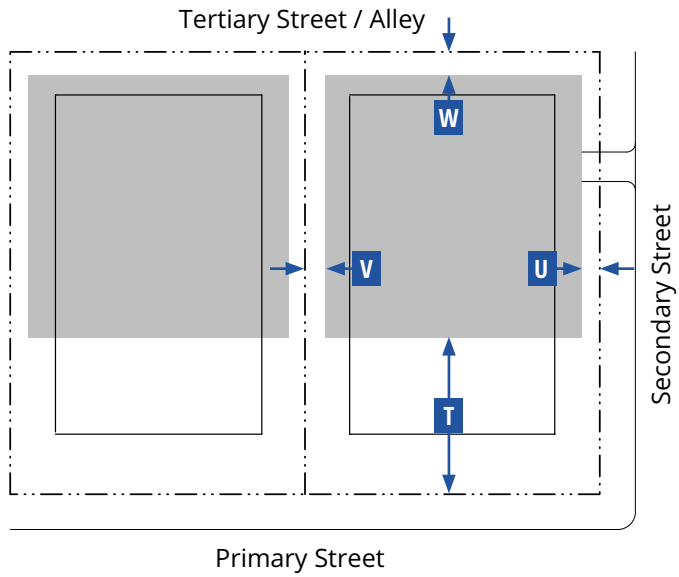
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	15 ft min.
Depth	15 ft min.
Common open space area per unit	250 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.020 T5 Main Street Zone (T5-MS)



A. General Intent

The intent of the T5-MS Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

Attached

Large lot width

Large footprint and lot coverage

No blank walls or planes

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

Small to no setbacks

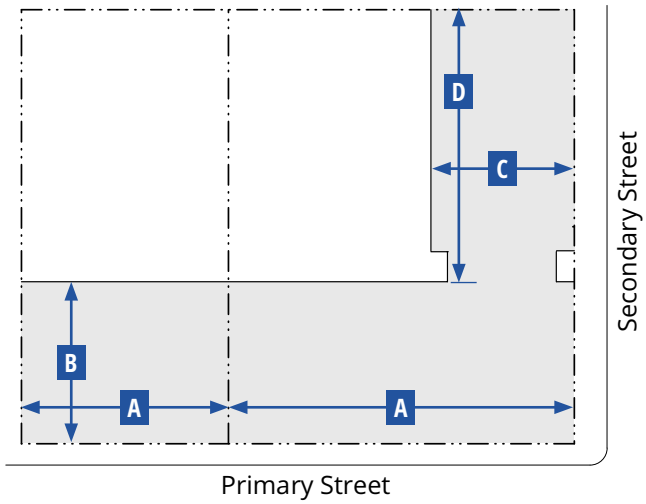
2 to 7 stories

B. Sub-Zone

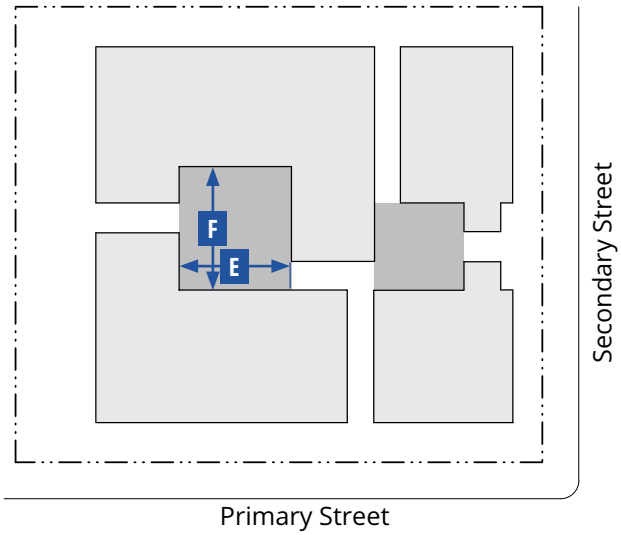
None

C. Lot Size

No width, depth or area standards are included for the T5-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types				
Building Type	**Main Building Body**		**Secondary Wing**	
	Width (max.)	**Depth (max.)**	**Width (max.)**	**Depth (max.)**
	A	**B**	**C**	**D**
Flex Mid-Rise	200 ft[1]	175 ft[1]	75 ft	100 ft
Flex Low-Rise	150 ft	150 ft	70 ft	70 ft
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Accessory Structure[2]	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

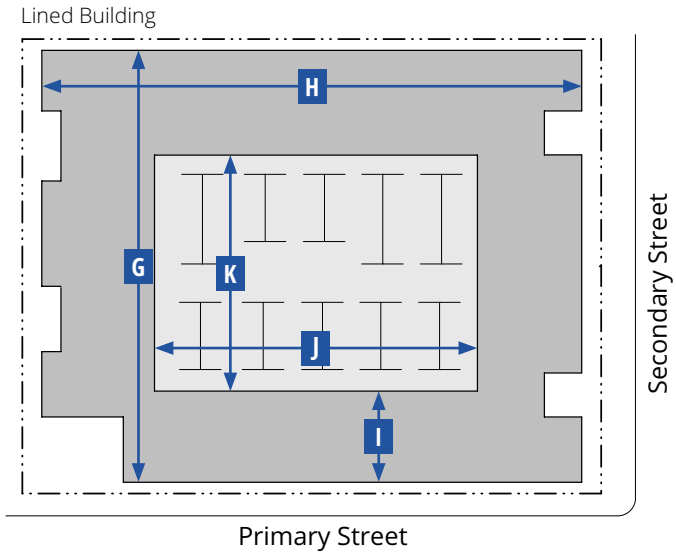
[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	**E**
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	**F**
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement



Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

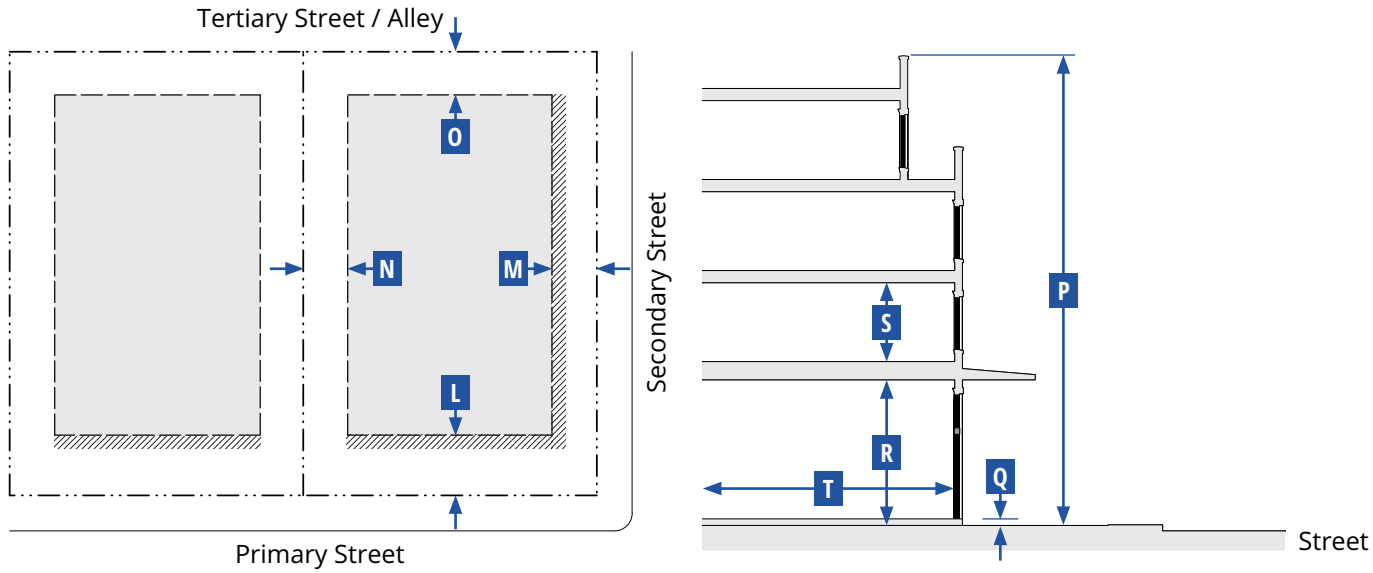
D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	300 ft max.[2]	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

[1] Or the max. length of the block.

[2] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

D. Building Types (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.



Key for Diagrams

Lot Line
Building Area
Building Setback Line
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1,2]**	**Interior Side[3,4]**	**Rear[4]**
	L	**M**	**N**	**O**
Primary Building				
Min.	5 ft	10 ft	0 ft[3]	5 ft
Max.	10 ft	20 ft	15	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

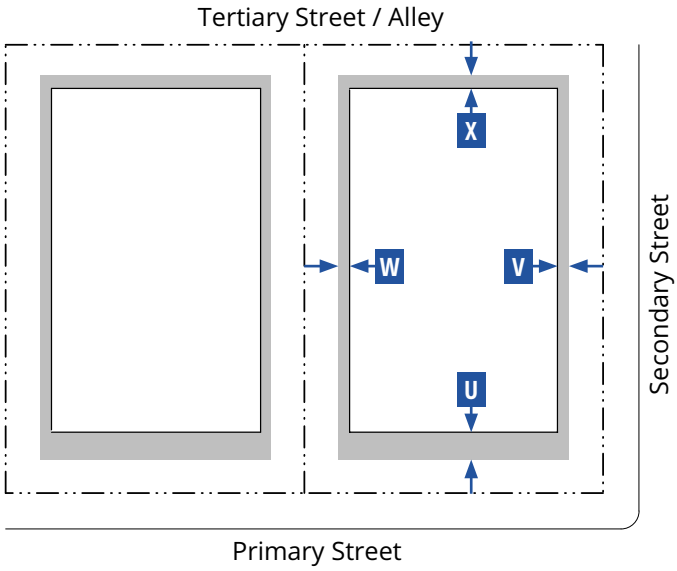
-- No Requirement

F. Building Form Standards		
Building Height	**Stories**	**P**
Primary Building	2 min. - 7 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	**T**

Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.



Key for Diagram

Lot Line — Building Line

Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T5-MS**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Employment & Services	
Blood Plasma Donor Center	S
Cleaners, Commerical/Industrial	S
Clinic	P
Crop Production	C
Custom & Craft Work	C
Daily Labor Services	S
Downtown Services[2]	P
Food Processing	C
Hospital	C
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Satellite Dish	C
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

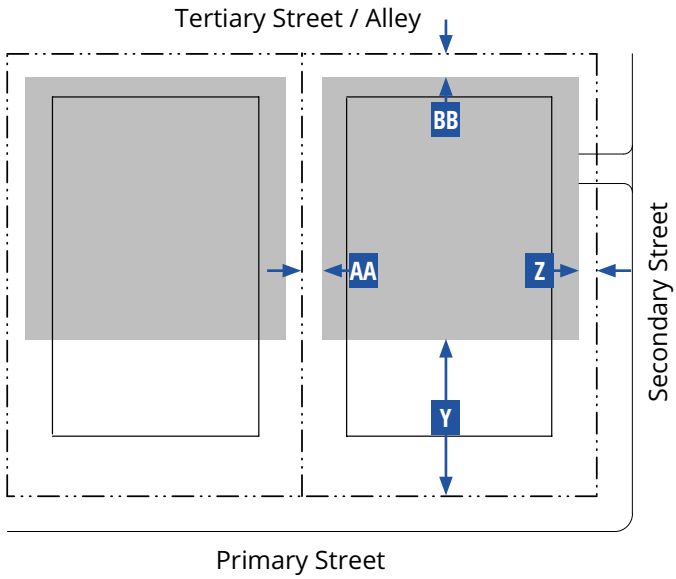
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

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19.09.050.E.024 T5 Neighborhood Zone (T5-N)



A. General Intent

The intent of the T5-N Zone is to provide a compact urban form that accommodates a variety of urban housing choices, including small footprint/low density building types to medium/large footprint building types, as well as limited retail and services uses. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses adjacent to this Zone, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, but primarily Arcade, Dooryard, Forecourt, Shopfront, or Terrace

Medium setbacks

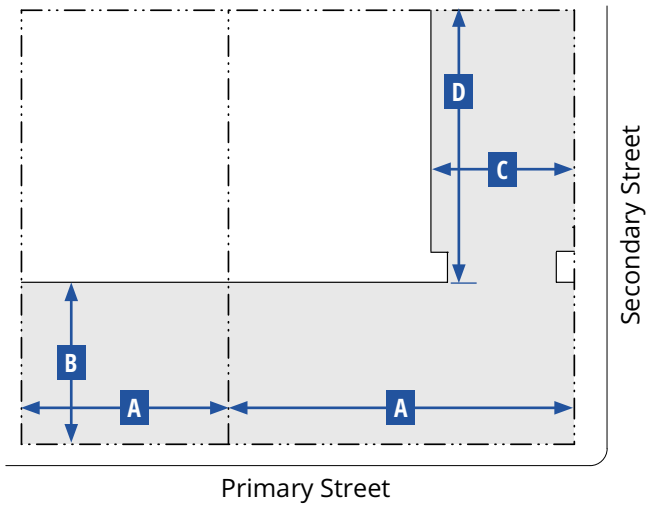
2 to 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Key for Diagram

Lot Line — Building Line

Building Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	175 ft[1]	175 ft[1]	40 ft	--
Flex Mid-Rise	170 ft[1]	175 ft[1]	60 ft	60 ft
Flex Low-Rise	150 ft	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Duplex, Side-by-side	48 ft	--	--	--
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court[2]	32 ft	26 ft	--	--
Live/Work[3]	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit[4]	36 ft	32 ft	--	--
Accessory Structure[4]	36 ft	32 ft	--	--

Key for Tables

-- No Requirement

D. Building Types (cont.)
Miscellaneous
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.
Allowed frontage types are described in Table G (Frontages).

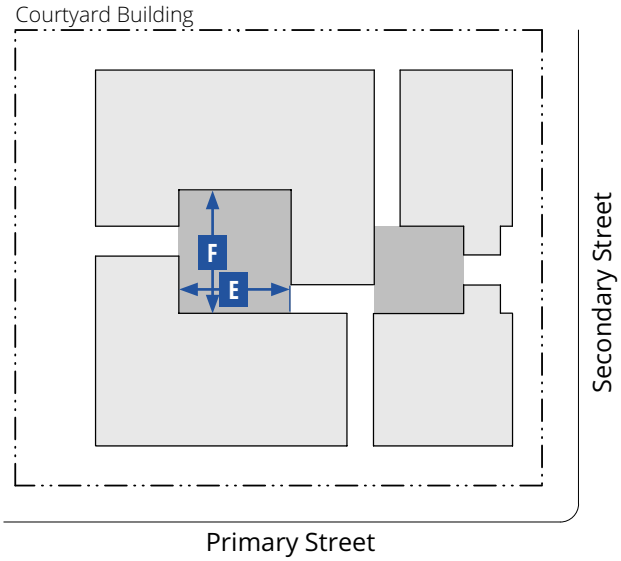
Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

[3] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[4] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

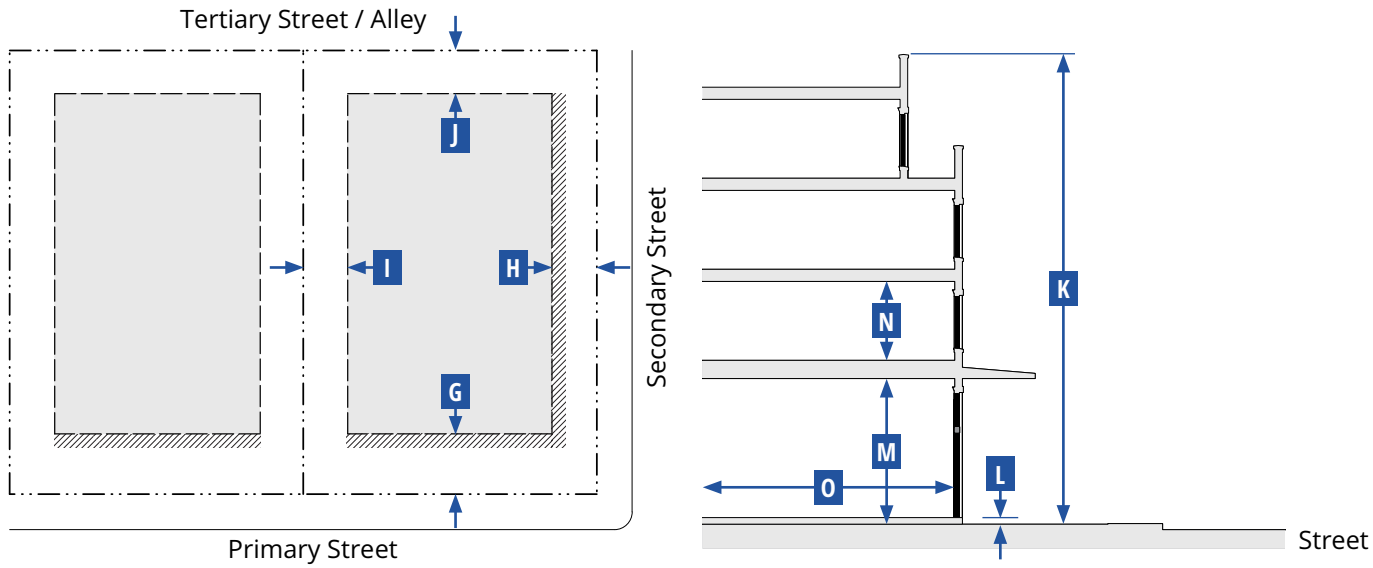


Key for Diagram

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		

D. Building Types (cont.)
Additional Standards for a Courtyard Building
Access Standards
Pedestrian access to the building must be from the thoroughfare or courtyard.
Each unit (residential or commercial) may have an individual entry from the courtyard.
Multiple courtyards must be connected through and between buildings where feasible.
Courtyards must be accessible from the primary thoroughfare where feasible.



Key for Diagrams

Lot Line
Building Setback Line
Building Area
Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front[1,2]**	**Corner Side[1]**	**Interior Side[3,4]**	**Rear[4]**
	G	**H**	**I**	**J**
Primary Building				
Min.	5 ft	5 ft	0 ft	5 ft
Max.	15 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

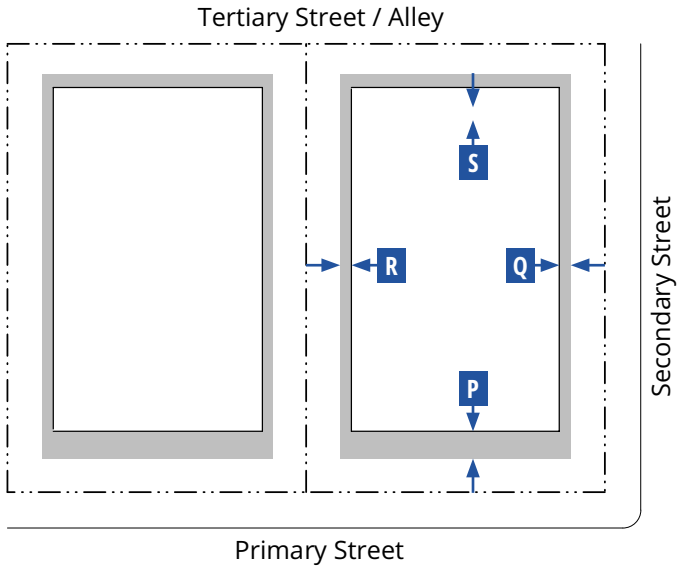
Notes:
[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.
[2] Sidewalk must be extended into the setback area to meet the building.
[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.
[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

-- No Requirement

F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**L**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor (service or retail uses)	14 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space retail/service space	30 ft min.	**O**

Notes:
[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.
[2] Primary buildings located on lots sloping down and away from the street are exempt.



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

For service and retail uses, the primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.) P	Corner Side (max.) Q	Interior Side (max.) R	Rear (max.) S
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A
Mechanical and Utility Equipment[4]	N	N	N	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

[4] All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	**T5-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Mixed-Use	P
Parking Lot/Sidewalk Sale	T
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S
Employment & Services	
Custom & Craft Work	C
Downtown Services[2]	P
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C

I. Use Types (cont.)	
Use Type	**T5-N**
Other	
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[3]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[2] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

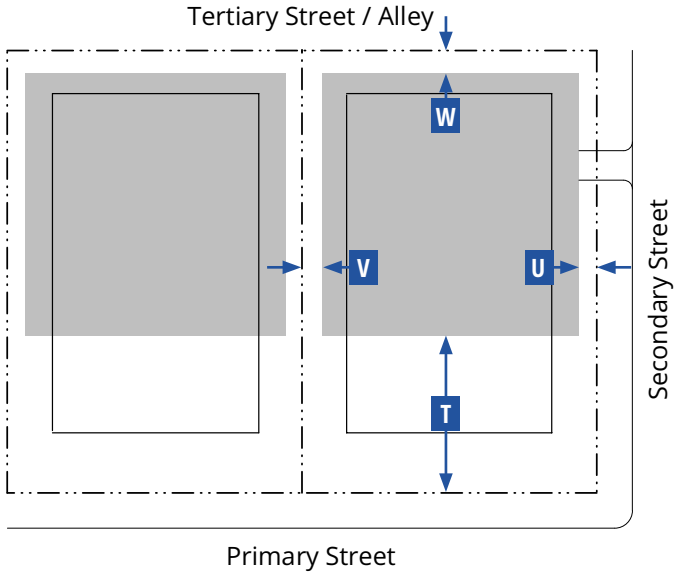
Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor	35 ft	10 ft	5 ft	5 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

Parking spaces may be enclosed, covered, or open.

Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.028 T4 Corridor Zone (T4-C)



A. General Intent

The T4-C Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Mix of building frontages, but mostly Shopfront

Medium setback

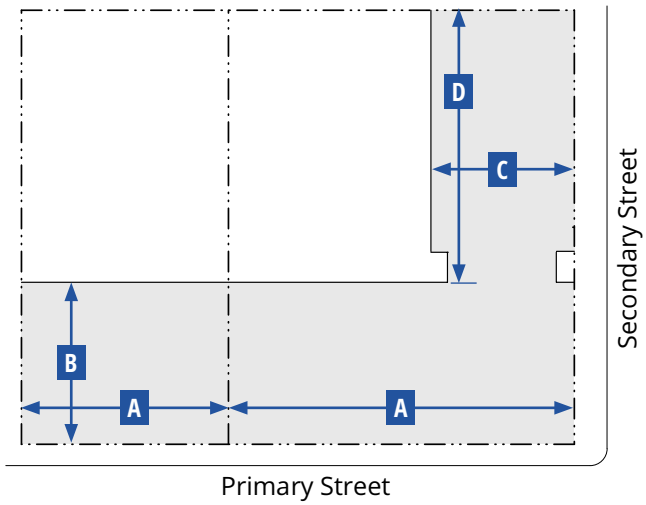
2 to 5 stories

B. Sub-Zone

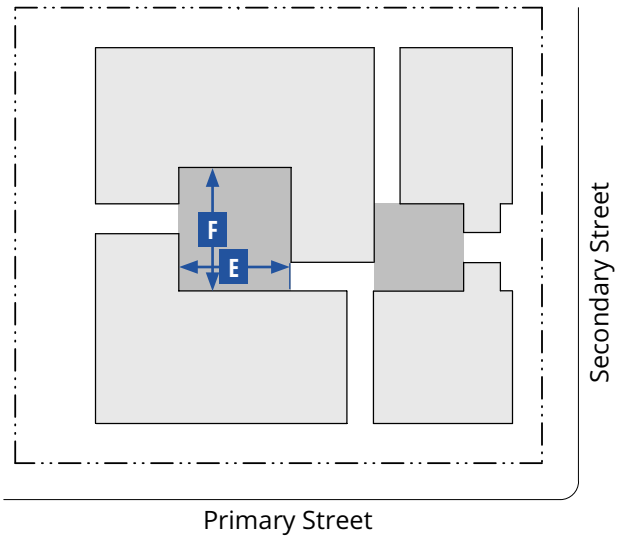
None

C. Lot Size

No width, depth or area standards are included for the T4-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line — Building Line

Building Area — Courtyard Area

D. Building Types				
	Main Building Body		Secondary Wing	
Building Type	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	175 ft[1]	40 ft	75 ft
Flex Low-Rise	100 ft	100 ft	40 ft	40 ft
Courtyard Building	100 ft	100 ft	40 ft	100 ft
Multi-plex: Large	90 ft	65 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Rowhouse	18-36 ft	45 ft	--	--
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Additional Standards for a Courtyard Building

Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

D. Building Types (cont.)

Additional Standards for a Courtyard Building (cont.)

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

Access Standards

Pedestrian access to the building must be from the thoroughfare or courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings where feasible.

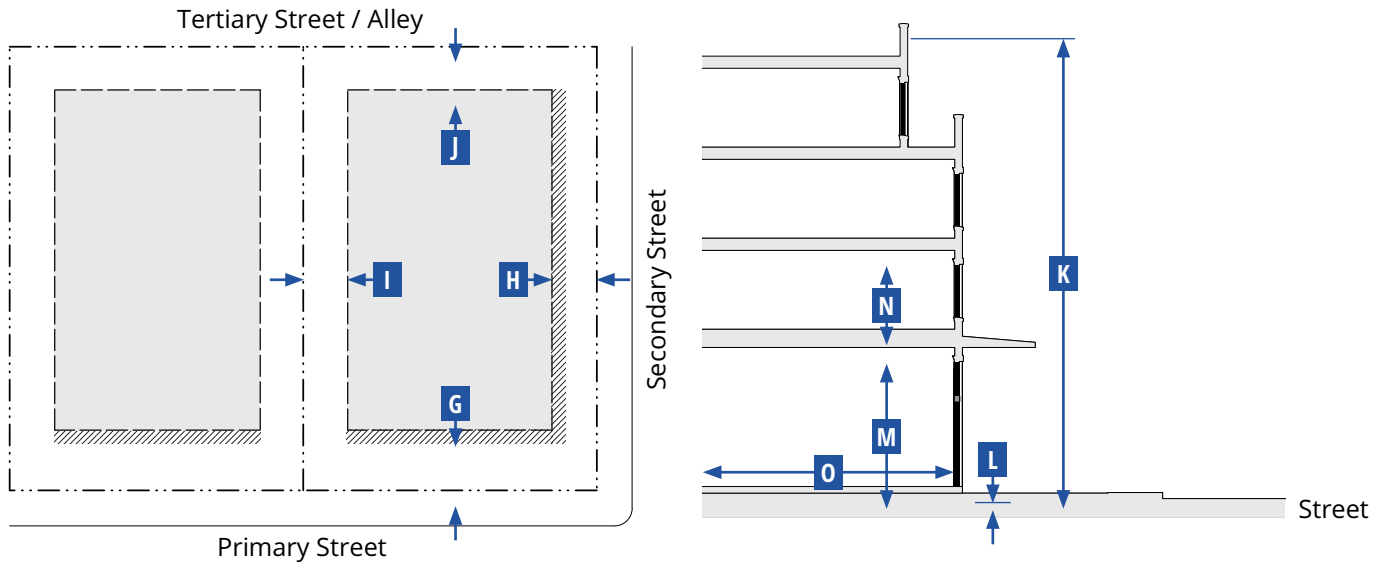
Courtyards must be accessible from the primary thoroughfare where feasible.

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

[3] The total GFA of Accessory Structures must not exceed 30% of the GFA of the primary structure.



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front[1,2]	Corner Side[1]	Interior Side[3,4]	Rear[4]
	G	H	I	J
Primary Building				
Min.	10 ft	10 ft	0 ft	10 ft
Max.	15 ft	15 ft	15 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	75%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[2] Sidewalk must be extended into the setback area to meet the building.

[3] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[4] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	K
Primary Building	2 min. - 5 max.[1,2]	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[3,4]		**L**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**M**
Upper floors	9 ft min.	**N**
Footprint		
Lot coverage		
Mixed-use with residential uses	85% max.	
All other uses	75% max.	
Depth		
Ground floor space	30 ft min.	**O**

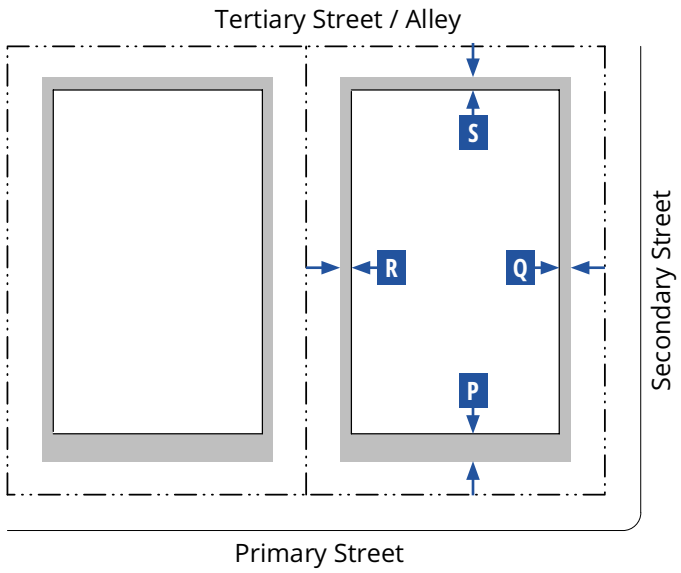
Notes:

[1] Max. 8 stories allowed for only the Flex Mid-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans)).

[2] The residential adjacency standards established in LVMC Section19.08.040.H (Residential Adjacency Standards) will apply.

[3] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[4] Primary buildings located on lots sloping down and away from the street are exempt.



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Gallery	A	A	19.09.070.H
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront	A	A	19.09.070.K
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.) P	Corner Side (max.) Q	Interior Side (max.) R	Rear (max.) S
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T4-C**
Residential	
Accessory Structure	P
Assisted Living Apartment	C
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	C
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail[1]	P
Drive-Through	C
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S

I. Use Types (cont.)	
Employment & Services	
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services[2]	P
Emergency Ambulance Services, Ground	P
Financial Services Institution, Specified	S
Food Processing	C
Hospital	P
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

P Use is allowed as a principal use by right.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

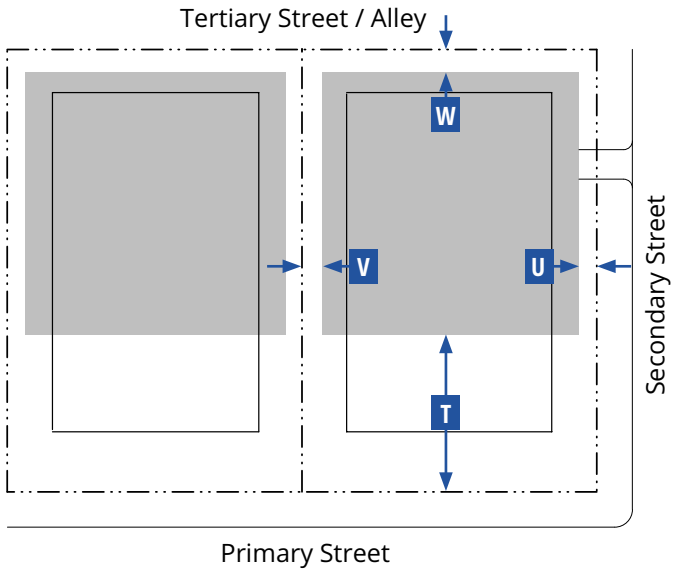
I. Use Types (cont.)	
Use Type	**T4-C**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).
[3] See Subsection 19.09.040.H (Fremont East District) for standards.
[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front**	**Corner Side**	**Interior Side**	**Rear**
	T	**U**	**V**	**W**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	15 ft min.
Depth	15 ft min.
Common open space area per unit	250 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.032 T4 Main Street Zone (T4-MS) (NEW IN ENTIRETY)



A. General Intent

The intent of the T4-MS Zone is to provide a compact and walkable urban environment that supports public transportation alternatives with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

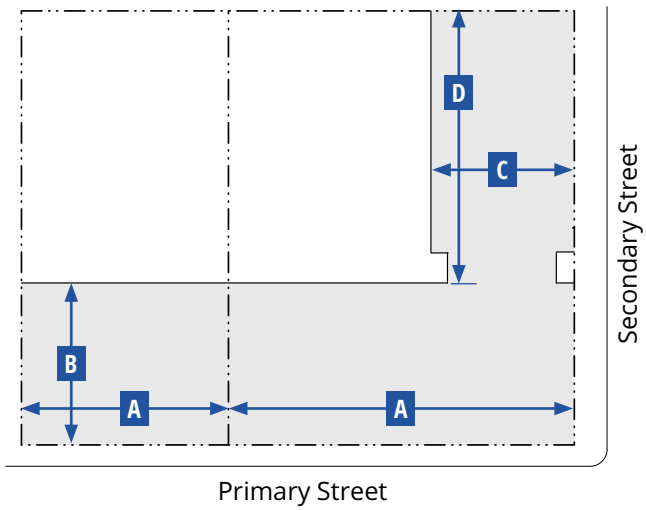
- Attached or detached
- Medium lot width
- Medium footprint and lot coverage
- No blank walls or planes
- Buildings placed near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 2 to 5 stories

B. Sub-Zone

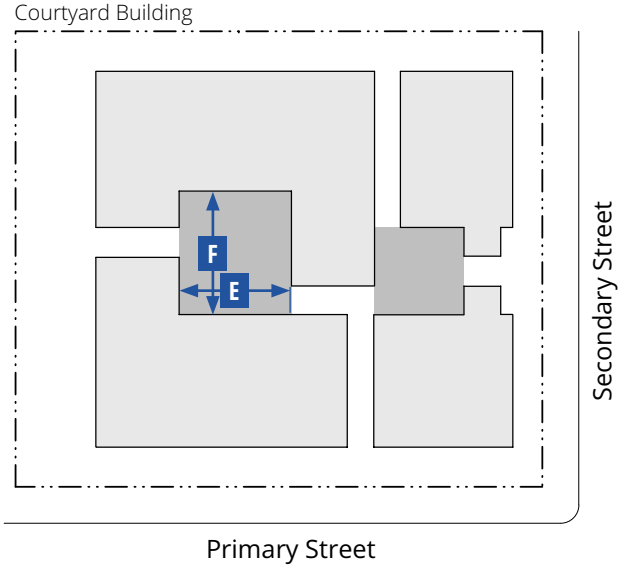
None

C. Lot Size

No width, depth or area standards are included for the T4-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Courtyard Building



Key for Diagrams

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft[1]	140 ft	75 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Structure[3]	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

[1] Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

[3] The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

D. Building Types (cont.)

Additional Standards for a Courtyard Building

Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	35 ft min.; 75 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

Access Standards

Pedestrian access to the building must be from the thoroughfare or courtyard.

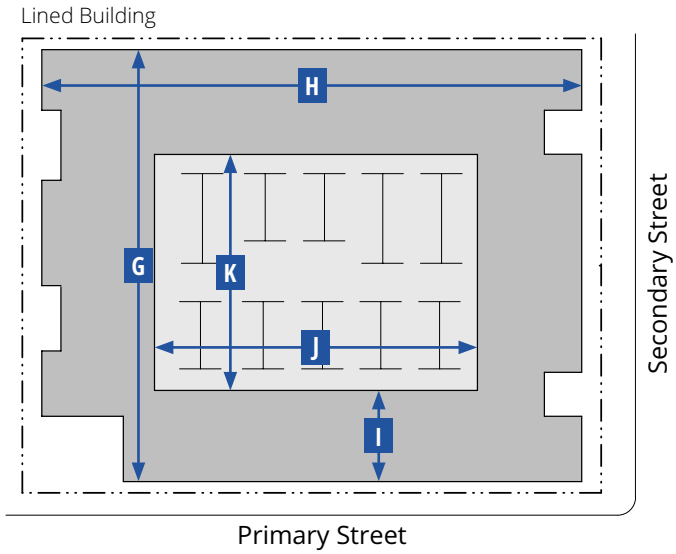
Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings where feasible.

Courtyards must be accessible from the primary thoroughfare where feasible.

Key for Tables

-- No Requirement



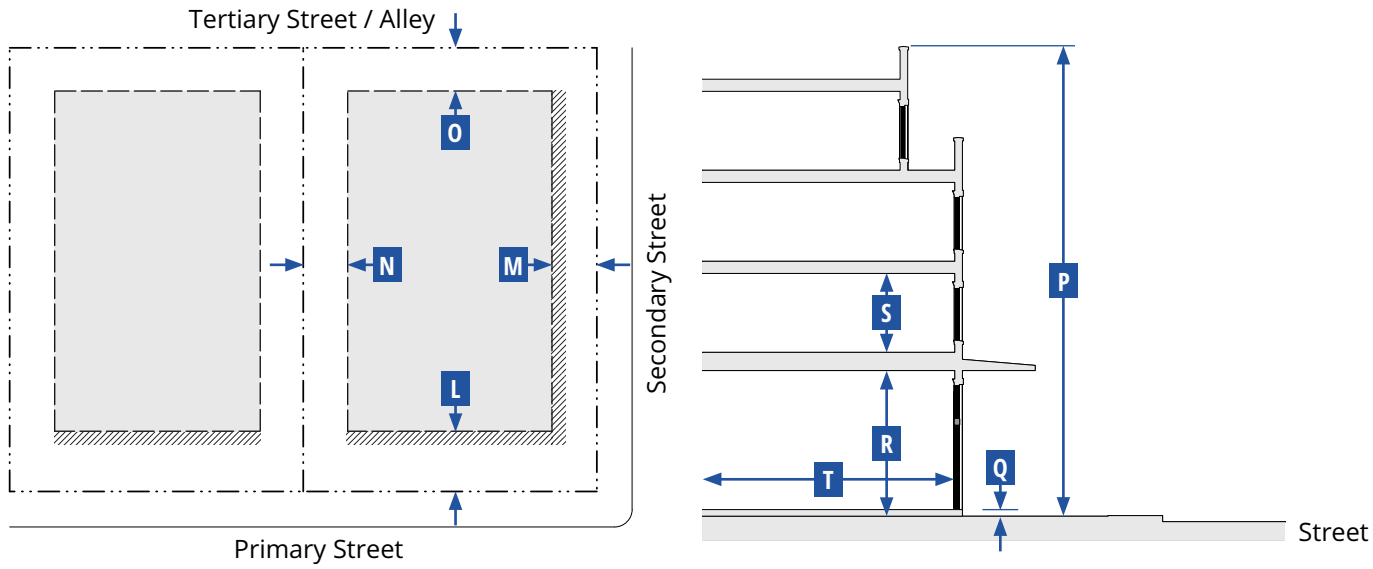
Key for Diagram

Lot Line
Building Line
Interior Building
Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max.[1]	G
Width	150 ft max.	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:
[1] Or the max. length of the block.

D. Building Types (cont.)
Miscellaneous
The side of an interior building exposed to a street or open space must be lined by the exterior building.
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.
Access Standards
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.



Key for Diagrams

Lot Line | Building Setback Line | Building Area | Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)[1,2]	Front[3]	Corner Side[3]	Interior Side[4,5]	Rear[5]
	L	M	N	O
Primary Building				
Min.	0 ft	0 ft	0 ft	5 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Sidewalk must be extended into the facade zone to meet the building.

[4] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

[5] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	P
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**Q**
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	**R**
Upper floors	9 ft min.	**S**
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space	30 ft min.	**T**

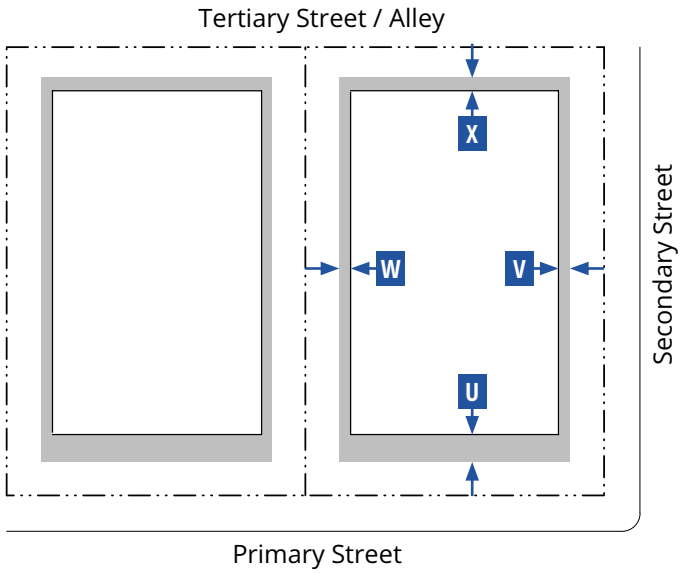
Notes:

[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1]	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

[1] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Arcade[1]	10 ft	10 ft	N	N
Gallery[1]				
Shopfront: awning, balcony[1], bay window, or projecting shade structure				
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A[3]	A[3]	N	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

[3] Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	**T4-MS**
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	S
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail[1]	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverages Sales	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Employment & Services	
Clinic	P
Custom & Craft Work	C
Downtown Services[2]	P
Food Processing	C
Hotel, Motel or Hotel Suites[3]	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
I. Use Types (cont.)	
Use Type	**T4-MS**
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[4]	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

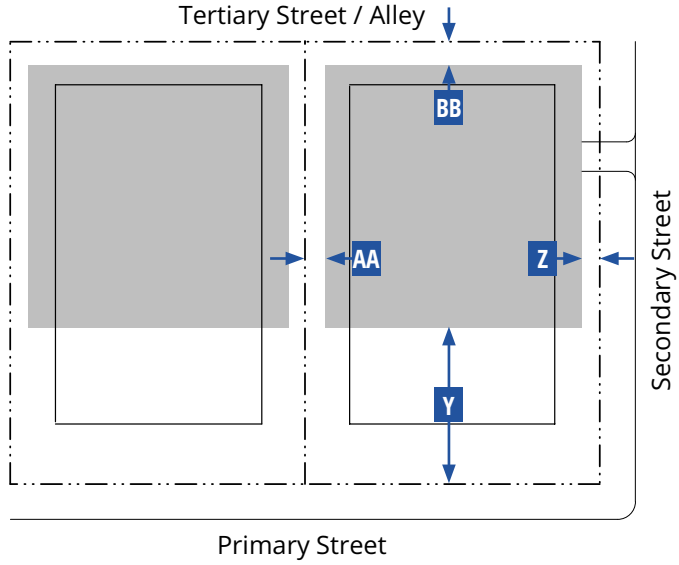
[2] Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

[3] See Subsection 19.09.040.H (Fremont East District) for standards.

[4] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	Y	**Z**	**AA**	**BB**
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	**Min. No. Trees**
Addition, Renovation, or New Building[1]	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:
[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

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19.09.050.E.036 T4 Neighborhood Zone (T4-N) (NEW IN ITS ENTIRETY)



A. General Intent

The T4-N Zone is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

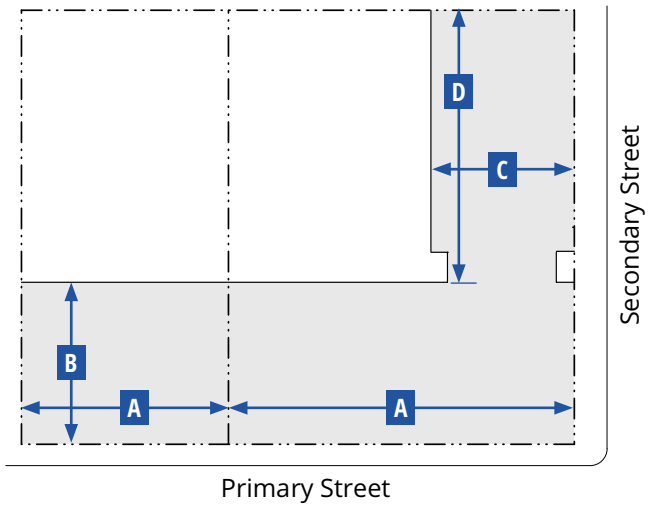
Attached or detached
Medium lot width
Small to Medium footprint and lot coverage
Buildings placed near the edge of right-of-way
Diverse mix of building frontages, but primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
Medium setbacks
Max. 3 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Key for Diagram

Lot Line — Building Line

Building Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Fourplex Court[1]	40 ft	80 ft	--	--
Duplex, Side-by-side	48 ft	--	20 ft	22 ft
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court[1]	32 ft	26 ft	--	--
Live/Work[2]	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit[3]	36 ft	32 ft	--	--
Accessory Structure[3]	36 ft	32 ft	--	--

Miscellaneous

Allowed frontage types are described in Table G (Frontages).

D. Building Types (cont.)

Notes:

[1] The shared courtyard must be accessible from the primary street and the entrance to each building must be from the shared courtyard.

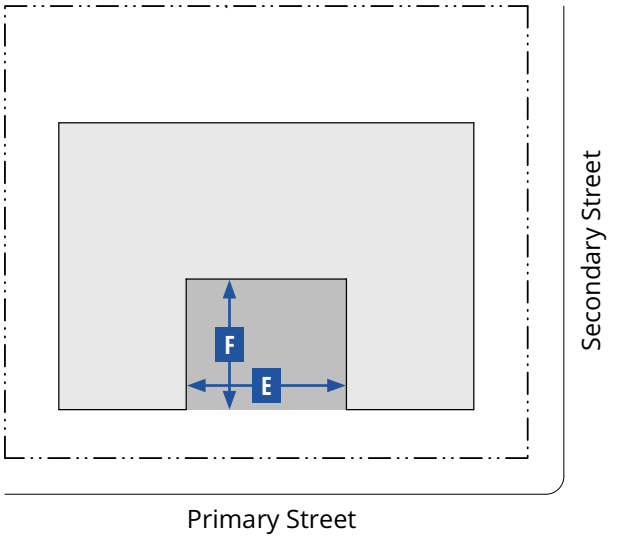
[2] Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

[3] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

Key for Tables

-- No Requirement

Courtyard Building

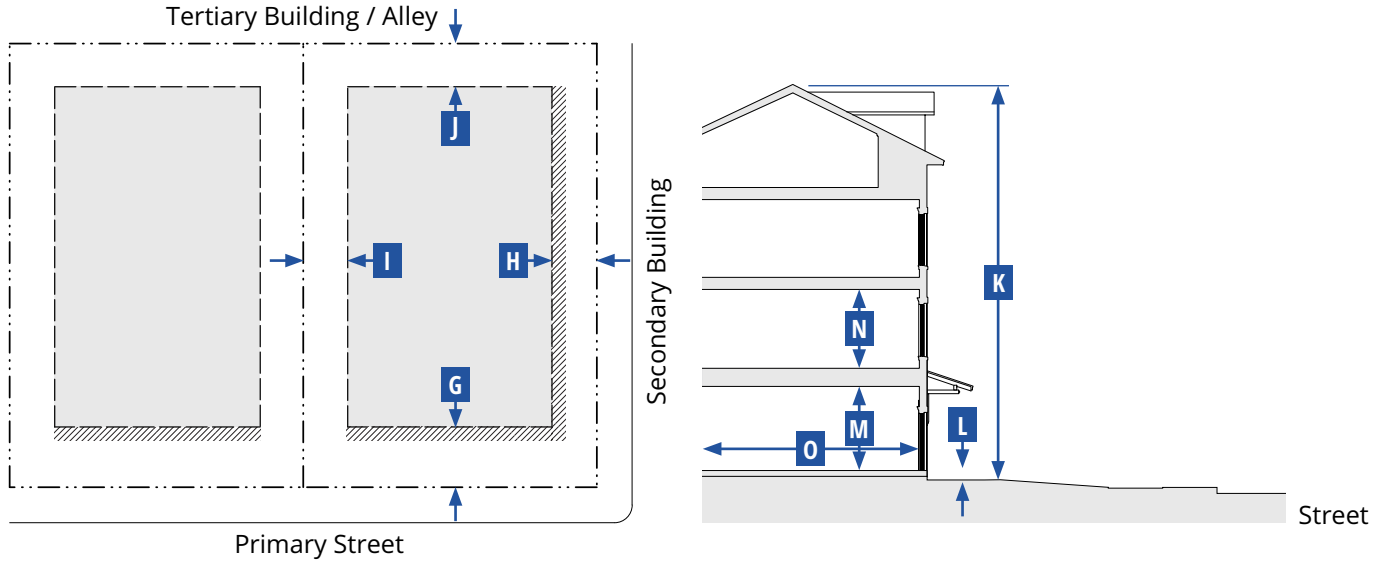


Key for Diagram

Lot Line
Building Line
Building Area
Courtyard Area

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	25 ft min.; 60 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

D. Building Types (cont.)		
Additional Standards for a Bungalow Court		
Dimensions - Courtyard(s)		
Width	20 ft min.	E
Depth	20 ft min	F
Area	400 sf min.	



Key for Diagrams

Lot Line — Building Setback Line — Building Area — Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)[1]	**Front[2,3]**	**Corner Side[2]**	**Interior Side[3]**	**Rear**
	G	**H**	**I**	**J**
Primary Building				
Min.	10 ft	10 ft	5 ft	15 ft
Max.	20 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

[1] Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

[2] Additional setback and/or easement may be required where street ROW or a utility easement is needed.

[3] Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	3 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level[1,2]		**L**
Residential	1.50 ft min. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor[3]	9 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint		
Lot coverage	75% max.	
Depth		
Ground floor space retail/service space	30 ft min.	**O**

Notes:

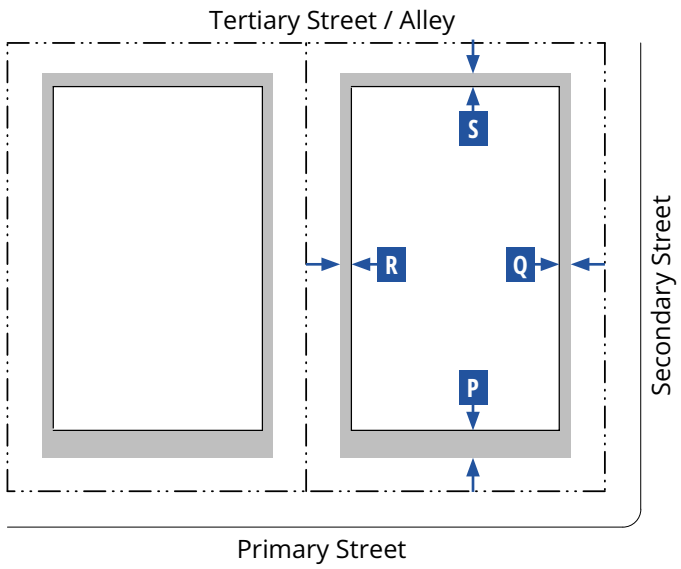
[1] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[2] Primary buildings located on lots sloping down and away from the street are exempt.

[3] 14 ft minimum when ground floor is directly adjacent to sidewalk for commercial uses.

Key for Tables

-- No Requirement



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront[1]	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace[1,2]	A	A	19.09.070.M

Note:
[1] Allowed only on building corners for commercial uses.
[2] Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed
N Not Allowed

H. Encroachments

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Porch: Engaged	5 ft	5 ft	N	N
Porch: Projecting				
Stoop				
Shopfront: awning, balcony[1], bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies[2]	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	N	N
Driveways	A	A	N	N

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:
[1] May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
[2] May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

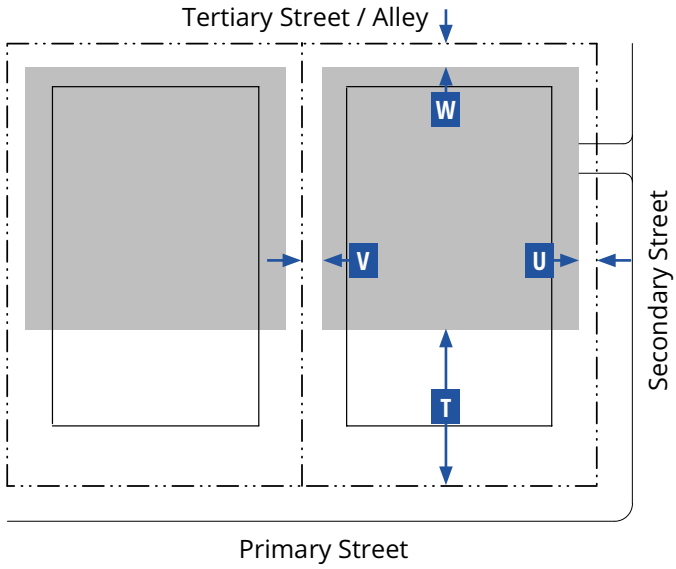
I. Use Types	
Use Type	**T4-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Center, Private (Accessory)	P
Community Recreational Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail[1]	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Tavern-Limited Establishment	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[2]	T
Urban Agriculture	
Community Garden	P

Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table, it is not allowed in the T4-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).
[2] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor	20 ft	20 ft	0 ft	0 ft
Parking Driveway	**One-way**		**Two-way**	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

Parking spaces may be enclosed, covered, or open.

Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

[1] No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building[1]	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

[1] Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

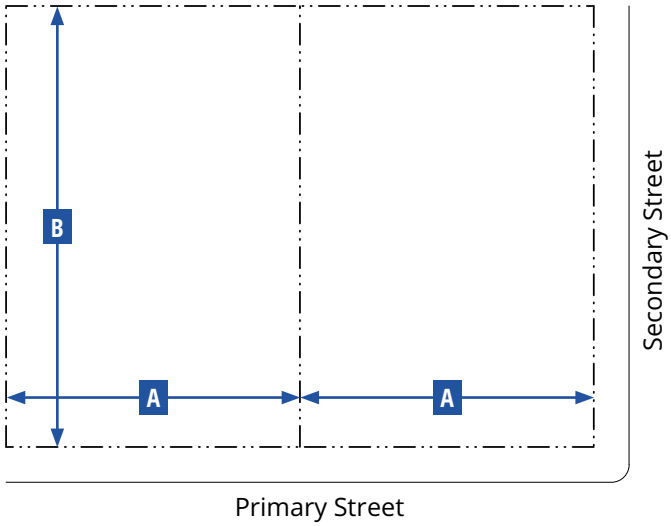
L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min.[1]
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Open Space Standards) if open space is provided on the lot.	

Note:

[1] Or 5% of lot area, whichever is greater.

19.09.050.E.040 T3 Neighborhood Zone (T3-N)





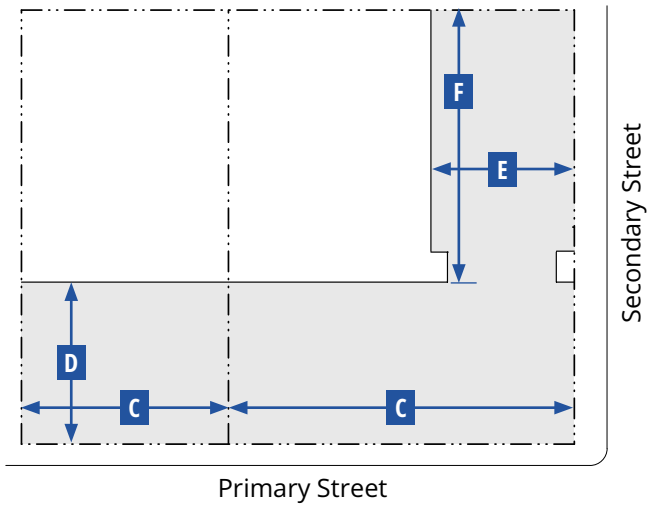
Key for Diagram

Lot Line

A. General Intent
The T3-N Zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The Zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following form elements are generally appropriate in this Zone:
Primarily detached, but may be attached
Small to medium lot width
Small to medium footprint and lot coverage
Primarily with common yards, stoops, and porches
Medium to large front setback
Medium to large side setbacks
Max. 2 stories

B. Sub-Zone
None

C. Lot Size		
Area		
Min.	6,000 sf	
Max.	12,800 sf	
Width		**A**
Min.	50 ft	
Max.	80 ft	
Depth		**B**
Min.	90 ft	
Max.	160 ft	



Key for Diagram

Lot Line
Building Line
Building Area

D. Building Types					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Duplex, Side-by-side	1	48 ft	--	20 ft	22 ft
Duplex – Front and Back	1	36 ft	--	20 ft	22 ft
Duplex - Stacked	1	36 ft	--	20 ft	22 ft
Large House	1	65 ft	--	20 ft	22 ft
Medium House	1	50 ft	--	20 ft	22 ft
Small House	1	30 ft	--	20 ft	22 ft

D. Building Types (cont.)					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Bungalow Court[1]	3 min.; 9 max.	32 ft	26 ft	--	--
Accessory Dwelling Unit[2]	1	--	--	--	--
Accessory Structure[2]	2	--	--	--	--
Miscellaneous					
Allowed frontage types are described in Table G (Frontages).					

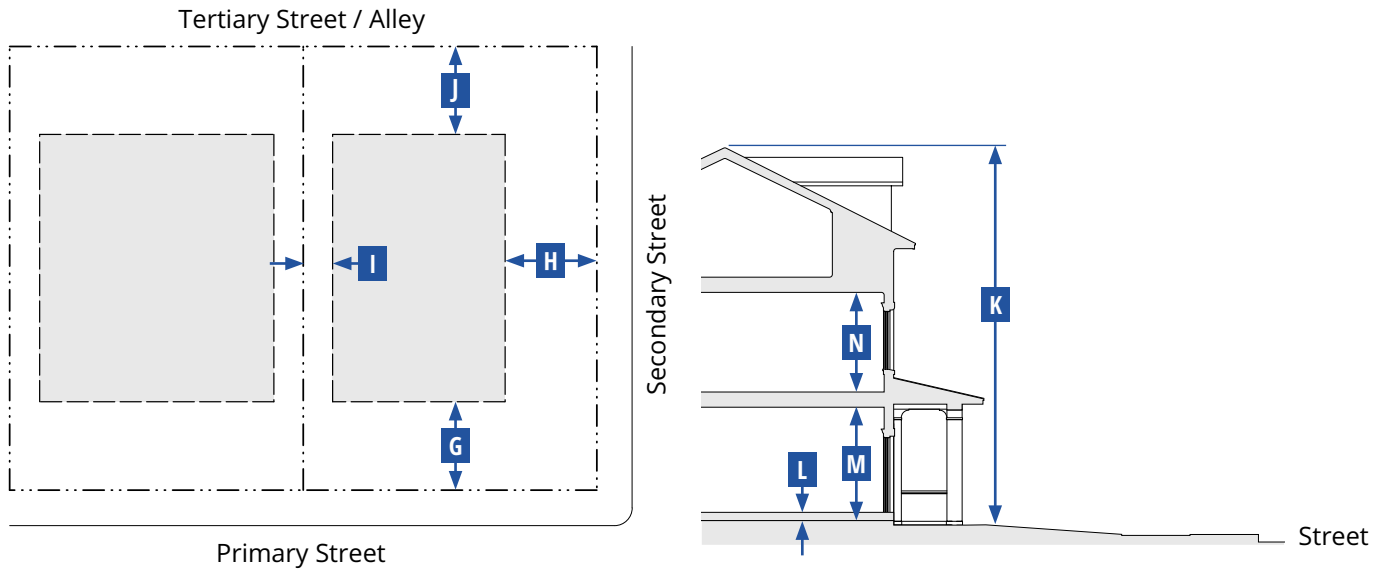
Notes:

[1] Only 1 residential unit per bungalow allowed. The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

[2] The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 60% of the GFA of the primary structure.

Key for Tables

-- No Requirement



Key for Diagrams

Lot Line — Building Setback Line — Building Area

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	**Front**	**Corner Side**	**Interior Side**	**Rear**
	G	**H**	**I**	**J**
Primary Building				
Min.	15 ft	15 ft	5 ft	15 ft
Max.	25 ft	20 ft	--	--
ADU or Accessory Structure				
Min.	30 ft	15 ft	3 ft[1]	3 ft[1]
Miscellaneous				
Patio covers must comply with the standards provided in Table 4 (Patio Cover) in LVMC Section 19.06.070 (R-1 (Single Family Residential)).				
All structures located < 5 feet from another structure must comply with all applicable Building and Fire Code requirements.				

Notes:

[1] Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

Key for Tables

-- No Requirement

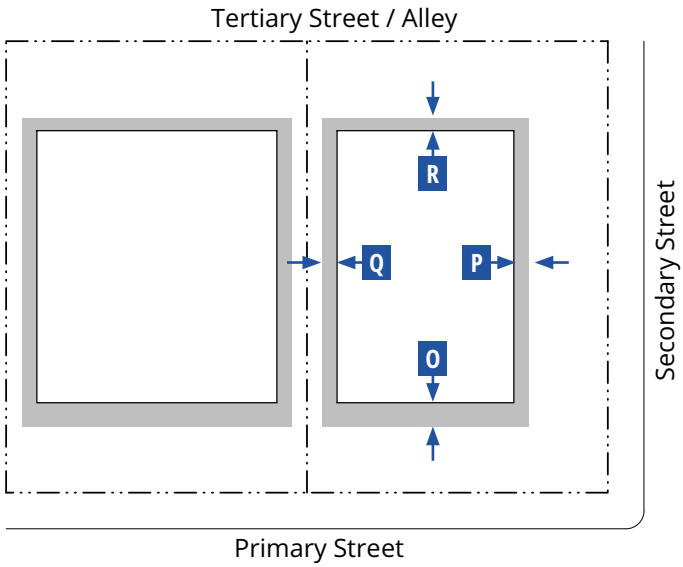
F. Building Form Standards		
Building Height	**Stories**	**K**
Primary Building	2 max.	
ADU or Accessory Structure[1]	2 max.	
Primary Building		
Ground Floor Finish Level[2,3]		**L**
Residential	1.50 ft min. above curb	
Floor-to-Ceiling		
Ground floor (service or retail uses)	8 ft min.	**M**
Upper floors	8 ft min.	**N**
Footprint		
Lot coverage	65% max.	

Notes:

[1] ADUs or accessory structures must not exceed the overall height of the primary building.

[2] Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

[3] Primary buildings located on lots sloping down and away from the street are exempt.



Key for Diagram

Lot Line — Building Line — Encroachment

G. Frontages			
Private Frontage Type	**Front**	**Corner Side**	**Standards**
Common Yard	A	A	19.09.070.E
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Stoop	A	A	19.09.070.L

Key for Tables

A Allowed

N Not Allowed

H. Encroachments				
Encroachment Type	**Front (max.)**	**Corner Side (max.)**	**Interior Side (max.)**	**Rear (max.)**
	O	**P**	**Q**	**R**
Porch: Engaged	5 ft	5 ft	N	N
Porch: Projecting				
Stoop				
Architectural Features	3 ft	3 ft	3 ft	3 ft
Driveways	A	A	A	A
Miscellaneous				
Encroachments are allowed into the facade zone, but are not allowed within a street ROW, alley ROW, across a lot line, or beyond the minimum setback line.				

I. Use Types	
Use Type	**T3-N**
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Community Residence	P
Downtown Residential	P
Home Occupation	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses[1]	T
Urban Agriculture	
Community Garden	C

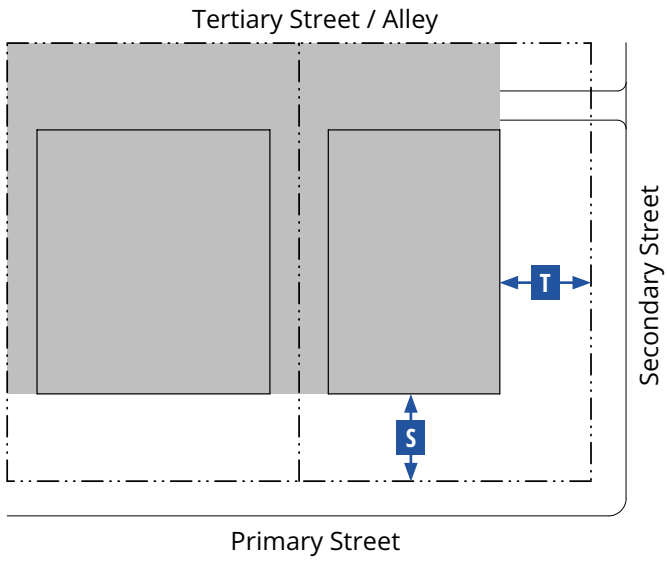
Notes:
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.
If a use is not listed in this table it is not allowed in the T3-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

[1] Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

Lot Line
Building Line
Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	**Front[1]**	**Corner Side[1]**	**Interior Side**	**Rear**
	S	**T**		
Ground Floor	20 ft	15 ft	0 ft	0 ft
Parking Driveway				
Width	12 ft min. - 20 ft max.			
Miscellaneous				
Driveways may be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:
[1] No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Open Space	
Usable Open Space	
Width	10 ft min.
Depth	10 ft min.
Common open space area per unit	150 sf min.

19.09.060 BUILDING TYPE STANDARDS

Subsections:

19.09.060.A Purpose

19.09.060.B Applicability

19.09.060.C Building Types Overview

19.09.060.A Purpose

The purpose of this Section is to provide an overview of the building types that are appropriate to use within the Transect Zones. The overview is intended to ensure that new development establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.060.B Applicability

1. The requirements of this Section apply to all development proposed within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards).
2. Development that includes education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards), but are not required to meet the standards of this Section.
3. Building types are categorized into two groups: house-scale buildings and block scale buildings.
    a. House-scale buildings are the size of a house, typically ranging from as small as 25 feet wide up to 90 feet wide.
    b. Block-scale buildings are individually as large as most or all of a block, or when arranged together along a street, appear to be as long as most or all of a block.
4. The standards for each building type are established in the Transect Zones, including standards for lot size. If the lot is too small to accommodate a particular building type, a different building type must be selected, or the building type must be scaled to fit the lot within the parameters of the standards established for the Transect Zone.
5. Where multiple principal buildings are proposed for a single lot, the proposal must include potential lot lines, which conform with this Ordinance, the purpose of which is to determine compliance with building type standards.

19.09.060.C Building Types Overview

1. Table 19.09.060.C-1 (Building Types Overview) provides an overview of the allowed building types that are appropriate to use within the Transect Zones. The names of the building types are not intended to limit uses within a particular building type. For example, a medium house building type may have non-residential uses within it, such as a restaurant or office, as allowed by the Transect Zone.
2. Secondary wings and accessory structures must have a smaller footprint, a narrower width, and a depth that is less than the width or depth of the footprint of the primary building.
3. The photographs in Table 19.09.060.C-1 (Building Types Overview) are illustrative only and not regulatory.

Table 19.09.060.C-1 Building Types Overview

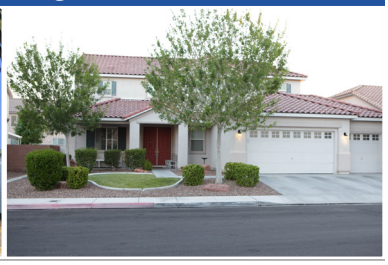
Transect Zones	T3-N	T3-N	T3-N
Building Form	**Small House**	**Medium House**	**Large House**
Example			
Description	A small-size detached structure, consisting of one unit, usually sited on a small lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A medium-size detached structure, consisting of one unit, usually sited on a medium size lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A large-size detached structure consisting of one unit usually sited on a large lot with private open space. This building type is frequently located within the lowest-intensity residential neighborhoods. It is important for providing a wide range of housing types.
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	**T5-N, T4-N, T3-N**	**T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N**	**T5-N, T4-N, T3-N**
Building Form	**Accessory Dwelling Unit (ADU)**	**Accessory Structure**	**Duplex: Side-by-Side**
Example			 Source: Opticos Design, Inc.
Description	An additional structure typically located at the rear of a lot constructed as a single-story freestanding structure or placed above a garage to provide space for a single small residential unit. An ADU is important for providing affordable housing opportunities within walkable neighborhoods.	An additional structure typically located at the rear of a lot that provides space for a single small commercial, office, service, or storage use. This building type is important for providing incubator spaces for small businesses within walkable neighborhoods.	A small- to medium-size structure with two attached residential units, both of which have private open space and face the street. This duplex building type has the form of a medium- or large-size single-family house, and is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

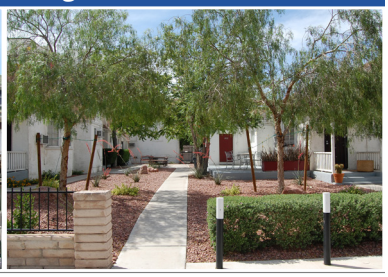
Transect Zones	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N
Building Form	**Duplex: Front-and-back**	**Duplex: Stacked**	**Bungalow Court**
Example		 Source: Opticos Design, Inc.	
Description	A small- to medium-size structure consisting of two attached units with one unit located behind the other, both of which have private open space. The unit in front faces the street and has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A small- to medium-size structure consisting of two units with one located on the ground floor and the other located directly above. Both units face the street and are within one single building that has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A series of small, detached single-family structures located on a single lot with individual buildings arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private rear yard, which is not required. The common open space is an essential element of this building type. A bungalow court may be scaled to fit within low or medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability. Syn: Cottage Court
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

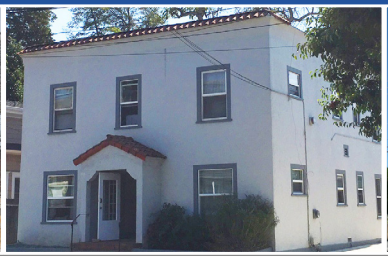
Transect Zones	**T5-M, T5-C, T5-N, T4-MS, T4-C, T4-N**	**T5-N, T4-MS, T4-C, T4-N**	**T5-M, T5-C, T5-N, T4-C**
Building Form	**Live/Work**	**Multi-plex: Small**	**Multi-plex: Large**
Example	 Source: Opticos Design, Inc		
Description	A small- to medium-size attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or commercial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Private open space is not required but can be provided with a balcony. Live/work units are typically located within medium intensity-neighborhoods or in locations that will transition into a neighborhood main street. This building type can be applied in industrial contexts. They are appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand in response to increasing market demands.	A medium-size structure consisting of 3 - 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium-sized single-family home and is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony. This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House	A large-size structure, 2 - 5 stories in height, consisting of 7 - 18 side-by-side and/or stacked dwelling units, typically with one shared entry. Each unit has its own private open space as a small yard or balcony. This building type is appropriately scaled to fit within medium-intensity or more urban neighborhoods. It enables well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Stacked-Flats Building
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale	Block-Scale

Table 19.09.060.C-1 Building Types Overview

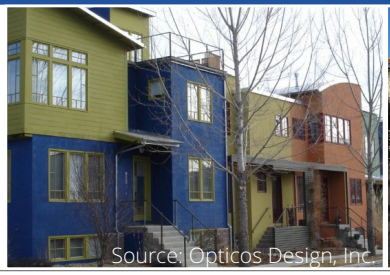
Transect Zones	**T5-M, T5-N, T4-C, T4-N**	**T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**	**T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**
Building Form	**Rowhouse**	**Courtyard Building**	**Flex Low-Rise Building**
Example	 Source: Opticos Design, Inc.	 Source: Opticos Design, Inc.	
Description	A medium-size structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space. This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse	A large-size structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit. This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A medium- to large-size structure on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale

Table 19.09.060.C-1 Building Types Overview

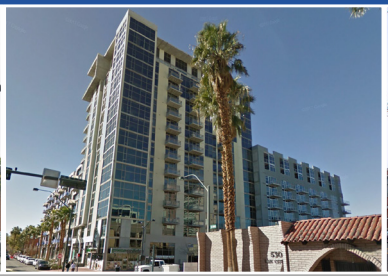
Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C**	**T6-UC, T6-UG**	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T4-MS,**
Building Form	**Flex Mid-Rise Building**	**Flex High-Rise Building**	**Lined Building**
Example			 Source: buildabetterburb.org
Description	A medium- to large-size structure built on a large lot and 4 – 8 stories in height, that typically incorporates multi-level structured parking. Private open space is not required but can be provided with balconies. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type is a primary component of an urban downtown or neighborhood as it enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A large, tall structure over 8 stories in height built on a large lot that typically incorporates multi-level structured parking. Private open space is not required but can be provided with a balcony per unit. This building type is used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown as it enables the highest densities that are appropriately-scaled and well-designed, and is important for providing a wide range of housing types as well as other commercial uses, and promoting walkability.	A structure that consists of two main components; an interior building that may be a parking garage, movie theater or large retail store (i.e. “big-box store”), and an exterior building to conceal the interior building from the street. The exterior building is usually designed for retail, service, office, and/or residential uses.
Building Scale	Block-Scale	Block-Scale	Block-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	T5-M	T4-N
Building Form	**Loft**	**Fourplex Court (New)**
Example		
Description	A multi-story structure with a large footprint, tall ceilings, and a design that facilitates natural light. This building type is adaptable to different individual uses over the course of a life-cycle and offers flexible space to be utilized in areas transitioning between commercial, residential, and light industrial uses.	Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type. A fourplex court may be scaled to fit within small to medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability.
Building Scale	Block-Scale	House-Scale

19.09.070 FRONTAGE TYPE STANDARDS

Subsections:

19.09.070.A Purpose
19.09.070.B Applicability
19.09.070.C Frontage Types Overview
19.09.070.D Arcade
19.09.070.E Common Yard
19.09.070.F Dooryard
19.09.070.G Forecourt
19.09.070.H Gallery
19.09.070.I Porch: Engaged
19.09.070.J Porch: Projecting
19.09.070.K Shopfront
19.09.070.L Stoop
19.09.070.M Terrace

19.09.070.A Purpose

The purpose of this Section is to establish standards for each of the frontage types that are appropriate to use within the Transect Zones. Private frontages are the components of a building that provide an important transition and interface between the public realm (i.e. the street and sidewalk) and the private realm (i.e. a yard and building). These standards supplement the standards for each Transect Zone in which the frontage types are allowed. They are intended to ensure development that establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.070.B Applicability

1. The requirements of this Section apply to all proposed development within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development with education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Each building must have at least one frontage type for each street frontage.
4. Frontage types not listed in the applicable transect zone standards are not allowed in that zone.
5. A building may have multiple frontage types as stipulated in this Section. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.

19.09.070.C Frontage Types Overview

Table 19.09.070.C-1 (Private Frontages Overview) provides an overview of the allowed frontage types with a description of each type and an illustration showing its typical character and form. The private frontage is the area between the building facade and the frontage line (edge of right-of-way).

Table 19.09.070.C-1 Private Frontages Overview

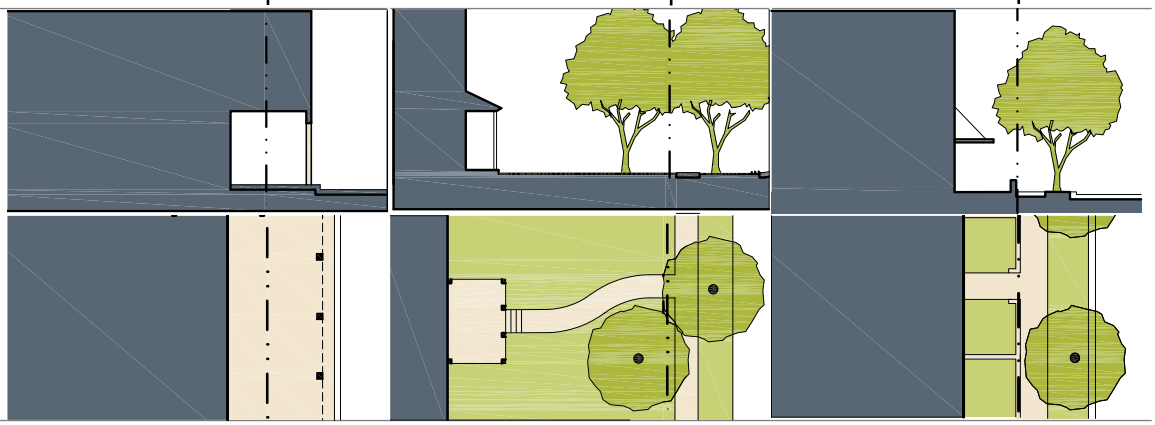
Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C**	**T5-N, T4-N, T3-N**	**T5-M, T5-MS, T5-N, T4-MS, T4-N**
Frontage Type	**Arcade**	**Common Yard**	**Dooryard**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.	The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.	In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.

Table 19.09.070.C-1 Private Frontages Overview

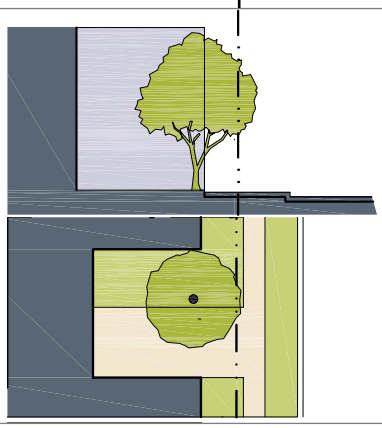
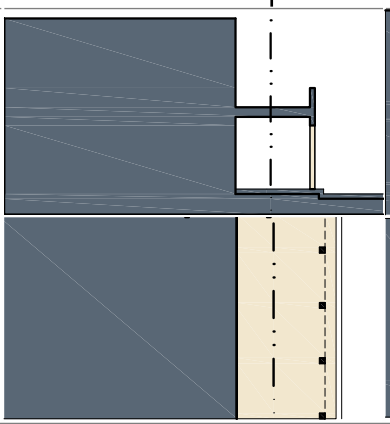
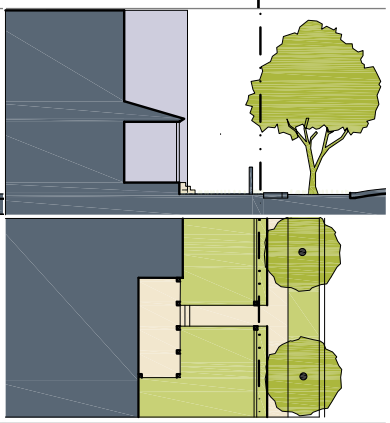
Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-N, T3-N**	**T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C**	**T4-C, T4-N, T3-N**
Frontage Type	**Forecourt**	**Gallery**	**Porch: Engaged**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas. A forecourt may be allocated in conjunction with other frontage types.	The Gallery Frontage has a facade aligned close to the frontage line with an attached cantilevered structure or a lightweight colonnade over the sidewalk. Galleries are typical for retail uses, but can be used for offices uses.	The Engaged Porch has two adjacent sides of the porch that are connected to the building while the other two sides are open. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.

Table 19.09.070.C-1 Private Frontages Overview

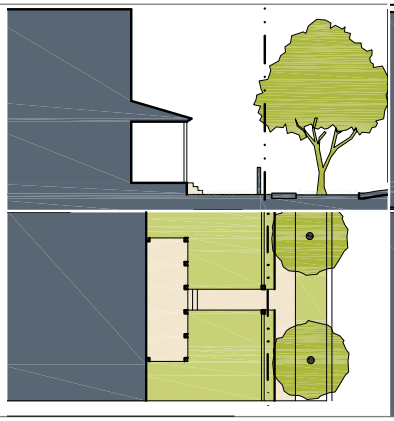
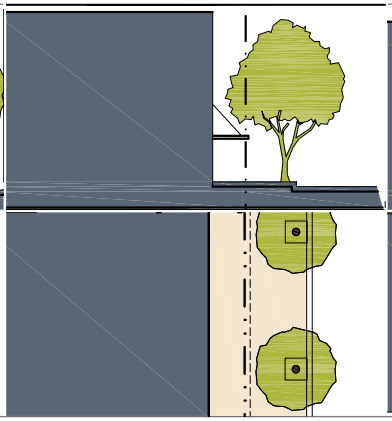
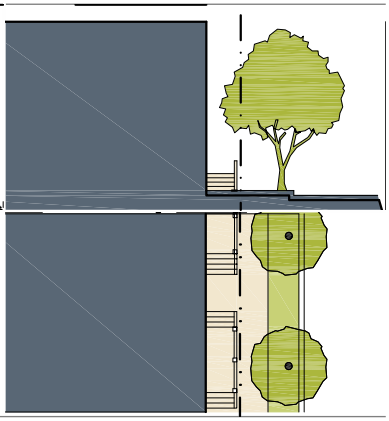
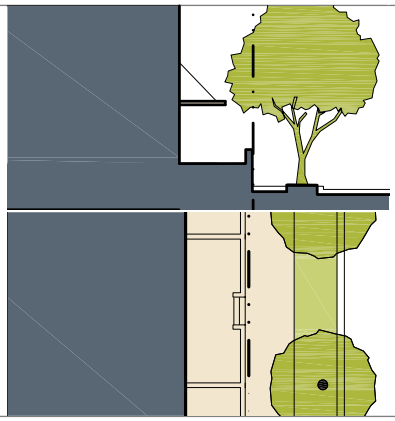
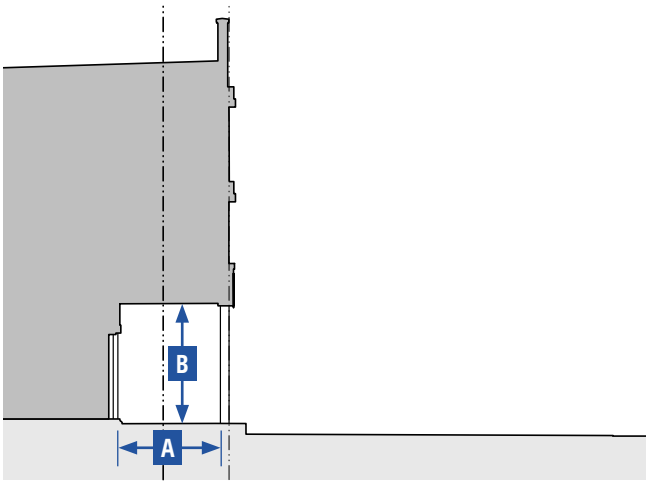
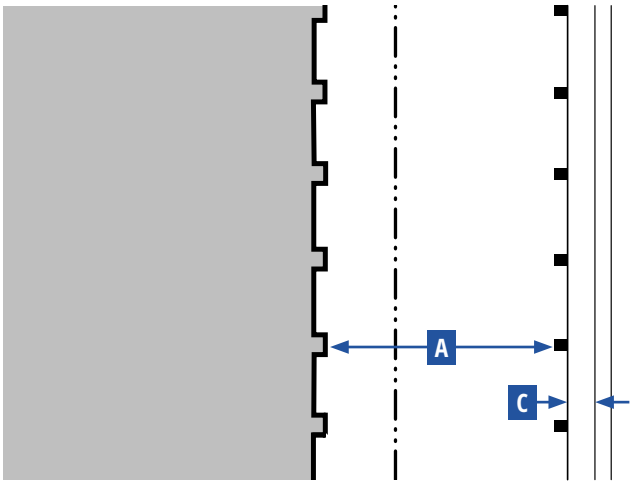
Transect Zones	**T4-C, T4-N, T3-N**	**T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C, T4-N**	**T5-MS, T5-N, T4-MS, T4-N, T3-N**
Frontage Type	**Porch: Projecting**	**Shopfront**	**Stoop**
	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <	LOT > PRIVATE FRONTAGE > | < ROW <
Example			
Description	The Projecting Porch Frontage is open on three sides, and it may project in front of a building into the facade zone. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.	In the Shopfront Frontage the main facade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. Shopfronts are typically intended for retail or office uses and they have substantial glazing at the sidewalk level. Shopfronts may include awnings or cantilevered shade structures that overlap the sidewalk. A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage.	The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows. The entrance is usually an exterior stair and landing. Stairs or ramps from the stoop may lead directly to the sidewalk or may provide access to the side.

Table 19.09.070.C-1 Private Frontages Overview

Transect Zones	**T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N**
Frontage Type	**Terrace**
	LOT > PRIVATE FRONTAGE > | < ROW <
Example	
Description	In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

19.09.070.D Arcade





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Arcade

1. Description

The Arcade Frontage Type is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade should be used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.

2. Size

Depth, Clear	10 ft min.	A
Ground floor height, Clear	14 ft min.	B
Setback from back of curb	2 ft min.	C

3. Miscellaneous

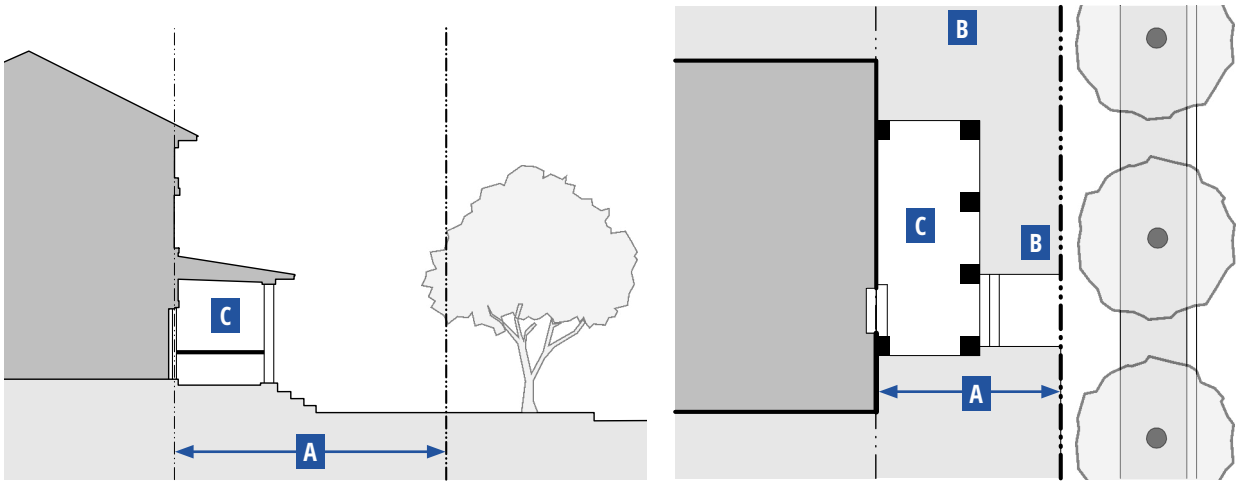
Arcades must have a consistent depth along a frontage.

Arcades with more than 2 floors of habitable space above the colonnade must not encroach onto a public right-of-way, and must be located so that they abut the right-of-way.

Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Arcade Frontage Type standards prevail.



19.09.070.E Common Yard



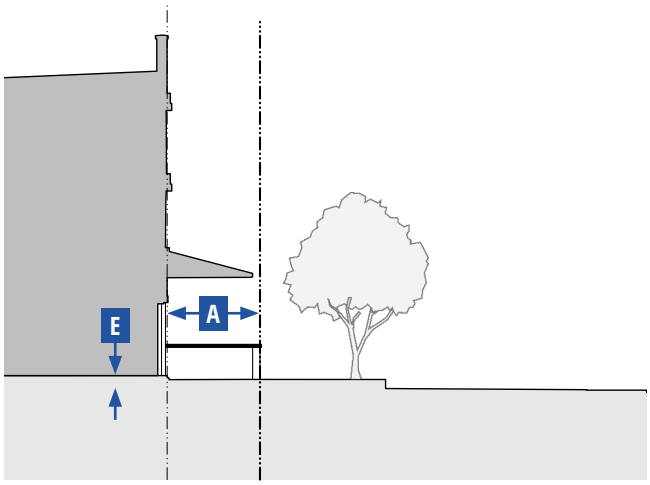
Key for Diagrams

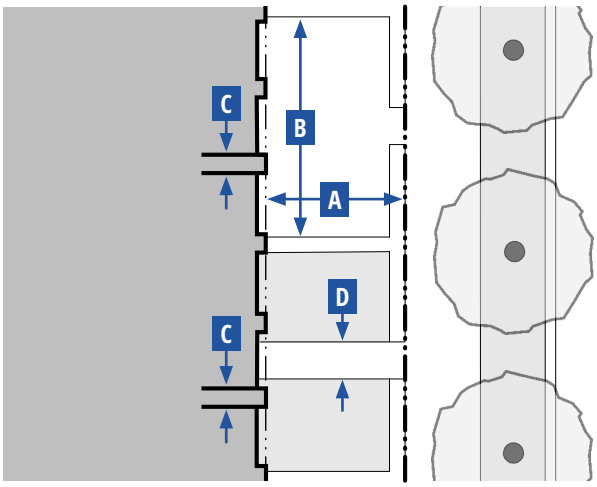
Lot Line
Setback Line
Grade
Building

Common Yard		
1. Description		
In the Common Yard Frontage Type, the main facade of the building has a large landscaped setback from the frontage line providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with the other private frontages.		
2. Size		
Depth	20 ft min.	A
3. Miscellaneous		
Fences between adjoining front yards or street side yards or between the sidewalk and front yard are not allowed in Common Yard frontages.		B
Common Yard Frontages must be used in conjunction with another allowed private frontage type, such as a Porch.		C



19.09.070.F Dooryard





Key for Diagrams

Lot Line — Setback Line

Grade — Building

Dooryard		
1. Description		
In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade and is intended primarily for ground-floor residential uses.		
2. Size		
Depth, Clear	8 ft min.	A
Length	50 ft min.	B
Distance between Glazing	4 ft min.	C
Ground Floor Transparency	50% min.[1]	
Depth of Recessed Entries	5 ft max.	
Path of Travel	3 ft wide min.; 6 ft max.	D
Finish Level above Sidewalk	3.5 ft max.	E
Finish Level below Sidewalk	6 ft max.	
3. Miscellaneous		
For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of a conflict between them, the Dooryard Frontage Type standards prevail.		
Shall not be used for circulation for more than one ground floor entry.		

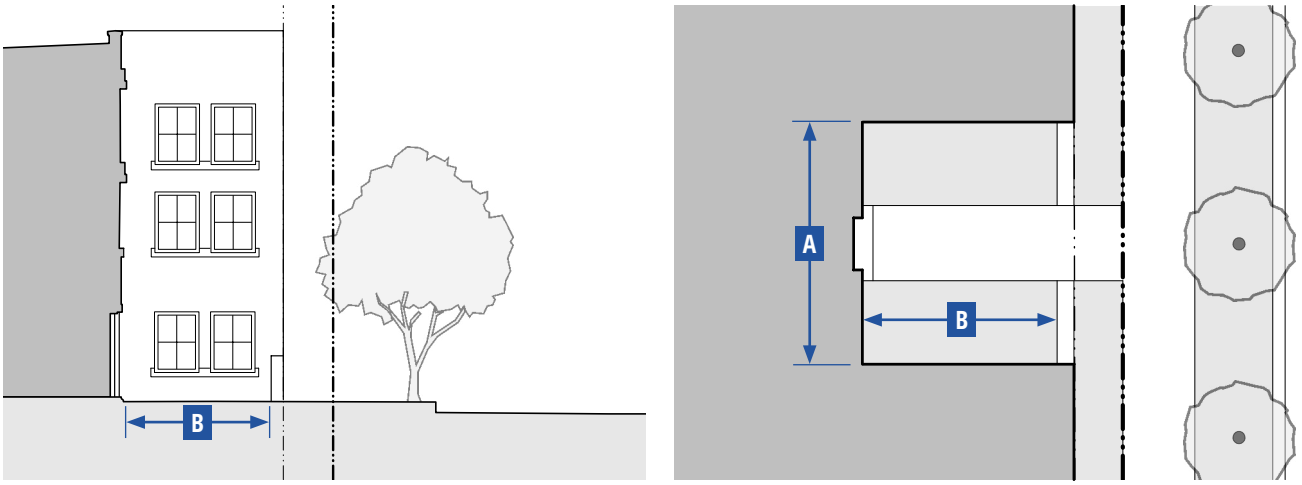
Note:

[1] For live/work, retail, and service uses only.





19.09.070.G Forecourt



Key for Diagrams

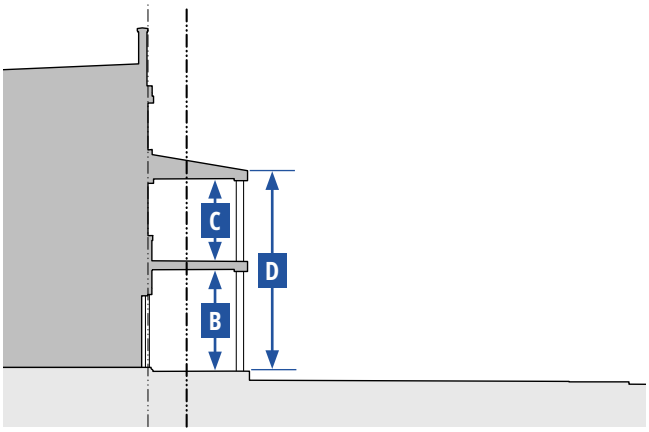
Lot Line
Setback Line
Grade
Building

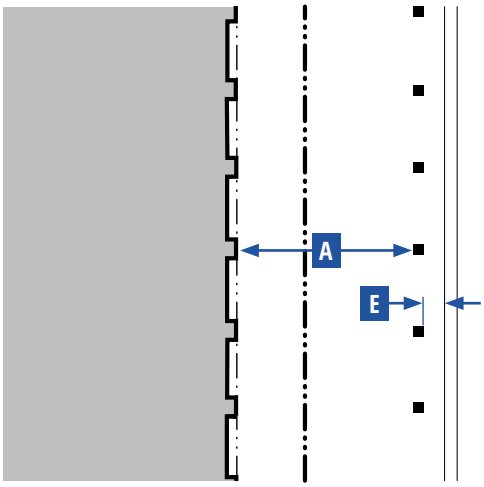
Forecourt		
1. Description		
In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small courtyard space. The space could be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas.		
2. Size		
Width, Clear	12 ft min.	A
Depth, Clear	12 ft min.	B
Ratio, Height to Width	2:1 max.	
3. Miscellaneous		
The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.		



Source: Opticos Design, Inc.

19.09.070.H Gallery





Key for Diagrams

Lot Line — Setback Line

Grade — Building

Gallery

1. Description

In the Gallery Frontage Type, the main facade of the building is at the frontage line and the gallery element encroaches into the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the encroachment into the right-of-way, an easement is usually required with a license agreement approved by the Department of Public Works. Alternatively, the frontage line must be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

2. Size

Depth, Clear	8 ft min.	A
Ground Floor Height, Clear	11 ft min.	B
Upper Floor Height, Clear	9 ft min.	C
Height	2 stories max.	D
Setback from back of curb	2 ft min.; 3 ft max.	E

3. Miscellaneous

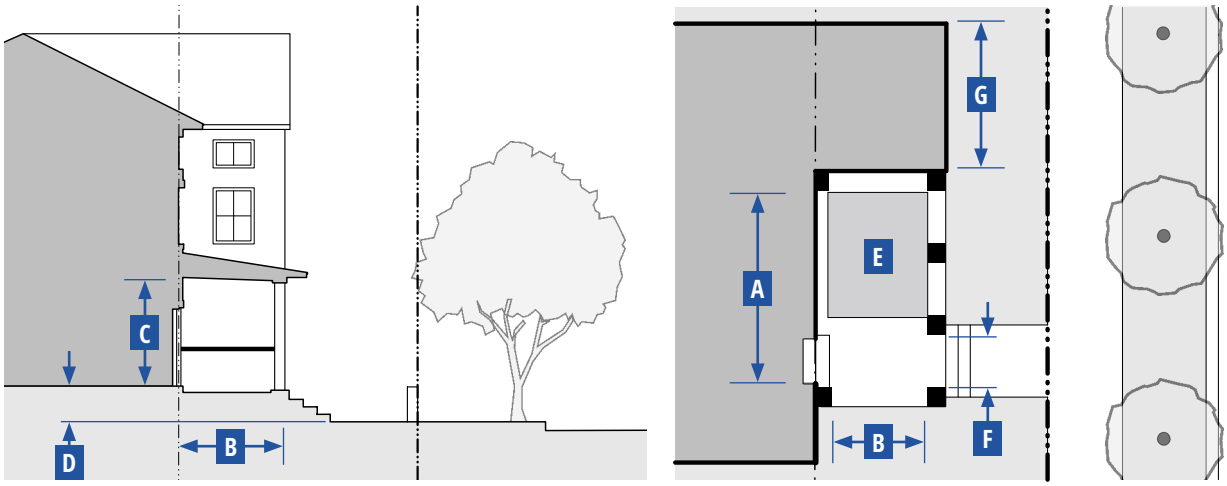
Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Gallery Frontage Type standards prevail.

Galleries must have a consistent depth along a frontage.

Galleries may project over a sidewalk.



19.09.070.I Porch: Engaged



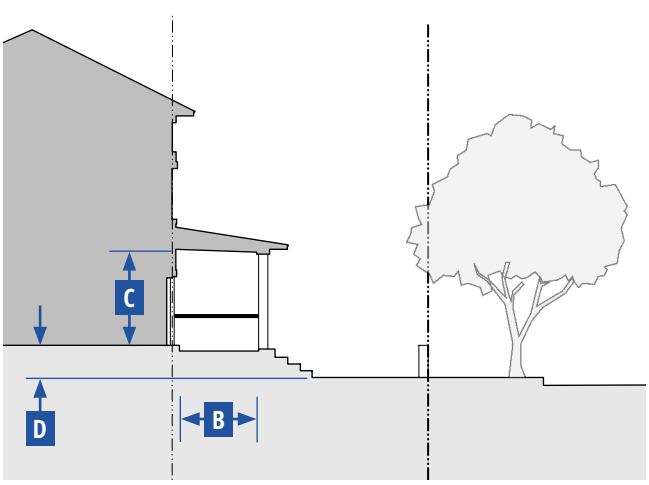
Key for Diagrams

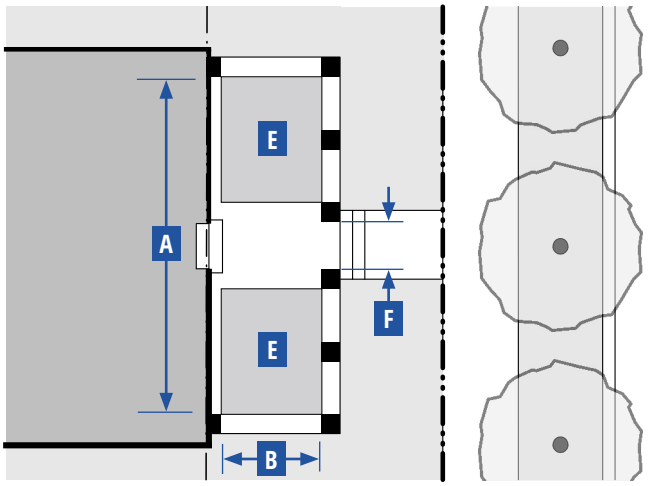
Lot Line
Setback Line
Grade
Building

Porch: Engaged		
1. Description		
In the Engaged Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are attached to the building while the other two sides are open.		
2. Size		
Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F
3. Miscellaneous		
Up to 40% of the building facade may project into the facade zone.		
Engaged porches must be open on two sides and have a roof.		
In zones where both porches and encroachments are allowed, a porch and up to 40% of the building facade are allowed encroaching elements.		



19.09.070.J Porch: Projecting





Key for Diagrams

Lot Line — Setback Line

Grade — Building

Porch: Projecting

1. Description

In the Projecting Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a wall or fence to spatially maintain the edge of the street. The projecting porch is open on three sides and it may project in front of a building into the facade zone.

2. Size

Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F

3. Miscellaneous

Projecting porches must be open on three sides and have a roof.

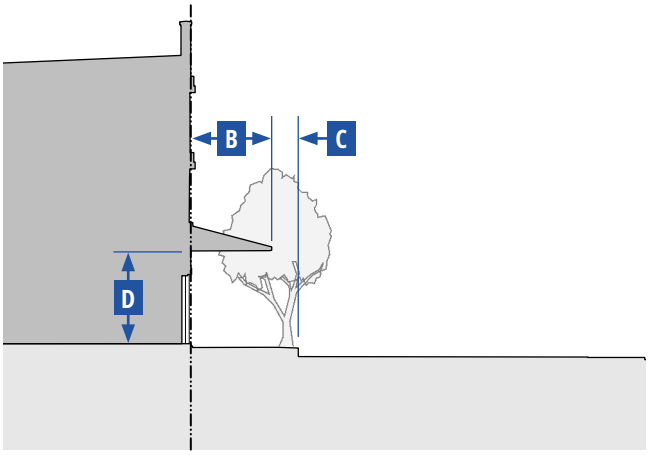
In zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

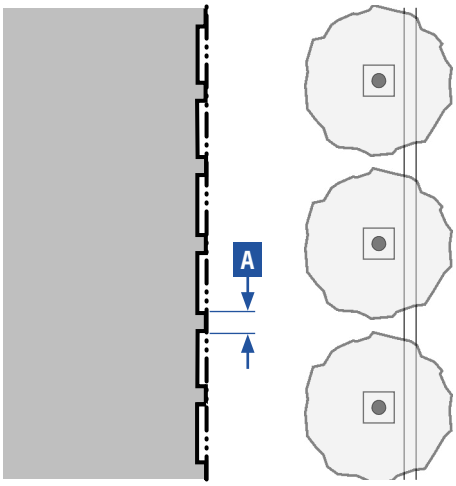


Source: tdwhs.nwasco.k12.or.us



19.09.070.K Shopfront





Key for Diagrams

Lot Line — Setback Line

Grade — Building

Shopfront		
1. Description		
In the Shopfront Frontage Type, the main facade of the building is placed at or near the frontage line with an at-grade entrance along the public right-of-way. It is intended for retail or service uses and has substantial glazing at the sidewalk level. This frontage may include an awning or projecting shade structure that may overlap the sidewalk. A shopfront may be used in conjunction with other frontage types.		
2. Size		
Distance between Glazing	2 ft min.	A
Ground Floor Transparency	75% min.	
Depth of Recessed Entries[1]	5 ft max.	
3. Awning		
Depth	4 ft min.	B
Setback from back of curb	2 ft min.	C
Height	8 ft min.	D
4. Miscellaneous		
Residential windows shall not be used.		
Doors may be recessed as long as the main facade is at the frontage line.		
Operable awnings are encouraged.		
Open-ended awnings are encouraged.		
Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.		

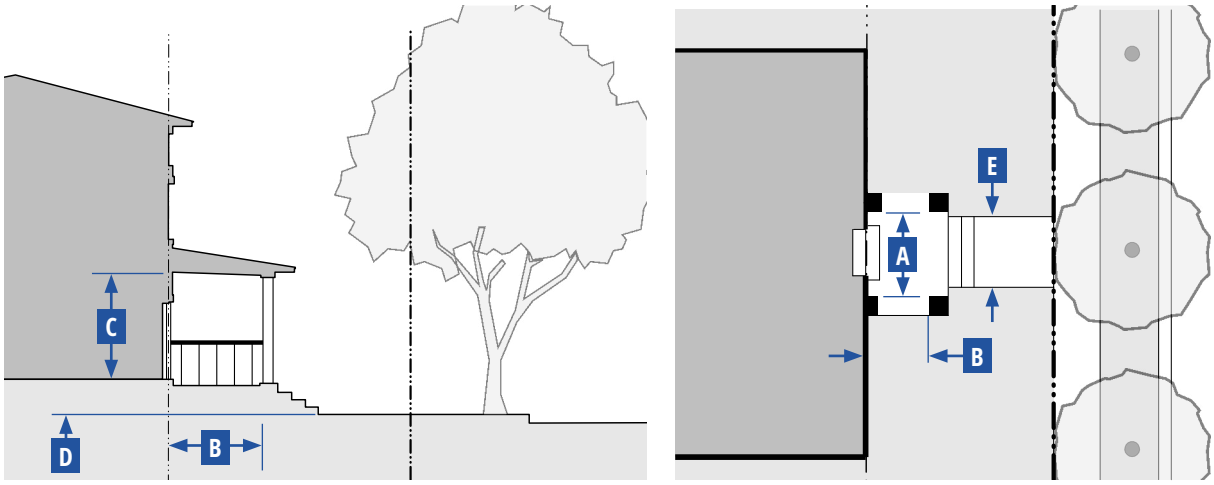




Notes:

[1] A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.).

19.09.070.L Stoop



Key for Diagrams

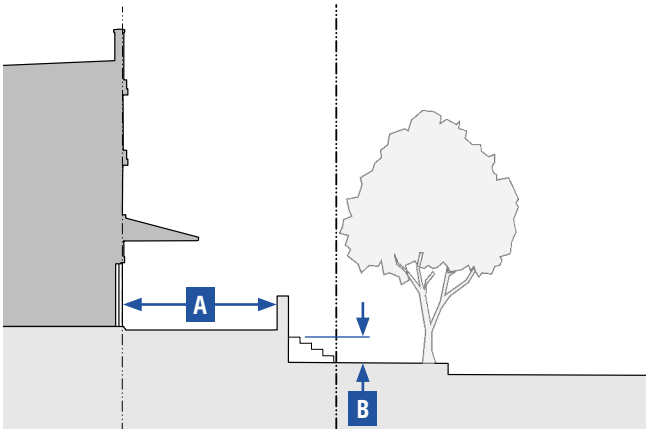
Lot Line
Setback Line
Grade
Building

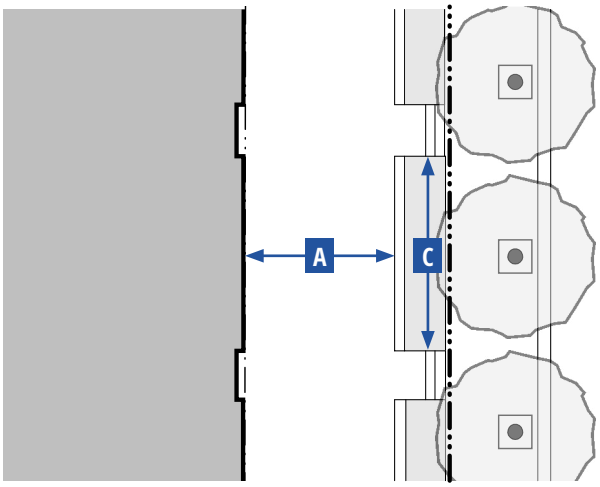
Stoop		
1. Description		
In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing. A stoop is appropriate for residential uses with small setbacks.		
2. Size		
Width, Clear	5 ft min.; 8 ft max.	A
Depth, Clear	5 ft min.; 8 ft max.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Depth of Recessed Entries	6 ft max.	
Finish Level above Sidewalk	1.5 ft min.	D
Path of Travel	3 ft wide min.; 6 ft max.	E
3. Miscellaneous		
Stairs may be perpendicular or parallel to the building facade.		
Ramps must be placed parallel to the facade or along the side of the building.		
The entry doors are encouraged to be covered or recessed to provide shelter from the elements.		
Gates are not allowed.		
All doors must face the street.		





19.09.070.M Terrace





Key for Diagrams

Lot Line — Setback Line

Grade — Building

Terrace

1. Description

In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change, and is often used in combination with a shopfront. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

2. Size

Depth, Clear	8 ft min.	A
Finish Level above Sidewalk	3.5 ft max.	B
Length of Terrace	150 ft max.	
Distance between Stairs	50 ft max.	C

3. Miscellaneous

Low walls used as seating are encouraged.





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19.09.080 OPEN SPACE STANDARDS

Subsections:

19.09.080.A Purpose
19.09.080.B Applicability
19.09.080.C Open Space In-Lieu Fee (New)
19.09.080.D Open Space Types Overview
19.09.080.E Greenway (New)
19.09.080.F Urban Park
19.09.080.G Square
19.09.080.H Plaza
19.09.080.I Pocket Plaza
19.09.080.J Pocket Park
19.09.080.K Community Garden
19.09.080.L Playground

19.09.080.A Purpose

The purpose of this Section is to provide the standards for pre-approved open space types that are appropriate to use within the Transect Zones. These standards are intended to ensure that these open spaces reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.080.B Applicability

This Section describes the standards for development of civic spaces throughout the Transect Zones that apply to all proposed new development. They must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards) and the standards in Subsection 19.09.100.J (Additional Standards for Large Developments), if applicable. Where these standards conflict with the provisions of the Unified Development Code, the standards in this Section apply.

Open spaces are maintained outdoor spaces which are accessible by the general public, improve the pedestrian environment, are aesthetically pleasing, and serve as an amenity for the Downtown as a whole as well as for occupants of the building served by the open space. Open spaces are generally constructed by landowners during the development process.

19.09.080.C Open Space In-Lieu Fee (New)

1. The owner of any property upon which a development is proposed may request to pay an in-lieu fee for open space required, if it is approved as a part of the site plan review for the development. A request to pay the in-lieu fee for required civic space must be made before the submittal of any application, must be approved by the Director, and recorded as a binding agreement as provided by the Department as part of the project's approval. Staff shall make the following findings before approving any in-lieu fee proposal:
    a. There is open space available or planned within the District in which the development is proposed to offset the need for the civic space;
    b. The open space will be made available within a reasonable time period of the approval of the development; and,
2. The in-lieu fee shall be determined by the Department based on the current value of land and estimated construction costs for the needed civic space. The cost per square footage, as amended from time to time, shall be made available upon request of the applicant and kept for the Department's records.

19.09.080.D Open Space Types Overview

1. The open spaces of a downtown are important public elements that provide open space and recreational opportunities. The best open spaces become the "outdoor living rooms" of the City and they play an important role in placemaking by providing places where the community can come together to celebrate events, relax, and socialize. The standards for civic spaces must be considered alongside building form, building types, frontage types, and thoroughfares to shape a quality urban environment.
2. There are six different open space types, together with supplementary standards for community gardens and playgrounds, which may be assigned to one or more Transect Zones. These supplementary open space types may be established as a standalone open space or may be incorporated into any of the open space types.
3. The dimensional requirements of each open space are regulatory. The descriptions of each open space, with the character, allowed/typical uses, and stormwater management techniques, are descriptive,

Table 19.09.080.D-1 Open Space Types Overview

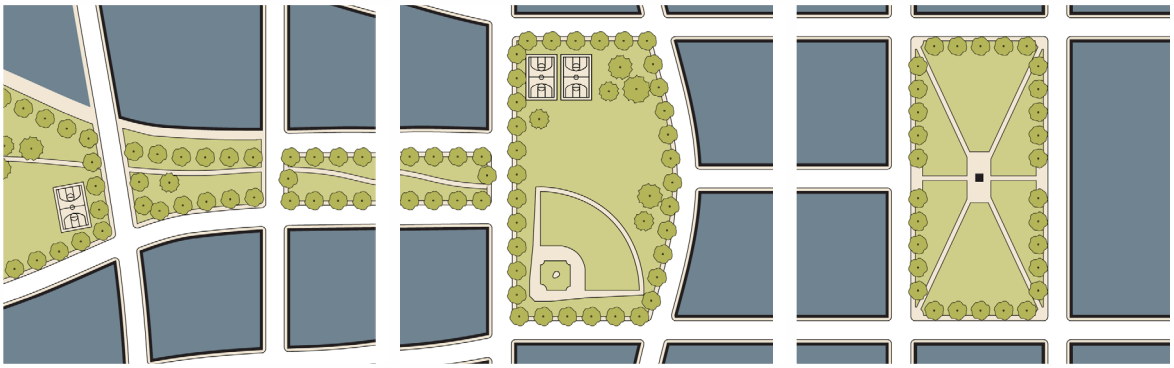
Transect Zones	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N
Open Space Type	**Greenway (New)**	**Urban Park**	**Square**
Example			

Table 19.09.080.D-1 Open Space Types Overview

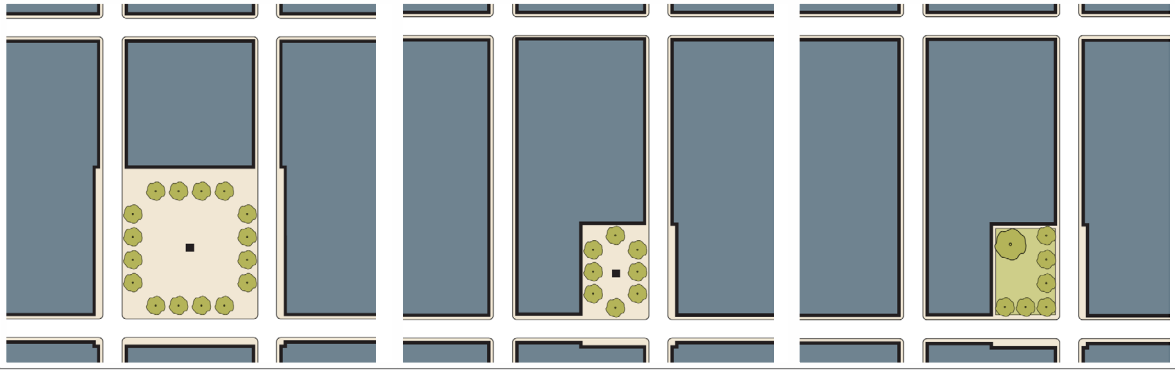
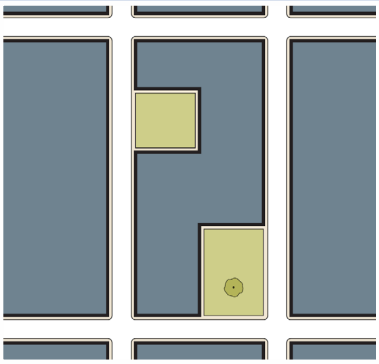
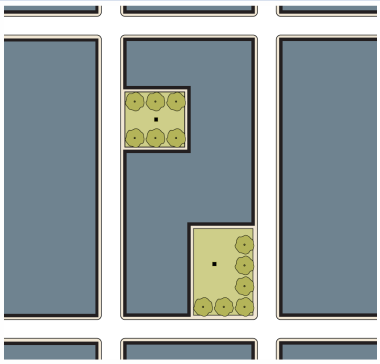
Description	Greenways are linear spaces for community gathering and strolling for nearby residents and employees. These spaces may be defined by tree-lined streets on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.	Urban parks provide a central open-space focus for neighborhoods or groups of neighborhoods. They are useful for unstructured recreation and smaller structured recreational facilities. These larger parks may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and natural landscape elements that combine paths, lawn, or open areas, and tree planting.	Squares provide a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, open areas, hardscape areas, and trees formally arranged. These spaces include seating opportunities, walkways, and landscape materials at all edges.
Transect Zones	**T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C**	**T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C**	**T5-M, T5-MS, T5-C, T4-MS, T4-C, T4-N, T3-N**
Civic Space Type	**Plaza**	**Pocket Plaza**	**Pocket Park**
Example			

Table 19.09.080.D-1 Open Space Types Overview

Description	Plazas add to the vitality of streets within more urban areas and create formal open spaces available for civic purposes and commercial activity. These spaces are located at street corners and are defined by building frontages. They are typically hardscaped with formally arranged trees.	Pocket plazas are small-scaled civic spaces that function in a similar manner and follow the same rules as a larger plaza. These smaller-scaled spaces create more intimate places for seating or dining and provide a place for commercial and neighborhood activity. These plazas can also be used to create a formal space in front of a prominent building entrance.	Pocket parks provide small-scale public urban open spaces intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences. Pocket parks are often located between buildings and developments, on irregular shaped sites and on single vacant lots.
Transect Zones	**T6-UG, T5-MS, T5-N, T4-MS, T4-C, T4-N, T3-N**	**T6-UG, T5-MS, T5-M, T5-N, T4-MS, T4-C, T4-N, T3-N**	
Supplemental Civic Space Type	**Community Garden**	**Playground**	
Example			
Description	Community gardens provide space for garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. These gardens may be provided as a component of other publicly accessible civic-space types or may be provided as a freestanding open space.	Playgrounds provide an open space designed and equipped for children's recreation. They are interspersed within residential areas in locations where children do not have to cross major streets. They may be freestanding, placed within a block, or located within larger parks and other civic space types.	

and they delineate a broad range of possible characteristics and uses for each of the open spaces. It is not intended that each open space provide the full range of typical uses and characteristics listed,



Greenway	
1. Description	
A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.	
2. Size and Location	
Area	1 acre min.
Width	75 ft average min.
Depth	No min.
Frontage	Independent of building frontages
Character	Informal
	Passive open space
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Landscaping	



but that the entire network of open spaces within the Transect Zones provide a desirable mix and complementary range of open space opportunities.



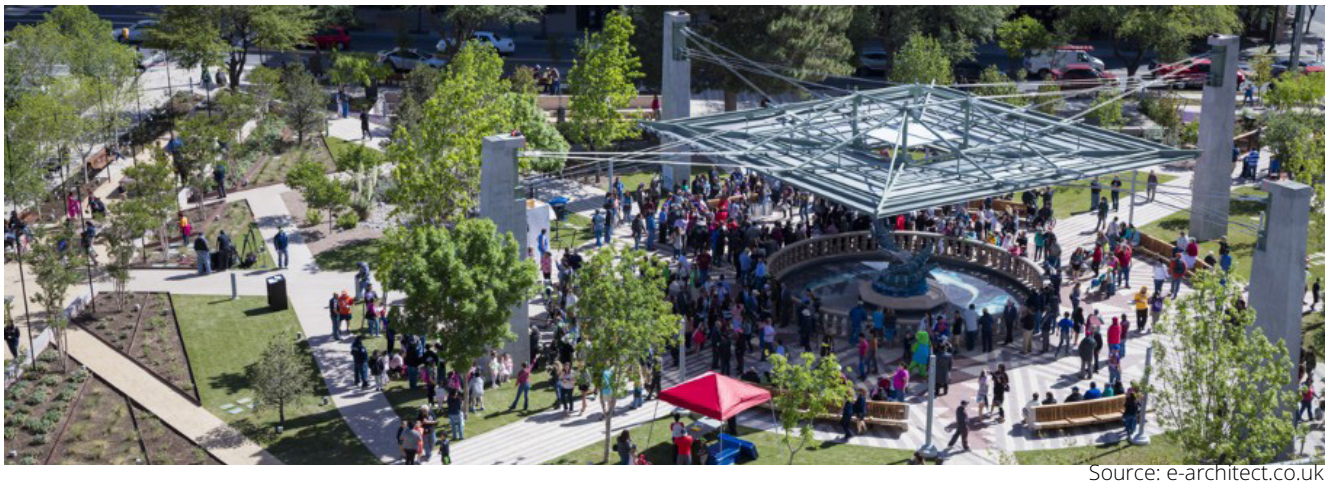
Source: westjetmagzine.com

Urban Park	
1. Description	
A large open space available for civic purposes, limited commercial activity, and unstructured recreation for neighborhoods or groups of neighborhoods.	
2. Size and Location	
Area	Min. 0.50 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal and/or natural
	Paths, lawns, and trees are formally arranged
	Walkways and planting at all edges
	Civic element at a prominent location
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating, public restrooms	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Porous pavers	
Landscaping	



Source: timeout.com

19.09.080.E Greenway (New in its entirety)



Source: e-architect.co.uk

Square	
1. Description	
A space for unstructured recreation and civic purposes.	
2. Size and Location	
Area	0.50 - 5 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal
	Spatially defined by buildings and tree-lined streets
	Walkways and planting at all edges
	Frequently located at the intersection of important thoroughfares
	Abundant seating opportunities
	May be hardscaped or landscaped
3. Allowed/Typical Uses	
Passive (unstructured) recreation, no organized sports	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating	
Commercial uses, including farmer's market and outdoor dining	
Paths	
Community gardens	
Playgrounds	
Public art/creative space	
4. Stormwater Management Techniques	
French drains	
Porous pavers	
Landscaping	



Source: swagroup.com



Source: swagroup.com

Plaza	
1. Description	
A space for civic and commercial activities.	
2. Size and Location	
Area	0.25 - 2 acres
Width	100 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
	Frequently located at the intersection of important streets
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including a farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Swales	
Porous pavers	
Landscaping	



Source: Princeton Public Library

19.09.080.F Urban Park



Source: Halvorson Design Partnership

Pocket Plaza	
1. Description	
A compact space for civic and commercial activities.	
2. Size and Location	
Area	0.10 - 1 acres
Width	75 ft min.
Depth	75 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms	
Commercial uses, including farmer's market and outdoor dining	
Playgrounds	
Public art	
4. Stormwater Management Techniques	
Dry wells	
French drains	
Area drains	
Porous pavers	
Landscaping	



Source: gehlinstitute.org

19.09.080.G Square



Source: xconomy.com

Pocket Park	
1. Description	
A compact space for a wide range of informal activities in close proximity to neighborhood residences.	
2. Size and Location	
Area	Max. 0.50 acres
Width	40 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 2 sides
Character	Formal or informal
	Trees and planting
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Civic uses, including picnic shelters, casual seating	
Trails and paths	
Community gardens	
Public art	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Swales	
Porous pavers	
Landscaping	



Source: fairfaxcounty.gov

19.09.080.H Plaza



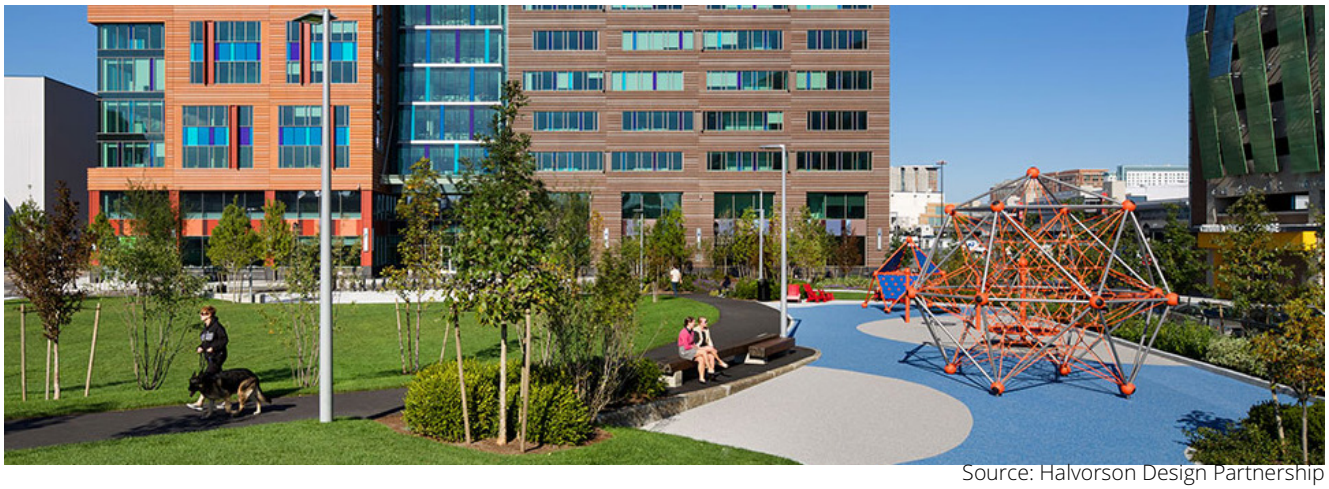
Source: brownstoner.com

Community Garden	
1. Description	
An open space with a collection of garden plots that are available to nearby residents for small-scale cultivation. May be provided as a component of other civic space types, or as freestanding open space, and may be on a roof. May be fenced to protect edible plants from wildlife.	
2. Size and Location	
Area	0.10 - 1 acres
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Space organized for growing food
	Passive open space
	Regularly spaced planting beds
3. Allowed/Typical Uses	
Community gardens	
Small accessory structures for storage	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Permeable paving	
Rainwater harvesting	



Source: ourcanadaproject.ca

19.09.080.I Pocket Plaza



Source: Halvorson Design Partnership

Playground	
1. Description	
An open space equipped and designed for children's recreation. Playgrounds may be located within other civic space types, or as freestanding open space, and may be on a roof.	
2. Size and Location	
Area	No min.
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Interspersed within residential areas
	Fenced with minimal exits
	May include open shelter
	Protected from traffic
3. Allowed/Typical Uses	
Playgrounds	
Picnic facilities and outdoor seating	
Public art/creative space	
4. Stormwater Management Techniques	
Bioretention BMPs	
Porous pavers	
Landscaping	



Source: exerplay.com

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19.09.090 THOROUGHFARE STANDARDS

Subsections:

19.09.090.A Purpose
19.09.090.B Applicability
19.09.090.C Thoroughfare Standards Overview
19.09.040.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)
19.09.040.E Cashman District Thoroughfare Plan (Placeholder)
19.09.040.F Civic & Business District Thoroughfare Plan (Placeholder)
19.09.040.G Design District Thoroughfare Plan (Placeholder)
19.09.040.H Founders District Thoroughfare Plan (Placeholder)
19.09.040.I Fremont East District Thoroughfare Plan (New)
19.09.040.J Gateway District Thoroughfare Plan (Placeholder)
19.09.040.K Historic Westside District Thoroughfare Plan (Placeholder)
19.09.040.L Las Vegas Medical District Thoroughfare Plan
19.09.040.M Market District Thoroughfare Plan (Placeholder)
19.09.040.N Resort & Casino District Thoroughfare Plan (Placeholder)
19.09.040.O Symphony Park District Thoroughfare Plan (Placeholder)

19.09.090.A Purpose

The purpose of this Section is to establish standards for pre-approved thoroughfare components and assemblies that are appropriate to use within the Transect Zones. These components and assemblies can be combined to form thoroughfares that can be used in new developments to create walkable urban environments that reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.090.B Applicability

1. This Section describes the standards for development of thoroughfares within the Transect Zones. It supplements the City of Las Vegas Engineering Standards. Where these guidelines conflict with the Engineering Standards, the Engineering Standards must apply.
2. These thoroughfare standards may be applied to transform existing streets or to create new walkable urban thoroughfares within the Downtown Las Vegas Overlay District.
3. Additional thoroughfare standards and assemblies can be integrated into this Section as they are approved by the City.

19.09.090.C Thoroughfare Standards Overview

The Thoroughfare standards are intended to support the character of the neighborhoods and context-based placemaking, while providing a guideline to establish and reinforce a hierarchy for the mobility infrastructure that complements the standards applicable to the Transect Zones as described in Section 19.09.050. As such, all right-of-way within areas regulated by Chapter 19.09 shall be mapped with a Thoroughfare Plan that identifies Primary, Secondary, and Tertiary Thoroughfares, as described in this Section.

In addition to the standards contained in this Section, the provisions established by Chapter 19.04 regarding Downtown Thoroughfare Types, shall apply.

1. **Primary Thoroughfares**

   Primary Thoroughfares accommodate high levels of pedestrian activity and high levels of vehicular traffic. On Primary Streets, active uses – residential, retail, restaurant or office – lining parking structures and on the first floor of buildings, and restricted vehicular access enhance the pedestrian experience. Primary streets provide the opportunity for more intense, urban development including shallow setbacks and, in some cases, increased building height. Primary Thoroughfares are the highest order thoroughfare.

2. **Secondary Thoroughfares**

   Secondary Thoroughfares have moderate levels of pedestrian activity and moderate levels of vehicular traffic. Secondary Streets may be mixed-use or more residential in character

3. **Tertiary Thoroughfares**

   Tertiary Streets are visually less prominent than Primary and Secondary streets, and usually have narrower Right-of-Way width. Traditionally, Tertiary Thoroughfares have been City alleys. They may function as “back of house” for buildings with multiple street frontages. Care should be taken to make these streets as pedestrian-friendly as possible while accommodating loading and access needs. Secondary Thoroughfares are the second highest order thoroughfare.

4. **Thoroughfares Hierarchy for Frontages, Vehicular Access, and Utility Location**

   a. **Frontages.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones) and 19.09.070 (Frontage Type Standards) the side of the lot facing the higher order thoroughfare shall be considered as the frontage, or front, of the lot. Tertiary Thoroughfares are the third highest order thoroughfare. Whenever two or more sides of the lot face Primary Thoroughfares, all such sides shall be considered the frontage, or front.

   b. **Vehicular Access and Utilities Location.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones), including, but not limited to, standards related to driveway access and parking, whenever possible, vehicular access shall be located along a thoroughfare of the lower order; and all utilities, whenever possible, shall be located along the perimeter of thoroughfare of the lower order.

19.09.090.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.E Cashman District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.F Civic & Business District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.G Design District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.H Founders District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.I Fremont East District Thoroughfare Plan (New)

Figure 19.09.090.I-1 Thoroughfare Plan - Hierarchy (new)



Figure 19.09.090.I-2 Thoroughfare Plan - Downtown Thoroughfare Types (new)



19.09.090.J Gateway District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.K Historic Westside District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.L Las Vegas Medical District Thoroughfare Plan

Figure 19.09.090.L-1 Thoroughfare Plan - Hierarchy

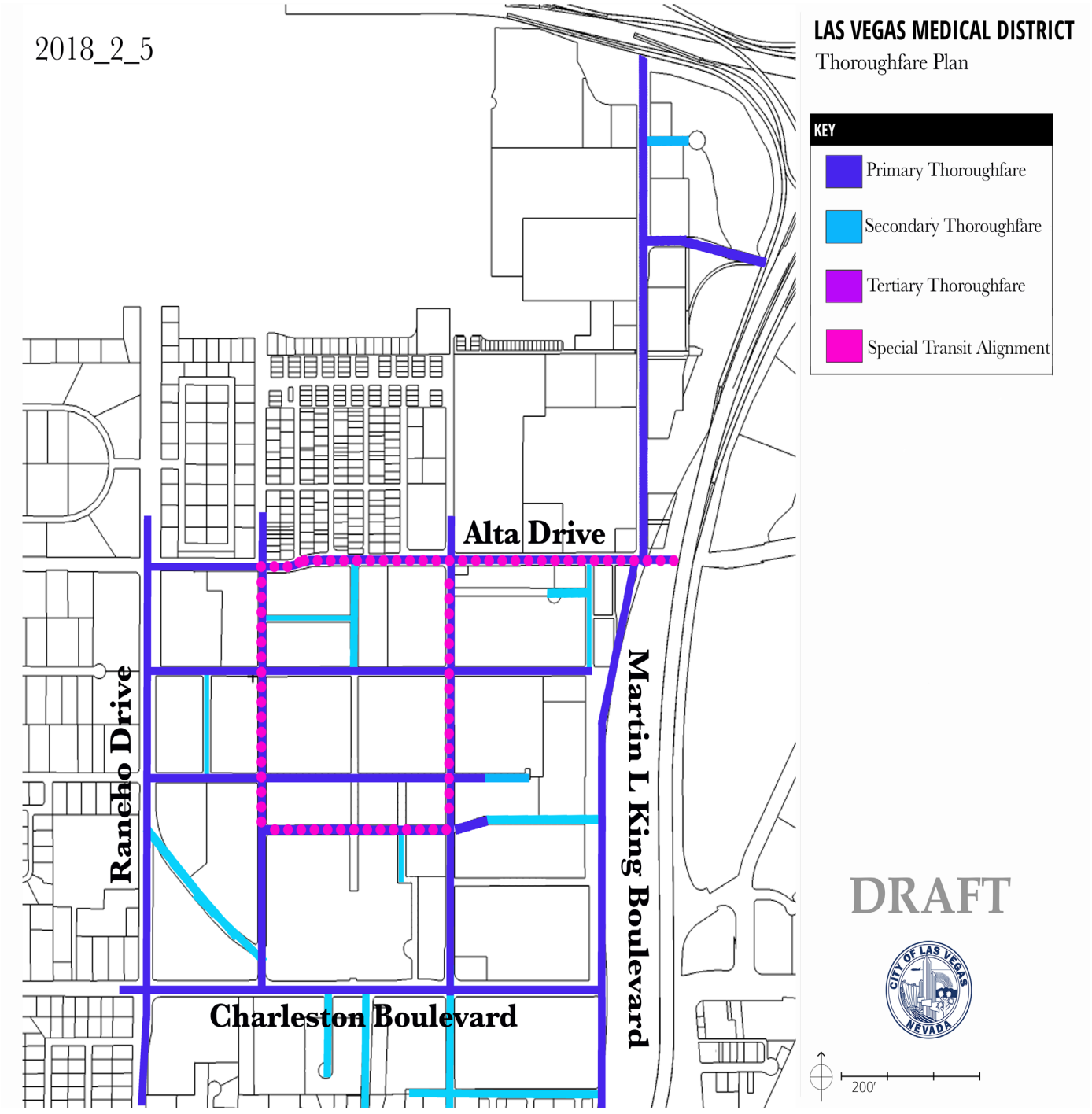
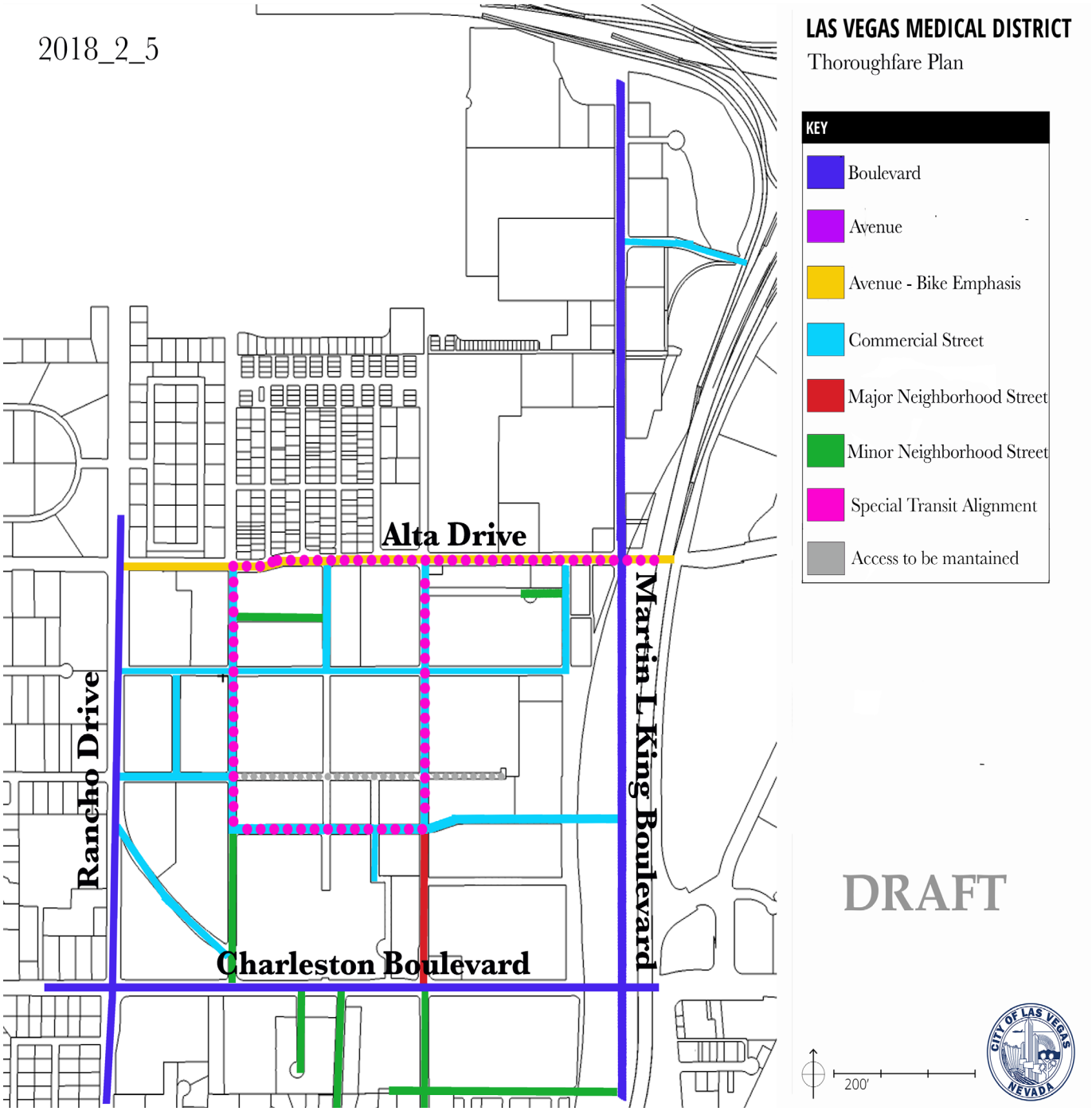


Figure 19.09.090.L-2 Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.M Market District (Placeholder)

Placeholder

19.09.090.N Resort & Casino District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.O Symphony Park District Thoroughfare Plan (Placeholder)

Placeholder

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

Subsections:

19.09.100.A Purpose

19.09.100.B Applicability

19.09.100.C Fencing and Screening Standards

19.09.100.D Flood Control and LID Standards

19.09.100.E Landscaping Standards

19.09.100.F Outdoor Lighting Standards

19.09.100.G Parking Standards

19.09.100.H Sign Standards

19.09.100.I Community Benefits Program

19.09.100.J Additional Standards for Large Developments

19.09.100.A Purpose

The purpose of this Section are:

1. To cross-reference between standards pertaining to LVMC 19.09 Form-Based Code and other applicable additional standards found in the Title 19; and
2. To provide additional special program provisions, standards, and requirements, such as the provisions, standards, and requirements applicable to the Community Benefits Program.

19.09.100.B Applicability

1. This Section applies to all new development within the Downtown Las Vegas Overlay District as further described in Section 19.09.020 (Purpose and Intent).
2. If there is a conflict between any standards established in the Transect Zones (Section 19.09.050 (Transect Zone Standards)) and any standards included in the Unified Development Code, the most restrictive standard applies.
3. For the purpose of applying the following sections, the Director shall determine whether the standards for residential or commercial zones apply, based on the following:
    a. The vision, objectives, and goals as established in the Downtown Master Plan;
    b. The scale of the subject property as well as the block and neighborhood context of the surrounding area; and
    c. The individual land use, or uses, of the subject property.

19.09.100.C Fencing and Screening Standards

1. Standards for fencing and screening in all residential zones are established in LVMC Section 19.06.040.H (Fences and Walls). In addition to those standards, the following shall apply:

   The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Nothwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.

2. Standards and procedures for fencing and screening in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting). In addition to those standards, the following shall apply:

   The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Nothwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.

19.09.030.D Flood Control and LID Standards

The standards and procedures for flood control and the regulation and management of stormwater are established in LVMC Title 20 (Flood Control).

19.09.100.E Landscaping Standards

1. Standards for landscaping required in all residential zones are established in LVMC Section 19.06 (Residential Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.06 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations), when applicable.

2. Standards for landscaping required in all commercial zones are established in LVMC Section 19.08 (Commercial and Industrial Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.08 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations).

19.09.100.F Outdoor Lighting Standards

1. Standards for outdoor lighting in all residential zones are established in LVMC Section 19.06.040 (Development Standards).
2. Standards and procedures for outdoor lighting in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.100.G Parking Standards

1. Minimum and maximum on-site parking requirements for parcels mapped with a Transect Zone are based on a combination of LVMC Section 19.12.060 (Parking Requirements), Table 19.09.100.G-1 (Form-Based Code Parking Requirements) below, and Figure 19.09.100.G-1 (Downtown Parking Load Map), which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure.

Table 19.09.100.G-1 Form-Based Code Parking Requirements

Load (Zone)	Required Parking Spaces
Low Load (Zone 1)	Min. 40% and Max. 60% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
Medium Load (Zone 2)	Min. 45% and Max. 65% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
High Load (Zone 3)	Min. 50% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use

2. How to apply the Form-Based Code Parking Requirements:
   a. Find the parking requirements for the individual use as established in LVMC Section 19.12.060 (Parking Requirements) and calculate the amount of parking required. The first 2,000 square feet of Gross Floor Area (GFA) of Retail Trade and Employment and Services Use Types (Refer to Section 19.09.050.I Tables) are exempt from this calculation.
   b. Find your property location on the Downtown Parking Load Map and identify if the Parking Load Zone is High (red), Medium (yellow), or Low (green) as indicated in Figure 19.09.100.G-1 (Downtown Parking Load Map).
   c. Using the required p[redacted]g amount as calculated in 2.a, identify [redacted]minimum and maximum required parking by using the percentage based on the Parking Load Zone. See the example below:

Table 19.09.100.G-2 Form-Based Code Parking Requirements Calculations Workflow

LVMC Section 19.12.060 Parking Requirement	Parking Load Zone is Medium (Zone 2)	Form-Based Code Parking Requirement
20 spaces	Min. 50% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use	Min. Required = Parking Spaces: 10 Max. Required = Parking Spaces: 14

   d. If not compliant with the requirement, the project will need the approval of a Variance as established in LVMC Section 19.16.140 (Variance).
3. Required parking calculated in LVMC Section 19.09.100.G.1 above may be further reduced as established in LVMC Section 19.18.030.D.4 (Parking Alternatives).
4. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.110 (Commercial and Industrial Parking Design Standards).
5. **Bicycle Parking Standards**

Figure 19.09.100.G-1 Downtown Parking Load Map

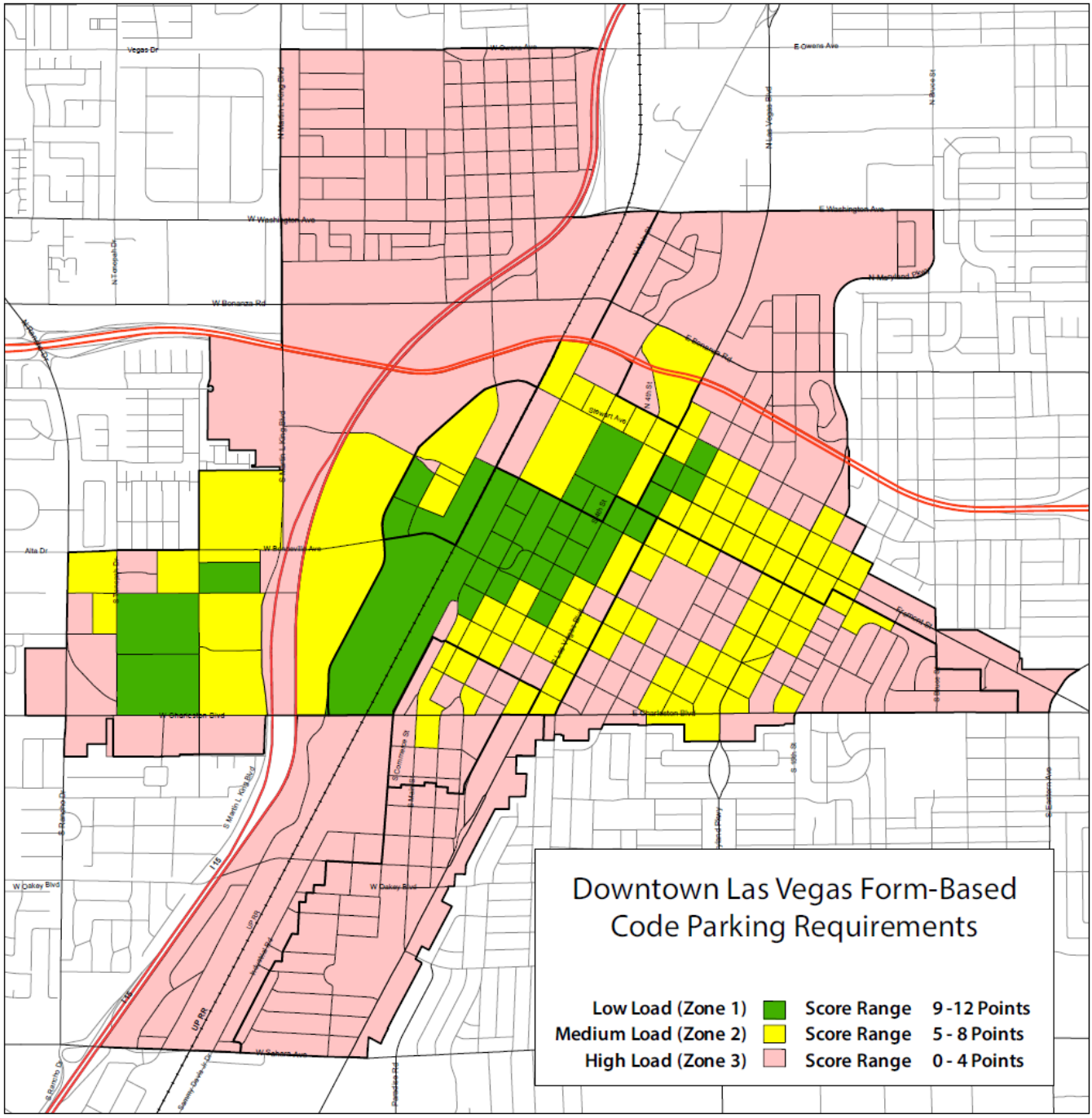


Table 19.09.100.G-3 Bicycle Parking Requirements

Use	Required Parking Spaces
Residential (over 20 units only)	2 min., plus 1 per every 20 units
Recreation, Education, and Public Assembly	2 min., plus 1 per every 8,000 GFA
Retail Trade	2 min., plus 1 per every 10,000 GFA
Employment and Services	2 min., plus 1 per every 20,000 GFA
Telecommunication Facilities	--
Other	--
Urban Agriculture	--

a. Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.

b. Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance.

c. The development, design, and placement of all bicycle parking spaces requires the Director's approval.

19.09.100.H Sign Standards

1. Standards and procedures for permanent and temporary signs allowed in all residential zones are established in LVMC Section 19.06.140 (Residential Sign Standards).
2. Standards and procedures for permanent and temporary signs allowed in all commercial zones are established in LVMC Section 19.08.120 (Commercial and Industrial District Sign Standards).

19.09.100.I Community Benefits Program

This Subsection includes standards that are intended to incentivize development that provides for benefits and amenities that are key to the prosperity of the downtown community as a whole.

1. Affordable Housing Bonus

NRS. 278.235 mandates that the City of Las Vegas adopts a series of measures in order to mantain and develop affordable housing to carry out the housing plan required in the Master Plan; one of such measures is the provision of density bonuses to encourage the development of affordable housing.

a. Procedure

Applicants are elegible for the Affordable Housing Bonus if, as part of a Site Development Plan Review Application, indicate the will to include a certain percentage of Affordable Units within the proposed development. Upon providing a binding agreement to be mutually acknowledged by the City and the project applicant, a proposed development project shall be allowed to a height bonus as established in Table 19.09.100.I-1 (Housing Affordability Bonus Height Table).

b. Requirements

i. As part of the project submittal, the applicant shall submit a binding agreement mutually acknowledged by the City and the project applicant, as provided by the Department of Planning. The agreement must contain information on the project business plan, on the size and layout of the Affordable Units to be considered as the basis for the Affordable Housing Bonus.

ii. The Affordable Units shall be available for rent a monthly rate lower than the Fair Market Rent, as provided by the Department of Planning and amended yearly based on the information provided by State and Federal authorities, for a minimum of ten years.

iii. The project applicant and all property owners shall mantain a copy of the binding agreement upon which the Affordable Housing Bonus was granted, and provide a copy to any purchaser the in the case of transfer of the property.

iv. The property owner and managers are equally responsible to keep a record of all current rental agreements, and to make such information available to City Staff at a timely manner.

c. Violation, Remedies, Penalties

i. Any violation of the binding agreement constitutes a violation pertaining to this Section. Such violation may include, but is not limited to: failure to provide the said amount of Affordable Units; failure to provide information regarding rent affordability to the Department; failure to meet the Affordable Units ten-year minimum time requirement.

ii. Upon verification of a violation, the City may in any of the remedies and penalties as specified by the binding agreement, which may include, but are not limited to: revocation the property's certificate of occupancy; imposition of fines; and and civil liabilities.

Table 19.09.100.I-1 Housing Affordability Bonus Height Table

Transect Zone	Requirement and Bonus Height
T3 Neighborhood	N/A
T4 Neighborhood	20% or more affordable units: 1 story
T4 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T4 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Neighborhood	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Maker	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T5 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T6 Urban General & T6 Urban General Limited	15% to 29% affordable units: 1 story 30% to 39% affordable units: 2 stories 40% to 54% affordable units: 3 stories 55% or more affordable units: 4 stories
T6 Urban Core	10% to 19% affordable units: 1 story 20% to 29% affordable units: 2 stories 30% to 39% affordable units: 3 stories 40% to 49% affordable units: 4 stories 50% to 59% affordable units: 5 stories 60% or more affordable units: 6 stories

19.09.100.J Additional Standards for Large Developments

The following standards apply to any new development proposed on a large development site.

1. **Pedestrian Connectivity**

Development proposed on a site exceeding 157,000 square feet, which is the historic downtown block size, must be consistent with the following standards, where feasible, to ensure pedestrian connectivity through a block.

a. A pedestrian passage must be provided to provide convenient and easy walking access through the block between adjoining public thoroughfares. Pedestrian passages are restricted to pedestrian use and may have limited vehicular access.

b. Pedestrian passages must ideally be located near the middle of a block, and are intended to provide connectivity to existing pedestrian networks and connect to other public spaces such as plazas or courtyards, thoroughfares, alleys, and parking garages.

c. A pedestrian passage provides additional frontage opportunities for the commercial (retail and restaurant) and/or residences houses along its edges. This public space may also provide an opportunity for informal or formal community gathering.

d. Pedestrian passages must be designated as a public access easement or public right of way and must be a minimum of 20 feet in width with a paved walkway a minimum of 10 feet wide.

2. **Civic Spaces**

Development sites 40,000 square feet or more in area, new buildings, or additions to existing buildings that are equal to 20 percent or more of the building's gross floor area, must provide a minimum of five percent of the site, or a portion of the site proposed for development in a multi-phased project, as civic space(s). The civic space must be consistent with the standards in Section 19.09.080 (Civic Space Standards) and the following:

a. Dedicated rights-of-way, areas used to meet the minimum setbacks required for the zone, and minimum frontage standards established in Section 19.09.070 (Frontage Type Standards) may not count toward the required amount of civic space.

b. The minimum required area of civic space may be provided by enlarging any or all allowed usable open space(s) beyond the minimum required area or by providing additional open space(s) with a minimum dimension as identified for each civic space type.

c. At grade open space must be directly accessible from the adjacent ground floor.

19.09.110 FORM-BASED CODE DEFINITIONS (NEW)

This Section provides definitions of terms, phrases, and land uses for application only in the FBC and that are technical or specialized, or that may not reflect common usage. For all other definitions see LVMC Section Chapter 19.18 (Definitions and Measures).

A Definitions

Accessory Dwelling Units (ADU). A subordinate dwelling unit added to, created within, or detached from a dwelling that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as a single-family unit or other building type allowed under the T-Zone or Zoning District, as described in LVMC 19.09, 19.06, and 19.08, utilized for residential purposes.

Active Ground Floor. A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor the front façade of buildings and the main entrance face and open towards the right-of-way along which pedestrian access is provided. Along perimeters designated as Active Ground Floor on the regulating plan, the Shopfront frontage must be selected, and only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent must be used.

Affordable Units. Units that are are made available for rent at a price based on the Fair Market Rent value, as recorded and updated from time to time by the Department based on State and Federal reports. These units are elegible to satisfy the elegibility requirement for the Affordable Housing Bonus as part of a project application.

Architectural Feature. An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

Awning. A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.

B Definitions

Balcony. A platform that projects from the wall of a building and is enclosed by a parapet or railing.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.

Bungalow Court. A building type that consists of a series of small, detached structures on a single lot, providing multiple units that are arranged to define a shared court.

Building Entrance. The place of pedestrian ingress and egress to a building most frequently used by the public.

Building Form. The overall shape and dimensions of a building.

Building, Main Body. The primary massing of a building.

Building, Primary. See the definition for Building, Principal.

Building, Secondary Wing. A building or structure that is physically attached to a primary building and that is secondary and incidental to the primary building. This definition does not include a parking structure.

Building Type. A structure defined by a combination of its configuration, placement on a lot, and function.

C Definitions

Ceiling Height, Ground Floor. The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from the finished floor to the finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Chamfered Corner. An external wall of a building that connects two perpendicular exterior walls, typically at a symmetrical 45-degree angle that creates a beveled edge to the building rather than a 90-degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities.



Source: slideshare.net



Source: Opticos Design, Inc.

Common Yard. A frontage type that has no fences or walls between front yards or between the front yard and the sidewalk that is visually continuous across multiple parcels providing a common landscaped area.

Corner Entry. A pedestrian entrance located on the corner of a building.

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.

Courtyard Building. A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor.

Covered Parking. A portion of a parking area in which a shade structure(s) have been installed to provide shade for parked vehicles.

D Definitions

Depth, Ground Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available for an allowed use.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. A frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line, typically used in association with ground floor residential uses.

Downtown Industrial. Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Building & Landscape Material/Lumberyard; Building Maintenance Service and Sales; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant nursery; Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Post Office, Regional; Rail/Transit Yard or Shop; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

Downtown Residential. Uses that are residential in nature and conducive to a diverse mix of housing options throughout the twelve Downtown Districts. These uses include, for example, the following: Single Family, Attached; Single Family, Detached; Single Family, Zero Lot Line; Townhouse; Two-Family Dwelling; Multi-Family Residential.

Downtown Retail. Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose other than for resale, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

Downtown Services. Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Employment Agency; Financial Institution (General); General Personal Service; Health Club; Massage Accessory; Martial Arts Studio; Post Office, Local Service; Printing & Publishing; Tutoring Center; Trade School; Wedding Chapel.

Duplex - Front and Back. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit placed behind the other and sharing a common wall.

Duplex - Side by Side. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with two side–by-side living units sharing a common wall.

Duplex - Stacked. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit stacked on top of the other.

E Definitions

Encroachment into Façade Zone. Any architectural feature, structure, or structural element, such as an arcade, gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the façade zone or a setback, or into the public right-of-way.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F Definitions

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Façade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent public sidewalk.

Flex Low-Rise Building. A medium- to large-size structure on a large lot that may incorporate structured parking. In this building type, each unit may have its own individual entry, or units may share a common entry, accessed from the street or a courtyard or series of courtyards. It can be used to provide a vertical mix of uses or may be a single-use building.

Flex Mid-Rise Building. A medium- to large-size structure built on a large lot that typically incorporates multi-level structured parking that is used to provide a vertical mix of uses or may be a single-use building.

Flex High-Rise Building. A large and tall structure built on a large lot that typically incorporates multi-level structured parking used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown.

Footprint. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. The Forecourt Frontage has a portion of the façade close to the frontage line while the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Fourplex Court. Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type.

Frontage. A strip of land abutting a thoroughfare, civic space, or other public right-of-way.

> **Frontage Private.** The area between the building façade and the shared lot line between the public right-of-way and the lot.
>
> **Frontage Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Furniture Area. The portion of the sidewalk that allows for the placement of street trees, transit stops, street lights, benches, trash containers, bike racks, or other street furnishings or equipment without restricting the movement of pedestrians.

G Definitions

Gallery. A frontage type typically used in retail applications where the façade is aligned close to the frontage line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk.

Glazing. The windows and other openings in a building in which glass is installed.

Greenway. A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H Definitions

No specialized terms beginning with the letter "H" are currently defined.

I Definitions

No specialized terms beginning with the letter "I" are currently defined.

J Definitions

No specialized terms beginning with the letter "J" are currently defined.

K Definitions

No specialized terms beginning with the letter "K" are currently defined.

L Definitions

Large House. A large detached structure consisting of one unit usually sited on a large lot.

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building consisting of a parking structure, building with few windows, or parking lot, from a frontage.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a building, either single-family dwelling or multiple-family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes a complete kitchen space and sanitary facilities and working space reserved for, and regularly used by, one or more occupants of the unit.

Loading Dock. A platform where cargo from vehicles or trains can be loaded or unloaded.

Loft. A building type built to be a space adaptable to a variety of purposes thanks to floorplan, materials, and site layout considerations that help facilitate the coexistence between dissimilar uses.

M Definitions

Medium House. A medium-size detached structure, consisting of one unit, usually sited on a medium size lot.

Minimum Canopy Clearance. Measurement from the ground to the bottom of a tree.

Mixed-Use. A single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment uses, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated. Mixed-uses may be integrated vertically (i.e. two or more different uses occupy the same building usually on different floors) or horizontally (i.e. two or more different types of uses are placed next to each other on the same parcel, planned as a unit, and connected together with pedestrian and vehicular access).

Multi-Plex, Large. A large-sized structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry that is appropriately scaled to fit in within medium-density or more urban neighborhoods.

Multi-Plex, Small. A medium-size structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium- to large-size family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium density neighborhoods.

N Definitions

No specialized terms beginning with the letter "N" are currently defined.

O Definitions

No specialized terms beginning with the letter "O" are currently defined.

P Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Playgrounds. A type of civic space designed and equipped for children's recreation.

Plazas. A type of formal civic space used for in an urban setting for civic, passive recreation, relaxation, and commercial activities, and typically provided with seating, ornamental fountains, and public art that is improved, landscaped, and paved, and spatially defined by building frontages.

Pocket Plazas. A smaller type of formal urban civic space than a plaza, that functions in a similar manner and follows the same rules as a larger plaza.

Pocket Parks. A type of civic space that provides small-scale public urban open space intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences.

Porch, Engaged. An engaged porch has two sides of the porch that are connected to the building while the other two sides are open.

Porch, Projecting. A projecting porch is open on three sides and has a roof.

Public Services, Minor. Utility services for the use of the public that include utility substations, pumping stations, and other transmission and distribution facilities.

Q Definitions

No specialized terms beginning with the letter "Q" are currently defined.

R Definitions

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Regulating Plan. The map of an area designating the locations of Transect Zones and identifying key elements such as required retail frontages and civic spaces. A regulating plan is typically incorporated into the City's official Zoning Map.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear.

S Definitions

Service Entry. An entrance to a building providing access for the delivery of goods and the removal of refuse, as well as access for the occupants/employees of the building.

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

Simple Wall Plane. A wall of a building or buildings usually placed parallel to a street right-of-way that is designed in a uniform manner with minimal horizontal articulation of smaller building masses, yet may have architectural details and features such as doors, bay windows, overhangs, or canopies, to provide interest.

Small House. A small detached structure, consisting of one unit, usually sited on a small lot with private open space.

Street Frontage. See the definition for "Frontage Line".

Stoop. A frontage type where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Shade Structure. A structure erected to provide shade over areas such as patios, parking areas, and walkways.

Shade Structure, Projecting. A structure attached horizontally to the side of a building to provide shade for a sidewalk, walkway, terrace or patio.

Square. A type of civic space providing a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, and trees formally arranged.

Sustainable Infrastructure. Solar panels, and other similar devices used to generate renewable energy as deemed appropriate by the Director.

T Definitions

Tandem Parking. A parking space deep enough to allow two cars to park one behind the other.

Temporary Uses. A permitted short-term activity including Parking Lot/Sidewalk Sales, Seasonal Outdoor Sales, Temporary Contractor's Construction Yards, Temporary Outdoor Commercial Events, Temporary Real Estate Sales Offices, and similar non-permanent uses.

Terrace. A frontage type where the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the façade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Thoroughfare, Primary. The street with the highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Secondary. The street with the second highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Tertiary. A street with minimal mobility functions and serving mainly for parking and delivery access, as indicated in the Thoroughfare Plan for each Downtown District.

Transect. A cross-section of the environment showing a range of different habitats or environments. The rural-to-urban transect used in LVMC Chapter 19.09 (Form-Based Code) is divided into six Transect Zones that range from the most natural to the most urban. These zones describe the physical form and character of a place according to the density and intensity of its land use and urbanism.

Transect Zone. One of several environments on the Zoning Map regulated by the standards found within LVMC Chapter 19.09 (Form-Based Code). Transect Zones are ordered from the most natural to the most urban. Transect Zones are administratively similar to the land-use zones in the Unified Development Code, except that in addition to the usual building use, density, height and setback requirements, other elements of the intended environment are integrated, including building types and the public frontages.

Transparency. The area of a frontage, usually applied to the ground floor of a building, that must contain a minimum amount of transparent glass.

Two-Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate swelling units on a single lot. See also, Duplex, Front and Back; Duplex, Side by Side; and Duplex, Stacked.

U Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Urban Park. A civic space type providing a central open-space area for neighborhoods or groups of neighborhoods useful for unstructured recreation and smaller structured recreational facilities.

Utility Equipment. Electric transformers, switch cabinets, traffic signal cabinets, telephone or television/cable cabinets, heating and cooling equipment, and similar devices.

V Definitions

No specialized terms beginning with the letter "V" are currently defined.

W Definitions

Walkway. A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the façade of a building.

X Definitions

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Y Definitions

No specialized terms beginning with the letter "Y" are currently defined.

Z Definitions

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: April 9, 2019

Agenda Item No.:
57

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