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

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

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

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

May 10, 2022
6:00 PM

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

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

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 495 South Main Street, 3rd Floor, 702-229-6301 or on the City's webpage at www.lasvegasnevada.gov.

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

that he speaks for others in the audience who share his view.

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

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

BUSINESS ITEMS:

1. Call to Order

2. Announcement: Compliance with Open Meeting Law

3. Roll Call

4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of April 12, 2022.

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

CONSENT ITEMS:

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

7. 22-0102-TMP1 - TENTATIVE MAP - KYLE CANYON & OSO BLANCA - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

8. 22-0123-TMP1 - TENTATIVE MAP - CHEYENNE AND TORREY PINES (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: CHEYENNE PINES, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 0.88 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive (APN 138-11-408-013), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

9. 22-0138-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 29 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 22-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive (APNs 137-27-101-004, 137-21-801-004 and 137-28-601-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in

agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

10. ABEYANCE - 22-0103-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 152-FOOT LONG PEDESTRIAN BRIDGE CROSSING THE UNION PACIFIC RAILROAD WITH A WAIVER OF THE SYMPHONY PARK DEVELOPMENT STANDARDS TO ALLOW NO TREES WHERE TWO STREET TREES ARE REQUIRED on 1.43 acres west of Main Street on the Lewis Avenue alignment (APNs 139-34-211-005 and 139-34-201-016), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

11. 22-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NULITE ENTERTAINMENT, LLC - OWNER: E A E PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,940 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1510 South Main Street (APN 162-03-210-014), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

12. 22-0104 - PUBLIC HEARING - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 0.64 acres at 904, 912 and 916 South Casino Center Boulevard (APNs 139-34-410-033 through 035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

    12a. 22-0104-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 28,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE

    12b. 22-0104-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,000 SQUARE-FOOT TEMPORARY COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) [MINI-GOLF COURSE] DEVELOPMENT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT

13. 22-0112-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JUAN CARLOS SANCHEZ - OWNER: Y & SH, INC. - For possible action on a Land Use Entitlement project request FOR A TATTOO PARLOR/ BODY PIERCING STUDIO USE at 1750 South Rainbow Boulevard, Suite #13 (APN 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

14. 22-0115-VAR1- VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: BOZIC AND BOJANA BRANISLAV - For possible action on a Land Use Entitlement project request TO ALLOW A 19-FOOT REAR YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED BALCONY ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on 0.29 acres at 8912 Canyon Springs Drive (APN 163-05-412-020), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

15. 22-0126 - PUBLIC HEARING - APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC - For possible action on the following Land Use Entitlement requests on 0.61 acres at 7530 Oso Blanca Road (APN 125-17-314-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

    15a. 22-0126-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE

    15b. 22-0126-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,900 SQUARE-FOOT RESTAURANT DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS

16. 22-0133 - PUBLIC HEARING - APPLICANT: AURA OUTDOOR, LLC - OWNER: FEM, LLC - For possible action on the following Land Use Entitlement project requests on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

    16a. 22-0133-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE EAST SIDE OF AN EXISTING OFF-PREMISE SIGN [SIGN A]

    16b. 22-0133-SDR2 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED ADDITION OF

DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE SOUTH SIDE OF AN EXISTING OFF-PREMISE SIGN [SIGN B]

17. 22-0137-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED ROCK PIZZA - OWNER: ELBERT L. ADMAS CHARITABLE REMAINDER ANNUITY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,512 SQUARE-FOOT PUBS, BARS & LOUNGES ESTABLISHMENT USE WITH 288 SQUARE FEET OF OUTDOOR PATIO AREA at 8455 West Lake Mead Boulevard (APN 138-20-614-004), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

18. 22-0139 - PUBLIC HEARING - APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC - For possible action on the following Land Use Entitlement project requests on 2.91 acres on the southwest corner of Echelon Point Drive and Durango Drive (APN 125-20-319-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

    18a. 22-0139-SUP1 - SPECIAL USE PERMIT - FOR A RESTAURANT WITH DRIVE-THROUGH USE

    18b. 22-0139-SUP2 - SPECIAL USE PERMIT - FOR A RESTAURANT WITH DRIVE-THROUGH USE

    18c. 22-0139-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0205-SDR1) FOR A PROPOSED 2,309 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A 245 SQUARE-FOOT OUTDOOR PATIO AREA; A 3,501 SQUARE-FOOT OFFICE BUILDING; A 2,004 SQUARE-FOOT RESTAURANT WITH A 350 SQUARE-FOOT OUTDOOR PATIO AREA; AND A 902 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A 690 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

19. 22-0140-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1404 South 3rd Street (APN 162-03-210-069), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

20. 22-0142-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: Ten15 Huntridge, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 20,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1110 East Charleston (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

21. 22-0144-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 107 East Charleston Boulevard, Suite #203 (APN 139-33-801-021), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

22. 22-0155-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SOBER TESTING SERVICES, LLC - OWNER: 1018 SAHARA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE [TESTING LABORATORY] USE at 1018 East Sahara Avenue (APN 162-03-801-054), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

23. 22-0158-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LINDELL LIVING II, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements on 2.70 acres at 1245 Lindell Road (APNs 163-01-103-027 and 028), Ward 1 (Knudsen). Staff recommends APPROVAL.

24. 22-0160-SDR1 - SITE DEVELOPMENT REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THOMAS MUELLER - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING CORRUGATED METAL PERIMETER WALL WHERE SUCH MATERIAL IS NOT ALLOWED on 0.27 acres at 1800 Birch Street (APN 162-04-310-029), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

25. 22-0163-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TGP DESERT MANOR, LP - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public alley east of Main Street between Bonneville Avenue and Garces Avenue, and west of 1st Street, Ward 3 (Diaz). Staff recommends APPROVAL.

26. 22-0167-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate portions of public sewer and drainage easements located on a portion of 21.40 acres at the northwest corner of Sunstone Parkway and Sun Park Drive (APN 125-06-610-001), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

27. 22-0178-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS AT 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

28. ABEYANCE - 22-0050 - PUBLIC HEARING - APPLICANT: JON BRASSO - OWNER: PRE RANCHO JONES, LLC - For possible action on the following Land Use Entitlement project requests on 1.30 acres at the northeast corner of Rancho Drive and Jones Boulevard (APN 138-02-804-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). [NOTE: This item is in Ward 5 (Crear).] Staff recommends DENIAL on the Land Use Entitlement project.

    28a. ABEYANCE - 22-0050-VAR1 - VARIANCE - TO ALLOW NO LOADING SPACE WHERE ONE IS REQUIRED

    28b. ABEYANCE - 22-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [B]

    28c. ABEYANCE - 22-0050-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [C]

    28d. ABEYANCE - 22-0050-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [D]

    28e. ABEYANCE - 22-0050-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A GENERAL RETAIL BUILDING FEATURING A 760 SQUARE-FOOT PROJECTION SCREEN; THREE DRIVE THROUGH ONLY RESTAURANTS AND A WALK-UP ONLY RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS

29. ABEYANCE - 22-0070 - PUBLIC HEARING - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH - For possible action on the following Land Use Entitlement project requests on 0.79 acres at 5640 North Rainbow Boulevard (APN 125-26-410-006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

    29a. ABEYANCE - 22-0070-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 444-FOOT DISTANCE SEPARATION FROM A SCHOOL / INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED

    29b. ABEYANCE - 22-0070-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,900 SQUARE-FOOT TAVERN DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

30. 22-0023-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL LIBONATI - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING PATIO COVER WHERE FIVE FEET IS REQUIRED on 0.19 acres at 6104 Tamar Court (APN 125-26-811-014), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

31. 22-0045-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JOSE PEREZ - OWNER: ABIHAIL PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING 200 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED OFFICE] WITH A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A 14-FOOT BUILDING HEIGHT WHERE 11 FEET IS ALLOWED; AND TO ALLOW AN EXISTING PATIO COVER [CARPORT] WITH A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.15 acres at 2005 Poplar Avenue (APN 139-35-610-030), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

32. 22-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: DENNIS L. ADAMS AND LEIGH ANN ANDERS - OWNER: DENNIS L. ADAMS - For possible action on a Land Use Entitlement project request TO ALLOW ACCESORY STRUCTURES THAT DO NOT AESTHETICALLY MATCH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED AND TO ALLOW ZERO-FOOT REAR YARD SETBACK AND FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGE AND CARPORT] on 0.49 acres at 5017 Royer Ranch Road (APN 125-33-305-003), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

33. 22-0108-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,279 SQUARE-FOOT MULTIPURPOSE FACILITY ADDITION TO AN EXISTING 2,803 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.79 acres at 989, 1013 and 1025 Balzar Avenue (APNs 139-21-610-012 through 014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

34. 22-0109-SUP1- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MURGUIA REESA - OWNER: GILROY 8425, LLC - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/ BODY PIERCING STUDIO USE at 6044 Smoke Ranch Road, Suites #6004 and #6006 (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

35. 22-0122-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOWER INDUSTRIES, LLC - OWNER: PACIFIC CLASSIC, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,333 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on 16.63 acres on the northwest corner of Grand Canyon Drive and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018 and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff has NO RECOMMENDATION.

36. 22-0143-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request TO ALLOW A 54 PERCENT CANOPY SIGN AREA WHERE 25 PERCENT IS THE MAXIMUM COVERAGE ALLOWED on 1.81 acres at 1531 South Las Vegas Boulevard (APN 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

37. 22-0164 - PUBLIC HEARING - APPLICANT/OWNER: KAVISON HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 0.69 acres at the southeast corner of Franklin Avenue and 8th Street (APNs 162-03-616-002, 004, 006 and 007), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

    37a. 22-0164-VAR1 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1307 SOUTH 8TH STREET

    37b. 22-0164-VAR2 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1315 SOUTH 8TH STREET

    37c. 22-0164-VAR3 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1323 SOUTH 8TH STREET

    37d. 22-0164-VAR4 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1327 SOUTH 8TH STREET

38. 22-0168 - PUBLIC HEARING - APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 5.03 acres on

the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN 125-24-302-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

38a. 22-0168-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT RETAINING WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED AND AN 11-FOOT OVERALL WALL HEIGHT WHERE 10 FEET IS THE MAXIMUM ALLOWED ON LESS THAN A TWO PERCENT SLOPE

38b. 22-0168-TMP1 - TENTATIVE MAP - SANDRINGHAM MANOR - FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

DIRECTOR'S BUSINESS:

39. 22-0194-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding the Short-Term Residential Rental use, and to provide for other related matters. Staff recommends APPROVAL.

40. 22-0217-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.18.020 regarding the definition for a Regional Mall, and to provide for other related matters. Staff has NO RECOMMENDATION.

Citizens Participation:

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 21, 2022

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 12, 2022.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
FOR POSSIBLE ACTION - ANY ITEMS FROM THE PLANNING COMMISSION, STAFF AND/OR THE APPLICANT WISH TO BE STRICKEN OR HELD IN ABEYANCE TO A FUTURE MEETING MAY BE BROUGHT FORWARD AND ACTED UPON AT THIS TIME.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.: **7**

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

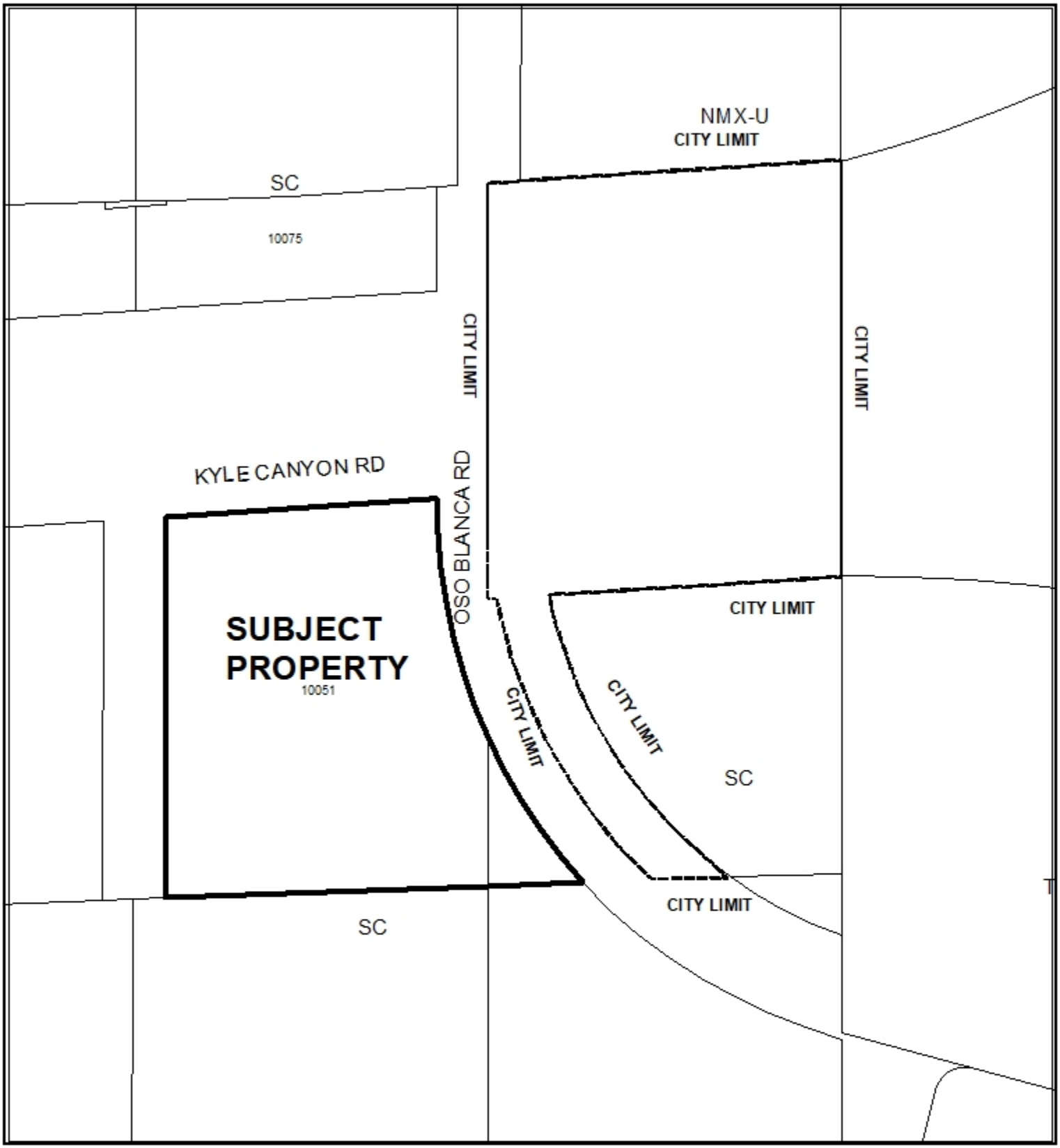
SUBJECT:
22-0102-TMP1 - TENTATIVE MAP - KYLE CANYON & OSO BLANCA - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

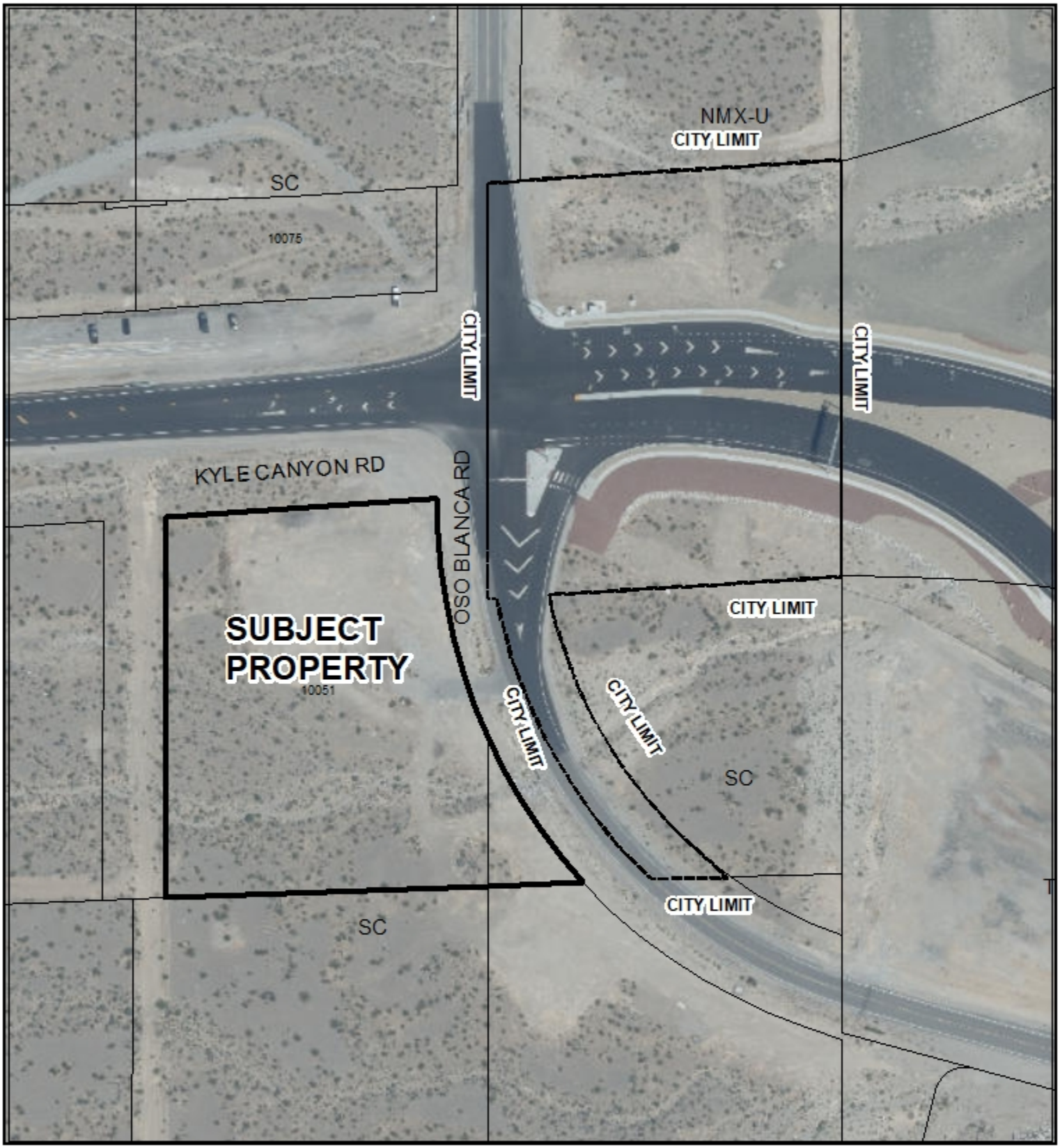
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 22-0102-TMP1

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



0 110 220 Feet

CASE: 22-0102-TMP1

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

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0102-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

22-0102-TMP1 CONDITIONS

Planning

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

2. 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.

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

4. The previously approved Tentative Map (TMP-77631) shall be expunged, upon final approval of this Tentative Map.

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

Public Works

6. A Petition of Vacation to eliminate existing Patent Easements in conflict with this site shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

7. Dedicate a 25-foot radius at both the southeast corner of Ruffian Road and Kyle Canyon Road as well as at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Additionally, grant a Traffic Signal Chord Easement at the southwest corner of Oso Blanca Road and Kyle Canyon Road.

8. Concurrent with development, construct half-street improvements on Kyle Canyon Road, Oso Blanca Road and the unnamed road (Ruffian Road alignment) along the west edge of this site with appropriate overpaving and transition paving.

9. The sewer point of connection must be coordinated with the Oso Blanca Road Sewer extension project (currently under construction). Construction drawings may be submitted and approved, however sewer plans cannot receive final inspections or be accepted for maintenance by the City of Las Vegas until the Oso Blanca Road Sewer has been fully inspected and accepted for maintenance by CLV.

10. 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."

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

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

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by 20-0281-SDR1 may be used to satisfy this condition.

14. 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.

15. 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.

16. Comply with all applicable conditions of approval for 20-0281-SDR1, 22-0106-SDR1, and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on a 2.61-acre site at the southwest corner of Kyle Canyon Road and Oso Blanca Road.

ISSUES

- All proposed perimeter and retaining walls conform to Title 19.08 development standards.
- If approved this Tentative Map (22-0102-TMP1) will take precedent over the previously approved Tentative Map (TMP-77631).

ANALYSIS

On January 15th, 2020 the City Council approved Site Development Plan Review (SDR-77630) to allow a proposed commercial development consisting of a Restaurant, Restaurant with Drive Through and Convenience Store with fuel pumps. In addition, a Tentative Map (TMP-77631) was also approved for a one-lot commercial subdivision on the subject site. On January 12th, 2021 the City Council approved a Major Amendment (20-0281-SDR1) to a previously approved Site Development Plan Review (SDR-77630) to re-orient buildings and re-configure parking on the subject site. On April 12th, 2021 the Planning Commission approved a Major Amendment (22-0106-SDR1) to a previously approved Site Development Plan Review (20-0281-SDR1) to re-orient buildings and re-configure parking on the subject site again.

The site is proposed to be utilized as a commercial land use. All proposed structures on the site are required to adhere to previously approved Site Development Plan Reviews (20-0281-SDR1 and 22-0106-SDR1). Access to the site is proposed from one driveway off of Oso Blanca Road. The site is currently undeveloped with natural desert vegetation. Upon development the proposed site circulation is logical throughout the site and will be unaffected by mapping. Parking and access is intended to be allowed across the site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision.

The Department of Public Works has provided the following comments, "Although no site cross sections were provided, it appears that the natural slope of the land is less than two percent going north/south and greater than two percent going east/west. No retaining walls are shown on the submitted boundary cross sections." 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 parcel would remain.

FINDINGS (22-0102-TMP1)

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 Planning, Fire, Code Enforcement, etc.	
11/07/07	The City Council approved a Special Use Permit (SUP-9664) for a proposed Service Station on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a related request for a Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
12/16/09	The City Council approved an Extension of Time (EOT-36622) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-36618) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council approved an Extension of Time (EOT-36623) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
12/07/11	The City Council approved an Extension of Time (EOT-43606) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-43605) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-43603) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
11/20/13	The City Council denied an Extension of Time (EOT-51498) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
	The City Council denied an Extension of Time (EOT-43605) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
	The City Council denied a related request for an Extension of Time (EOT-51500) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
02/03/16	The City Council approved an Annexation (ANX-61705) 0.13 acres on the west side of Oso Blanca Road, approximately 300 feet south of Kyle Canyon Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
01/15/20	The City Council approved a Rezoning (ZON-77627) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 0.13 acres at the southwest corner of Kyle Canyon Drive and Oso Blanco Drive.
	The City Council tabled a request for a Special Use Permit (SUP-77628) for a 5,100 square-foot Liquor Establishment (Tavern) use at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The City Council approved a request for a Special Use Permit (SUP-77629) for a proposed 3,000 square-foot Beer/Wine/Cooler Off-Sale Establishment use at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The City Council approved a request for a Site Development Plan Review (SDR-77630) for a proposed commercial development consisting of a 3,000 square-foot Restaurant with Drive Through; a 3,000 square-foot Convenience Store with fuel pumps and canopy; and a 5,500 square-foot Liquor Establishment (Tavern) with waivers of the perimeter landscape buffer requirements and to not orient the building to the corner and street frontage where such is required at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The City Council approved a request for a Tentative Map (TMP-77631) for a one-lot commercial subdivision on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
01/12/21	The Planning Commission approved a request for a Variance (20-0281-VAR1) to allow 109 parking spaces where 121 are required at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The Planning Commission approved a request for a Special Use Permit (20-0281-SUP1) for a proposed 1,000 square-foot addition to an approved 3,000 square-foot Beer/Wine/Cooler Off-Sale Establishment at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The Planning Commission approved a request for a Major Amendment (20-0281-SDR1) of a previously approved Site Development Plan Review (SDR-77630) for a proposed commercial development consisting of a 3,800 square-foot restaurant with drive through; a 4,000 square-foot convenience store with fuel pumps and canopy; and a 5,400 square-foot restaurant with waivers of the perimeter landscape buffer requirements on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
04/12/22	The Planning Commission approved a request for a Special Use Permit (22-0106-SUP1) for a proposed 5,000 square-foot Liquor Establishment (Tavern) use with a waiver to allow a 969-foot separation from an existing liquor establishment tavern where 1,500 feet is required at the southwest corner of Kyle Canyon Road and Oso Blanca Road.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The Planning Commission approved a request for a Site Development Plan Review (22-0106-SDR1) for a proposed commercial development consisting of a 2,176 square-foot restaurant with drive through; a 4,000 square-foot convenience store with fuel pumps and canopy; and a 6,200 square-foot commercial building with waivers of the perimeter landscape buffer requirements at the southwest corner of Kyle Canyon Road and Oso Blanca Road.

Most Recent Change of Ownership	
12/07/21	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	
02/15/22	A pre-application conference was held with the applicant to discuss the Tentative Map submittal requirements for a one-lot commercial subdivision.

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

Field Check	
03-31-22	The site is undeveloped with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	2.61

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	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
South	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
East	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

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	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***
Oso Blanca	Primary Collector	Master Plan of Streets and Highways	30	Y*
Kyle Canyon	Primary Arterial	Master Plan of Streets and Highways	27	Y*
Unnamed (Ruffian Road alignment)	Local	Title 13	Zero	Y*

*Half-street improvement are required pursuant to approved Site Development Plan Reviews (20-0281-SDR1 and 22-0106-SDR1).

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

Project Address (Location) 10051 Kyle Canyon Rd

Project Name Tentative Map for Kyle Canyon & Oso Blanca **Proposed Use** Commercial

Assessor's Parcel #(s) 126-01-702-007 & 126-01-702-008 **Ward #** 6

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

Additional Information _____

Property Owner Kyle Canyon Next & Last Frontier, LLC **Contact** Michael Swecker

Address 873 Summer Ranch Rd City Henderson State NV Zip 89012

E-mail mikeswecker@gmail.com Phone _____

Applicant ACG Design **Contact** Hailey Shinton

Address 4310 Cameron St. #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

Representative ACG Design **Contact** Hailey Shinton

Address 4310 Cameron St. #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

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

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

Subscribed and sworn before me

This 16th day of February, 2022

Deborah Peterman

Notary Public in and for said County and State

22-0102
02/17/2022

DEBORAH PETERMAN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 09-9629-1
MY APPT. EXPIRES MARCH 13, 2025

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.
- NA 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.

22-0102
02/17/2022

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

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

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

☒ 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.

NA 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.

NA 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

NA 3. Any proposed deviations from City standards.

☐ 4. A copy of the deed for the property, if required.

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

☐ 6. A compatible digital format copy of the tentative map.

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

Reviewed by: _____

Department of Public Works Signature: _____

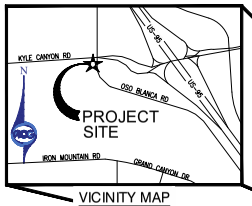
Date: _____

-Need to match NDOT's approved Kyle Canyon interim cross section.

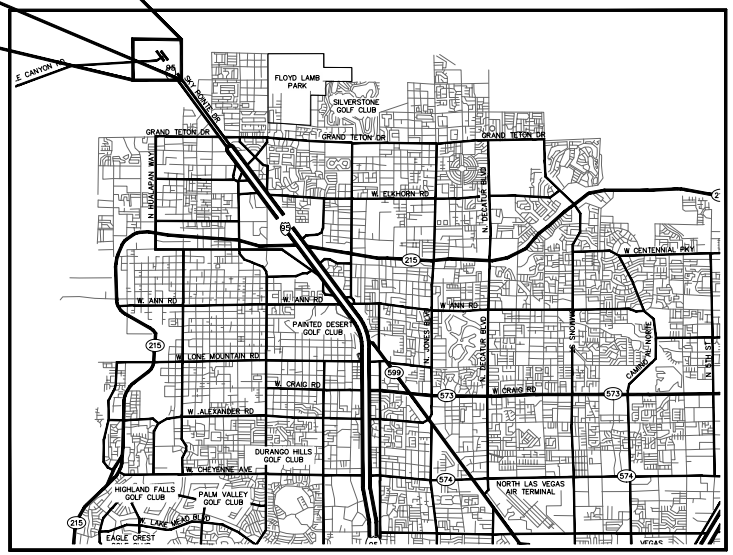
22-0102
02/17/2022

TENTATIVE MAP
FOR
KYLE CANYON & OSO BLANCA
A COMMERCIAL SUBDIVISION

SITUATE WITHIN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 1,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.
APN: 126-01-702-007 & 126-01-702-008



VICINITY MAP
NTS



OWNER/DEVELOPER

KYLE CANYON NEXT & LAST FRONTIER LLC
6655 W. SAHARA AVE #B200-113
LAS VEGAS, NV 89146

SITE DATA:

OWNER:	KYLE CANYON NEXT & LAST FRONTIER LLC
JURISDICTION:	CITY OF LAS VEGAS APN 126-01-702-007 & APN 126-01-702-008
EXISTING ZONING:	LIMITED COMMERCIAL DISTRICT (C-1)
GROSS ACREAGE:	2.48 ACRES

SETBACKS, MINIMUM

PER TITLE 19.08.070 PURPOSE AND DEVELOPMENT STANDARDS C-1

FRONT:	10'
SIDE:	15'
CORNER:	15'
REAR:	20'

UTILITY PURVEYORS NOTE:

WATER SERVICES:
LAS VEGAS VALLEY WATER DISTRICT (LVVWD)

SEWER SERVICES:
CITY OF LAS VEGAS SEWER

SHEET INDEX:

T1 COVER SHEET
T2 SITE PLAN
T3 CROSS SECTIONS
T4 CROSS SECTIONS

ENGINEERING FIRM

ACG DESIGN
RANDOLPH A. SKORPINSKI
4310 S. CAMERON ST., SUITE 12-A
LAS VEGAS, NV 89103
PHONE: 702-448-8737
EMAIL: RSKORPINSKI@ACG.DESIGN

SURVEY PERFORMED BY:

DIAMONDBACK LAND SURVEYING
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NV 89148
PHONE: 702-823-3257

TITLE 19 COMPLIANCE NOTE:

THE VILLAGES, A COMMERCIAL SUBDIVISION COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE CITY OF LAS VEGAS DEVELOPMENT CODE.

BASIS OF BEARINGS

NORTH 00°16'23" EAST
BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

BENCHMARK

CC BENCHMARK 7LV90 6SW6
ELEVATION = 2832.11' // 863.230 (M)
NDOT BRASS DISC
WEST SIDE OF FRONTAGE ROAD
SOUTH OF KYLE CANYON ROAD STAMPED "311+73.68 PC DIST 39.47 90 DEGREES"

LEGAL DESCRIPTION

PARCEL 1:
THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

PARCEL 2:
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M. CLARK COUNTY, NEVADA.

FLOOD ZONE INFORMATION

THIS PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP FOR THE CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER : 32003C1750E, DATED SEPTEMBER 27, 2002. THIS SITE FALLS WITHIN UNSHADED ZONE X AND IS DESCRIBED BY FEMA AS FOLLOWS:

"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

22-0102
02/17/2022

Planning Commission May 10, 2022 - Page 31

Z:\PROJECTS_CURRENT\COMMERCIAL CLIENTS\MICHAEL SMECKER\200203- OVD @ OSO BLANCA & KYLE CANYON\SURVEY\MAPPING\TENTATIVE MAP\200203-TM.DWG 2/17/2022 10:22 AM

REVISIONS

REV.	DESCRIPTION	APPRVD. BY	DATE

APPROVAL

KYLE CANYON & OSO BLANCA
TENTATIVE MAP

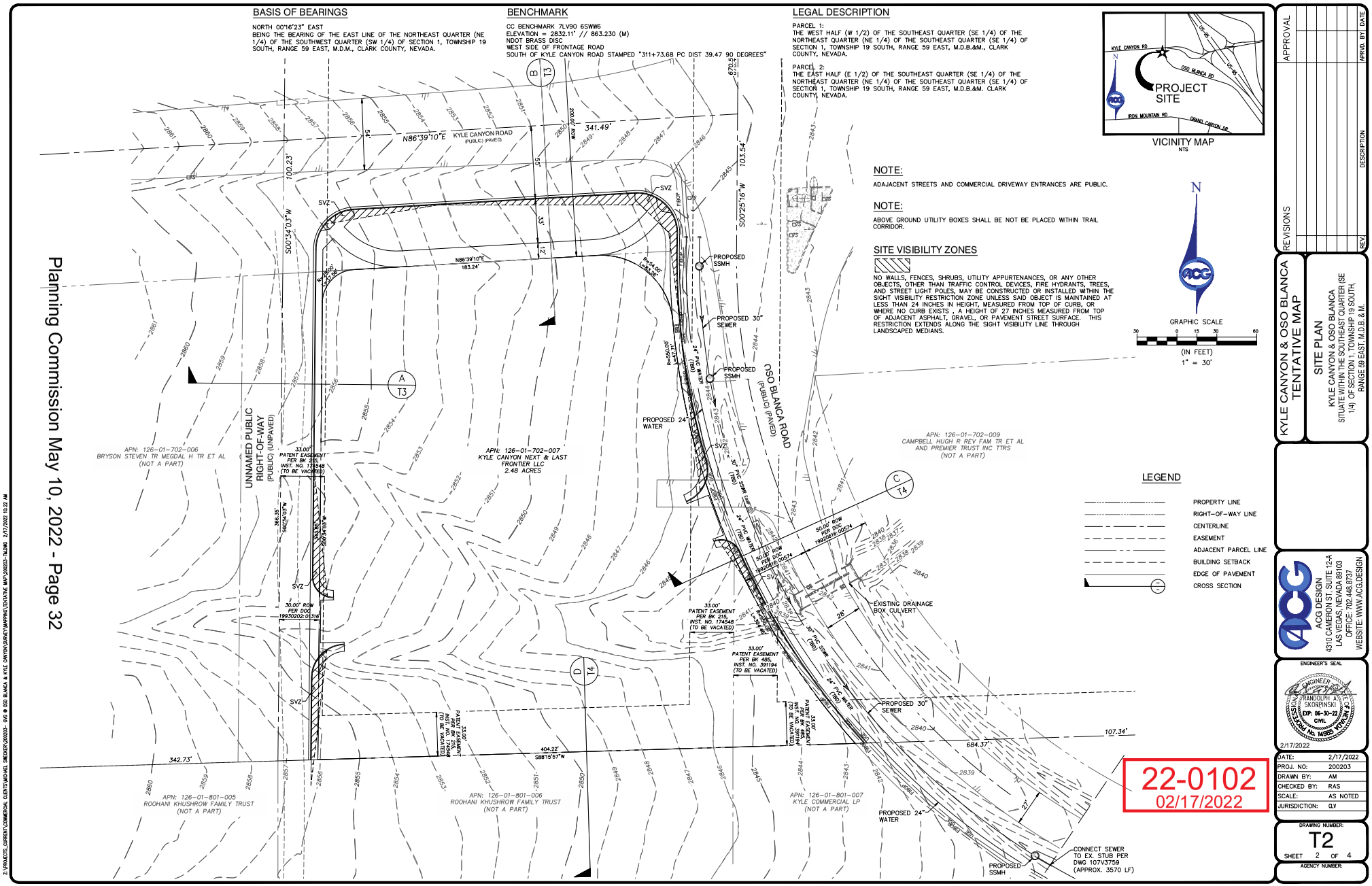
COVER SHEET
KYLE CANYON & OSO BLANCA
SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.

ACG DESIGN
4310 CAMERON ST. SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

ENGINEER'S SEAL
RANDOLPH A. SKORPINSKI
EXP: 06-30-22
CIVIL
No. 14905
STATE OF NEVADA
2/17/2022

DATE:	2/17/2022
PROJ. NO:	200203
DRAWN BY:	AM
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

DRAWING NUMBER:
T1
SHEET 1 OF 4
AGENCY NUMBER:



Planning Commission May 10, 2022 - Page 32

22-0102
02/17/2022

REVISIONS				
REV.	DESCRIPTION	APPROV. BY	DATE	

APPROVAL

KYLE CANYON & OSO BLANCA
TENTATIVE MAP

SITE PLAN
KYLE CANYON & OSO BLANCA
SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.

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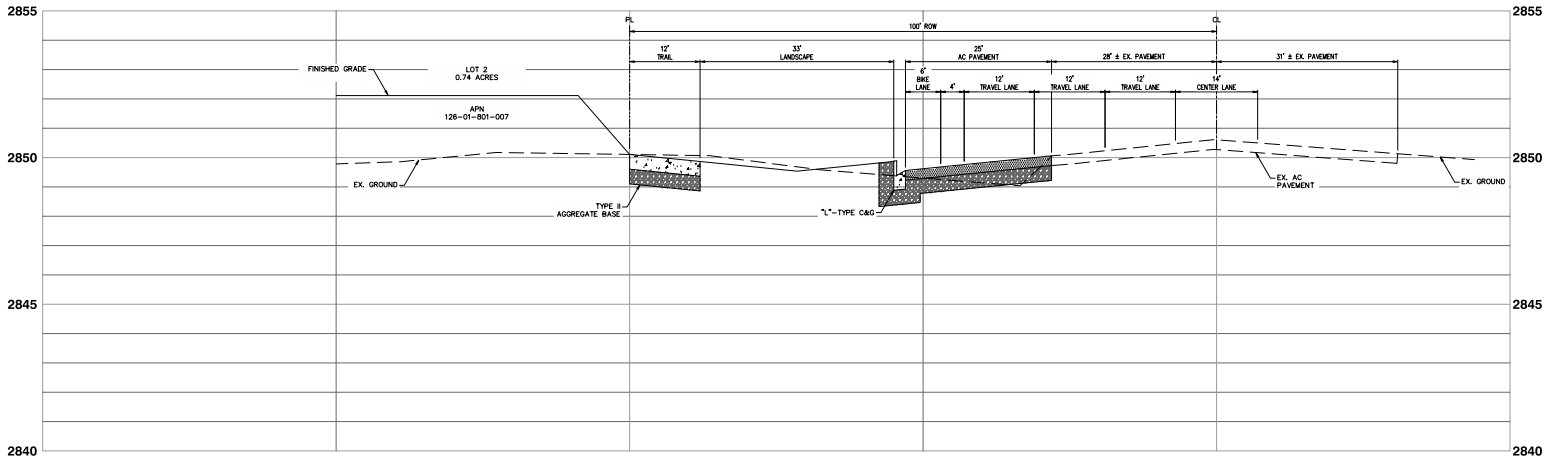
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

ENGINEER'S SEAL
RANDOLPH A. SKORPINSKI
EXP: 06-30-22
CIVIL
No. 14985
2/17/2022

DATE:	2/17/2022
PROJ. NO:	200203
DRAWN BY:	AM
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

DRAWING NUMBER:
T2
SHEET 2 OF 4
AGENCY NUMBER:

Z:\PROJECTS_CURRENT\COMMERCIAL CLIENTS\MICHAEL SNECKER\200203- OVD @ OSO BLANCA & KYLE CANYON\SURVEY\MAPPING\TENTATIVE MAP\200203-TM.DWG 2/17/2022 10:22 AM



CROSS SECTION B
NTS

GRAPHIC SCALE
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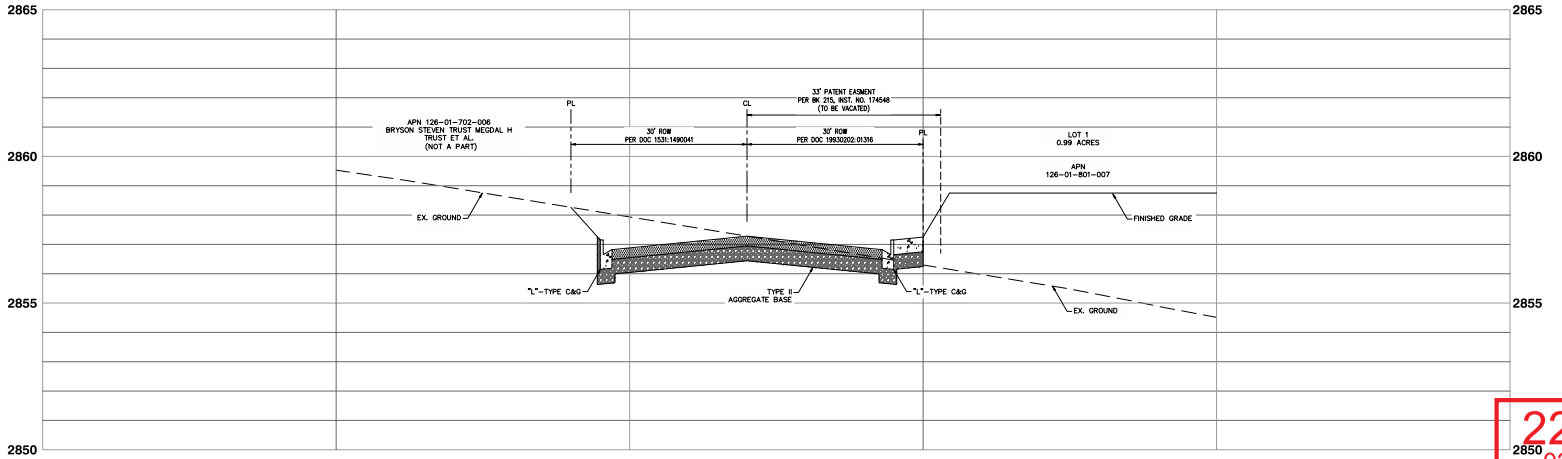
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'



CROSS SECTION A
NTS

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22-0102
02/17/2022

Planning Commission May 10, 2022 - Page 33

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APPROVAL

REV	DESCRIPTION	APPVD. BY	DATE
	REVISIONS		

KYLE CANYON & OSO BLANCA
TENTATIVE MAP

CROSS SECTIONS
KYLE CANYON & OSO BLANCA
SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.

ACG DESIGN
4310 CAMERON ST. SUITE 12-A
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WEBSITE: WWW.ACGLDESIGN

ENGINEER'S SEAL
ENGINEER
RANDOLPH A. SKORPINSKI
EXP: 06-30-22
CIVIL
STATE OF NEVADA
No. 14985
2/17/2022

DATE:	2/17/2022
PROJ. NO:	200203
DRAWN BY:	AM
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

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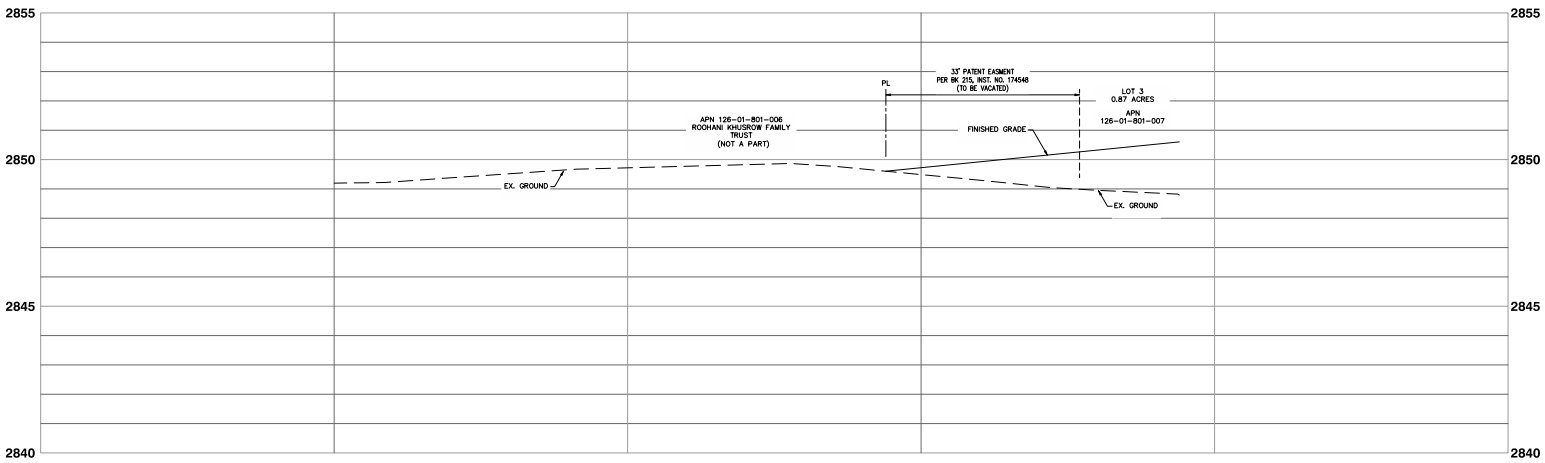
T3
SHEET 3 OF 4
AGENCY NUMBER:



CROSS SECTION D
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GRAPHIC SCALE
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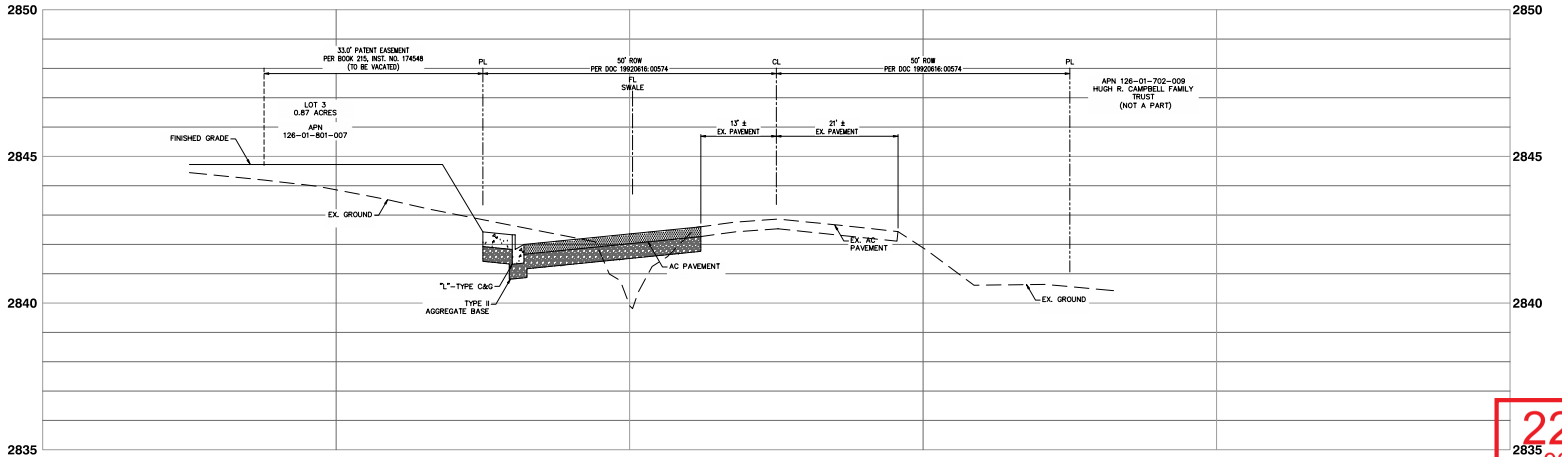

CROSS SECTION C
NTS

GRAPHIC SCALE
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HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'

22-0102
02/17/2022

REV.	DESCRIPTION	APRVD. BY	DATE

REVISIONS

APPROVAL

KYLE CANYON & OSO BLANCA
TENTATIVE MAP

CROSS SECTIONS
KYLE CANYON & OSO BLANCA
SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.

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ENGINEER'S SEAL
PROFESSIONAL ENGINEER
RANDOLPH A. SKORPINSKI
EXP: 06-30-22
CIVIL
No. 14985
STATE OF NEVADA
2/17/2022

DATE:	2/17/2022
PROJ. NO:	200203
DRAWN BY:	AM
CHECKED BY:	RAS
SCALE:	AS NOTED
JURISDICTION:	CLV

DRAWING NUMBER:
T4
SHEET T4 OF 4
AGENCY NUMBER:

Z:\PROJECTS_CURRENT\COMMERCIAL CLIENTS\MICHAEL SNECKER\200203- GVG @ OSO BLANCA & KYLE CANYON\SURVEY\MAPPING\TENTATIVE MAP\200203-TM.DWG 2/17/2022 10:22 AM



22-0102-TMP1 - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC
SOUTHWEST CORNER OF KYLE CANYON ROAD AND OSO BLANCA ROAD

03/31/2022



22-0102-TMP1 - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC
SOUTHWEST CORNER OF KYLE CANYON ROAD AND OSO BLANCA ROAD

03/31/2022



22-0102-TMP1 - APPLICANT/OWNER: KYLE CANYON NEXT AND LAST FRONTIER, LLC
SOUTHWEST CORNER OF KYLE CANYON ROAD AND OSO BLANCA ROAD

03/31/2022

ARCHITECTURAL CIVIL GROUP
www.ACG.design

February 2, 2022

City of Las Vegas – Planning Dept.
495 S Main St
Las Vegas, NV. 89101

RE: Tentative Map
Kyle Canyon/Oso Blanca Commercial Subdivision

To Whom It May Concern,

Please find attached our tentative map submittal package. This application is for the request to review our tentative map in conjunction with the proposed commercial subdivision located at the southwest corner of Kyle Canyon Rd and Oso Blanca Rd.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

22-0102
02/17/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.: **8**

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

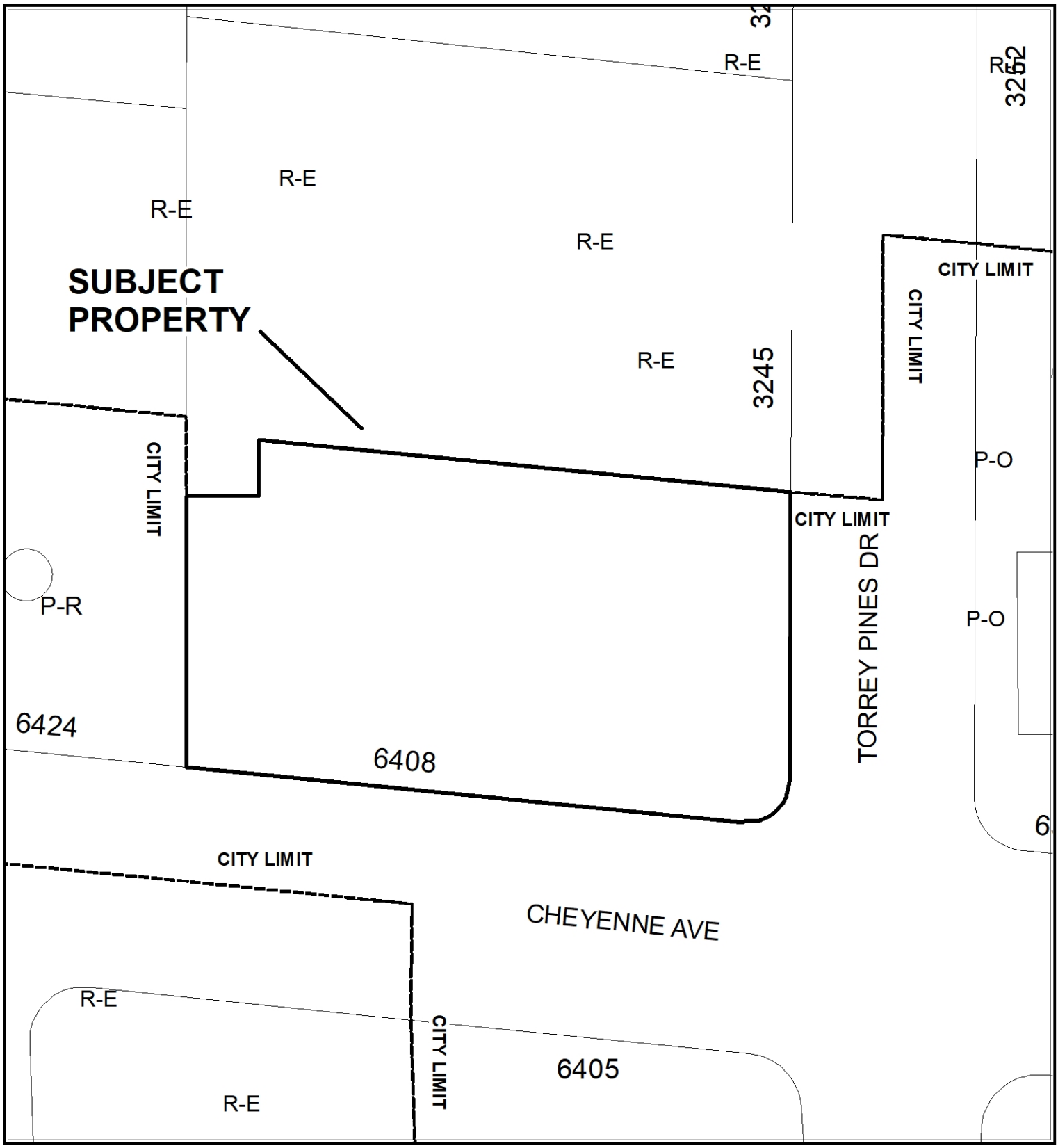
SUBJECT:
22-0123-TMP1 - TENTATIVE MAP - CHEYENNE AND TORREY PINES (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: CHEYENNE PINES, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 0.88 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive (APN 138-11-408-013), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

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

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

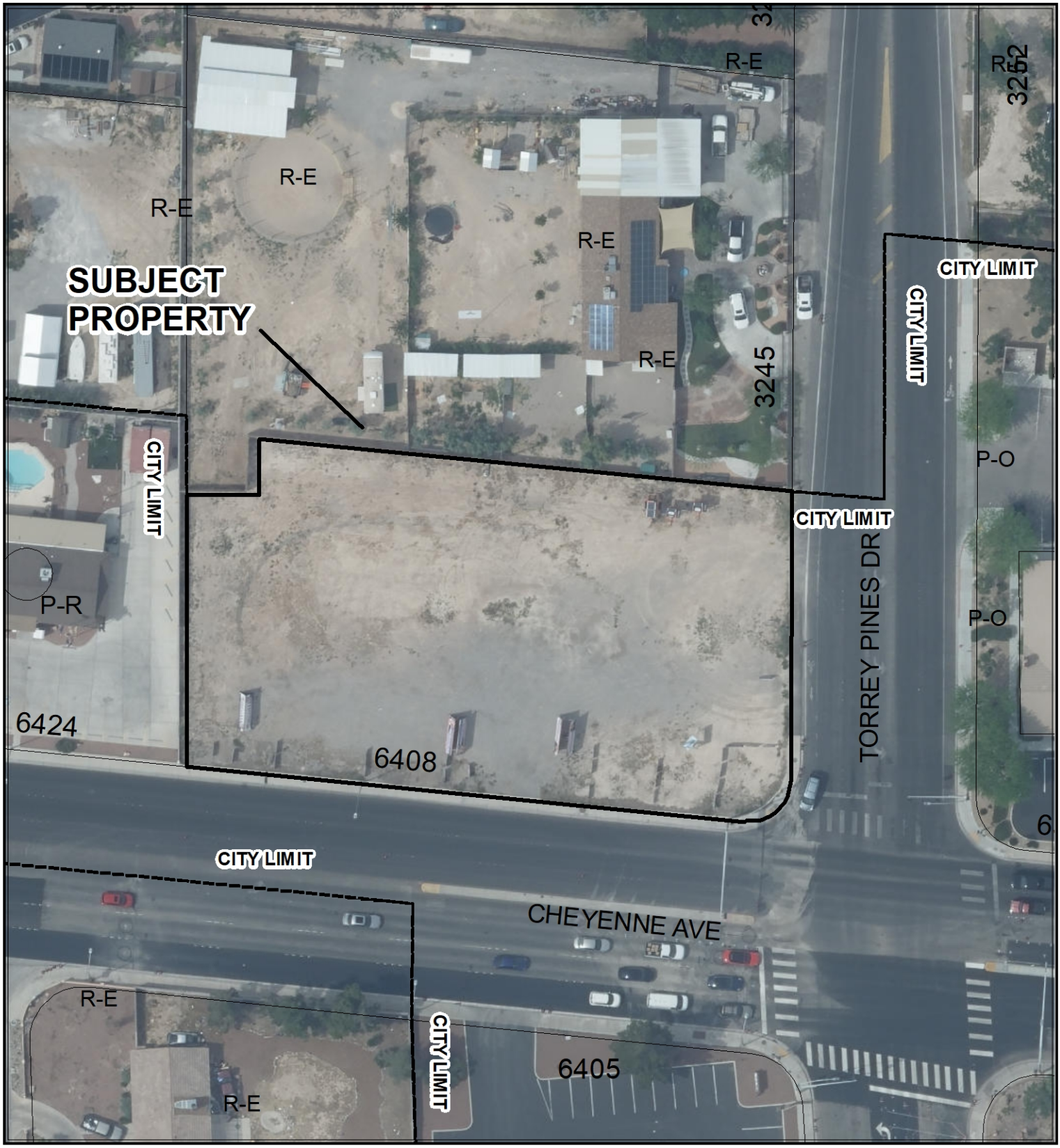
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 22-0123-TMP1

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



0 50 100 Feet

CASE: 22-0123-TMP1

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

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHEYENNE PINES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0123-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0123-TMP1 CONDITIONS

Planning

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

2. 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.

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

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

Public Works

5. Per Condition #12 of 20-0300-SDR1, dedicate or grant an appropriate easement for a bus turnout/right turn lane (modified 234.4) as shown on the approved site plan prior to issuance of permits for this site. Also, grant a Bus Shelter Easement to the Regional Transportation Commission, by separate document, for the future bus shelter, and show the recording information on the Final Map for this site. Additionally, contact the City Traffic Engineering Office at 702-229-2199 or 702-229-6033 to coordinate the development of this project with the City of Las Vegas “Cheyenne Avenue Bus Turn Out” project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Traffic Engineer.

6. Per Condition #13 of 20-0300-SDR1, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

7. 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."

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

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

10. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

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

12. Comply with all applicable conditions of approval for 20-0300 and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting approval of a Tentative Map for a one-lot commercial subdivision on 0.88 acres of undeveloped land at the northwest corner of Cheyenne Avenue and Torrey Pines Drive.

ISSUES

- Per the approved Site Development Plan Review (20-0300-SDR1) for this site, prior to recordation of a final map, a bus turnout along Cheyenne Avenue must be dedicated or an easement granted as appropriate, as well as a bus stop shelter pad easement to the Regional Transportation Commission of Southern Nevada.
- The Site Development Plan Review for the approved development on this site preceded approval of the 2050 Master Plan Trails and Bike Streets map, which shows a Shared Use Trail along the west side of Torrey Pines Drive. Therefore, no trail is required at this location.

ANALYSIS

Entitlements were approved June 16, 2021 for a commercial development on the subject site consisting of two drive-through only restaurants. The site is zoned C-1 (Limited Commercial) with a SC (Service Commercial) General Plan land use designation.

Right-in, right-out turning movements from both Cheyenne Avenue and Torrey Pines Drive will provide access to the site. Currently, a five-foot attached sidewalk is installed on Cheyenne Avenue, but there are no sidewalk improvements on Torrey Pines Drive. The map section for Torrey Pines Drive indicates a five-foot attached sidewalk will be constructed in conformance to the approved site plan. In addition, a new median in Torrey Pines Drive is proposed.

The 2050 Master Plan Trail Plan identifies a Shared Use Trail along Torrey Pines Drive. The Master Plan was approved June 2, 2021 after the Site Development Plan Review application (20-0300-SDR1) for this site was submitted; therefore, there was no trail requirement at that time. This trail will not be retroactively required and is not required to be shown on the tentative map.

The submitted east/west and north/south cross sections depict maximum natural grade less than 2% across this site. Per Title 19.08, up to four-foot retaining walls would be allowed. The site is adjacent to residential development to the north. Existing CMU block walls are located along the north and west perimeter. No new walls are proposed on this site.

As a commercial subdivision, the final map must note that parking and access shall be allowed to all parts of the property. This will be a condition of approval.

FINDINGS (22-0123-TMP1)

The submitted Tentative Map generally conforms to Nevada Revised Statutes and the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/02/87	The City Council approved the Annexation (A-0010-87) of 5.19 acres of land on the west side of Torrey Pines Drive north and south of Cheyenne Avenue into the city of Las Vegas. The annexation became effective 12/11/87.
01/06/20	A Code Enforcement Case (CE20-00048) was processed for auto parts and trash on a vacant lot at the northwest corner of Cheyenne Avenue and Torrey Pines Drive. The case was resolved by Code Enforcement on 01/22/20.
06/16/21	The City Council approved a request for a General Plan Amendment (20-0300-GPA1) from DR (Desert Rural Density Residential) to SC (Service Commercial) on 0.88 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (20-0300-ZON1) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.88 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Special Use Permit (20-0300-SUP1) for an alternative parking standard to allow 22 parking spaces where 24 are required on 0.88 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (20-0300-SDR1) for a proposed commercial development consisting of two drive-through restaurants with outdoor seating on 0.88 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/23/21	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 the subject site.

Pre-Application Meeting	
02/24/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application. No major issues were discussed.

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

Field Check	
03/31/22	The site is undeveloped and unpaved with a seven-foot tall CMU block wall along the north perimeter. A stepped non-decorative wall separates this site from a commercial office building to the west. A temporary wire mesh fence encloses the south and east perimeter. There was a minor amount of trash and debris on the south side of the site.

Details of Application Request	
Site Area	
Net Acres	0.88

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	Ranch Estate Neighborhood – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
South	Church/House of Worship	R (Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached	Ranch Estate Neighborhood – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
East	Office, Other Than Listed	L (Low Density Residential)	P-O (Professional Office) [annexed from Clark County]
West	Office, Other Than Listed	RNP (Rural Neighborhood Preservation)	P-R (Professional Office and Parking)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Rancho	Y
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 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	37,582 SF*	Y
Min. Lot Width	100 Feet	146 Feet	Y

*Lot area minus future required dedications

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Cheyenne Ave	Expressway	Master Plan of Streets and Highways	100	N
Torrey Pines Dr	Major Collector	Master Plan of Streets and Highways Map	75	N*

*Improvements are required with the previous approved Site Development Plan Review (20-0300-SDR1) and this map.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	22-0123
Meeting Date	02/28/2022
Total Fee	
Received By/Date	

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

Project Address (Location) 6408 W Cheyenne Ave.

Project Name Cheyenne and Torrey Pines **Proposed Use** Commercial

Assessor's Parcel #(s) 138-11-408-013 **Ward #**

General Plan: Existing DR Proposed SC **Zoning:** Existing R-E Proposed C-1

Additional Information

Property Owner Cheyenne Pines LLC Contact Brian Fike

Address 3960 Howard Hughes Pkwy #150 City Las Vegas State NV Zip 89169

E-mail brian.fike@colliers.com Phone 702-279-7900

Applicant Cheyenne Pines LLC Contact Brian Fike

Address 3960 Howard Hughes Pkwy #150 City Las Vegas State NV Zip 89169

E-mail brian.fike@colliers.com Phone 702-279-7900

Representative Zenith Engineering Contact Julia Izzolo, P.E.

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

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

Print Name Gabriel Sklerick

GINA M. JONES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-14-22
Certificate No: 02-77787-1

Subscribed and sworn before me

This 27 day of JANUARY 20 22

Gina M Jones

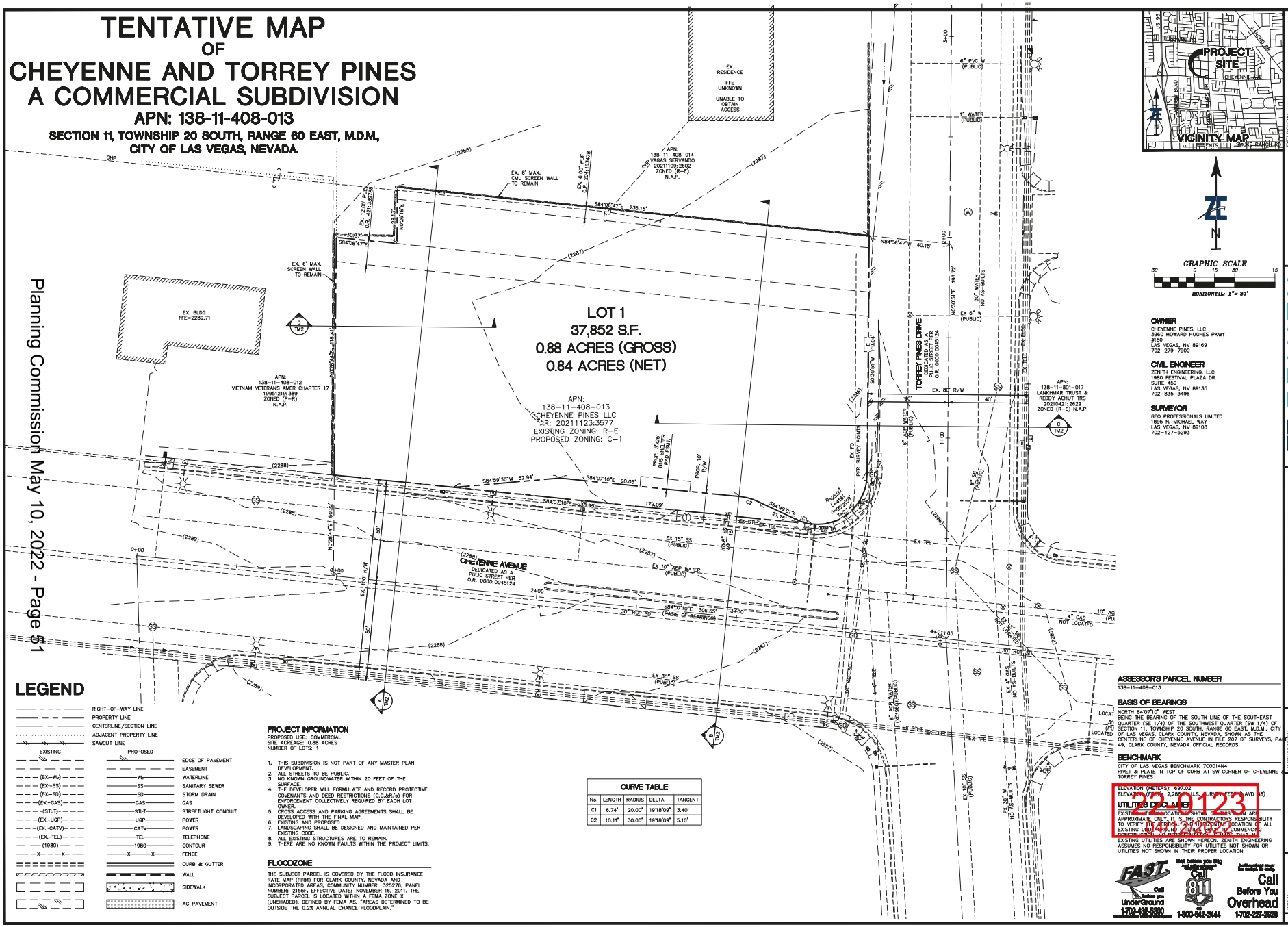
Notary Public in and for said County and State

COUNTY OF CLARK STATE OF NEVADA

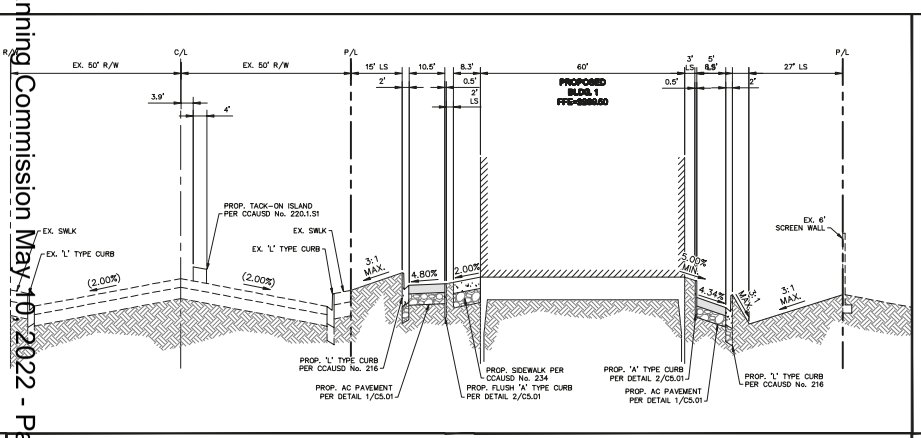
TENTATIVE MAP
OF
CHEYENNE AND TORREY PINES
A COMMERCIAL SUBDIVISION

APN: 138-11-408-013

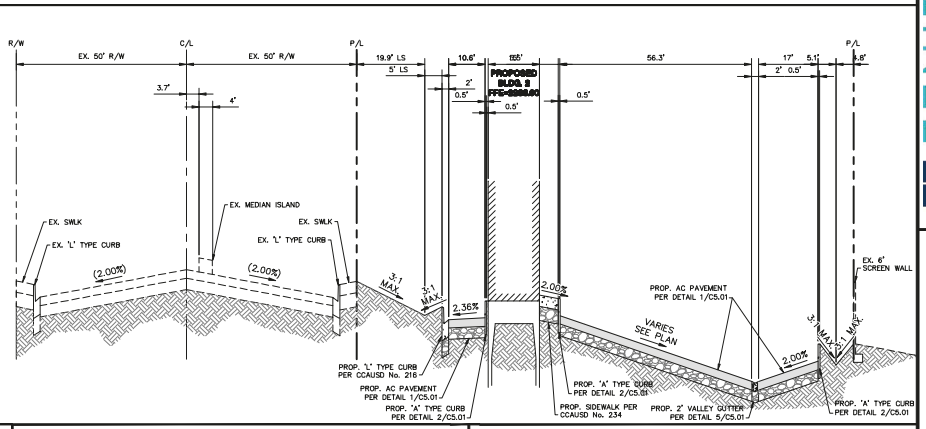
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M,
CITY OF LAS VEGAS, NEVADA.


EX. RESIDENCE
FFE UNKNOWN
UNABLE TO OBTAIN ACCESS
APN: 138-11-408-014 VAGAS SERVANDO 20211109:2602 ZONED (R-E) N.A.P.
EX. 6" MAX. CMU SCREEN WALL TO REMAIN
EX. 6.00' PUE O.R. 20041:65478
EX. 12.00' PUE O.R. 4211:39788
S84°06'47"E 236.15'
N84°06'47"W 40.18'
EX. 6" MAX. SCREEN WALL TO REMAIN
EX. BLDG FFE=2289.71
APN: 138-11-408-012 VIETNAM VETERANS AMER CHAPTER 17 19951219:389 ZONED (P-R) N.A.P.
LOT 1
37,852 S.F.
0.88 ACRES (GROSS)
0.84 ACRES (NET)
APN: 138-11-408-013 CHEYENNE PINES LLC 20211123:3577
EXISTING ZONING: R-E
PROPOSED ZONING: C-1
TORREY PINES DRIVE
DEDICATED AS A PUBLIC STREET PER O.R. 0000:0045124
EX. 80' R/W
APN: 138-11-801-017 LANKHMAR TRUST & REDDY ACHUT TRS 20210421:2629 ZONED (R-E) N.A.P.
CHEYENNE AVENUE
DEDICATED AS A PUBLIC STREET PER O.R. 0000:0046124
EX. 100' R/W
PROP. 10' R/W
PROP. 5'x25' ACCESS EASEMENT PAD ISSUE
EX. FD PER SURVEY POINTS
S84°59'30"W 52.94'
S84°07'10"E 90.05'
S84°07'10"E 288.95'
179.09'
S84°07'10"E 306.55'
(BASIS OF BEARINGS)
EX. 15" SS (PUBLIC)
EX. 10" ADP WATER (PUBLIC)
EX. 8" ADP WATER (PUBLIC)
EX. 6" PVC W (PUBLIC)
EX. 1" WATER (PUBLIC)
EX. 6" WATER (PUBLIC)
EX. 30" WATER NO AS-BUILTS
EX. 10" SS (PUBLIC)
EX. 30" SS (PUBLIC)
EX. 36" SS (PUBLIC)
EX. STM
EX. TEL
EX. STLT
EX. 4" GAS NOT LOCATED
EX. 10" AC (PU
EX. 8" GAS NO AS-BUILTS
EX. 4" GAS NO AS-BUILTS
EX. 8" ADP WATER (PUBLIC)
EX. 10" AC (PUBLIC)
EX. 8" SS (PUBLIC)
EX. 8" SS NO AS-BUILTS

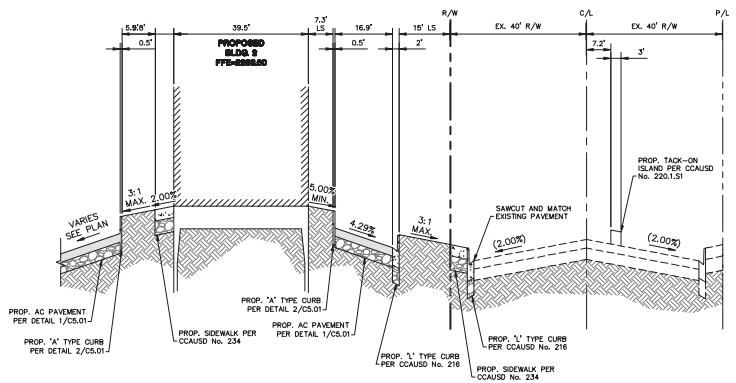
Planning Commission May 10, 2022 - Page 52



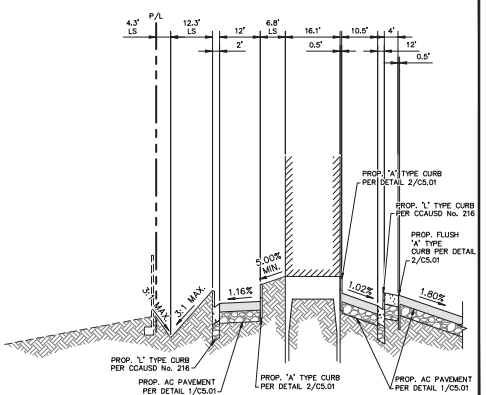
A CHEYENNE SECTION NTS



B CHEYENNE SECTION NTS



C TORREY PINES SECTION NTS



D SECTION NTS

ASSESSOR'S PARCEL NUMBER
138-11-408-013

BASIS OF BEARINGS
NORTH 84°07'10" WEST
BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN AS THE CENTERLINE OF CHEYENNE AVENUE IN FILE 207 OF SURVEYS, PA 49, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 7C0014N4
RIVET & PLATE IN TOP OF CURB AT SW CORNER OF CHEYENNE A TORREY PINES
ELEVATION (METERS): 697.02
ELEVATION (FEET): 2,286.5 (U.S. SURVEY FEET) (NAVD 88)

UTILITIES DISCLAIMER
EXISTING LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE AS TO THE EXISTING UTILITIES ARE SHOWN HEREON. ZENITH ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

22-0123

Call Before You Dig 811 or 1-800-642-2444
Call Before You Overhead 1-702-227-2020
FAST Call Before You UnderGround 1-702-433-5300

REV.	DESCRIPTION	BY	DATE	APPROVAL
	REVISION			

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

CHEYENNE AND TORREY PINES
CITY OF LAS VEGAS, NEVADA

CROSS SECTIONS

DESIGNED BY: J. IZZOLO
DRAWN BY: J. IZZOLO
CHECKED BY: J. IZZOLO
HORIZ. N/A
VERT. N/A

PROFESSIONAL ENGINEER - STATE OF NEVADA
JULIA L IZZOLO
EXP. 06-30-23
CIVIL
No. 23020

JOB No. 211002
DATE: FEBRUARY, 2022
DRAWING No. TM2
2/2

REVISION			
REV	DESCRIPTION	BY	DATE	APPROVAL

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

CROSS SECTIONS

CHEYENNE AND TORREY PINES

DESIGNED BY: J. IZZOLO
DRAWN BY: J. IZZOLO
CHECKED BY: J. IZZOLO
HORIZ: 1"=20'
VERT: 1"=2'

JULIA L. IZZOLO — PROFESSIONAL ENGINEER — STATE OF NEVADA

JOB No. 211002
DATE FEBRUARY, 2022
DRAWING No. C1
1/2

22-0123
04/12/2022

EAST WEST CROSS SECTION A
SCALE (HORIZ.)=1"=20'
SCALE (VERT.)=1"=2'

NORTH-SOUTH CROSS SECTION B
SCALE (HORIZ.)=1"=20'
SCALE (VERT.)=1"=2'



22-0123-TMP1 - APPLICANT/OWNER: CHEYENNE PINES, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

03/31/2022



22-0123-TMP1 - APPLICANT/OWNER: CHEYENNE PINES, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

03/31/2022



22-0123-TMP1 - APPLICANT/OWNER: CHEYENNE PINES, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

03/31/2022



22-0123-TMP1 - APPLICANT/OWNER: CHEYENNE PINES, LLC
NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

03/31/2022

ZENITH ENGINEERING

January 28, 2022

City of Las Vegas
Dept. of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Cheyenne and Torrey Pines, Zenith Project No. 211002

To Whom It May Concern:

Enclosed is our application for a Tentative Map on APN 138-11-408-013.

This parcel has been previously approved for a General Plan Amendment (from DR to SC), Zone Change (from R-E to C-1), Special Use Permit and Site Development Plan Review.

We would like to apply for a Tentative Map as a precursor to the Commercial Subdivision Map for the project.

If you have any questions or require additional information, please feel free to contact me at (702) 835-3496.

Sincerely,
Zenith Engineering

Julia L. Izzolo, P.E.
Principal

22-0123
02/28/2022

1980 Festival Plaza Drive Suite 450 · Las Vegas, NV 89135 · (702) 886-9535

COLLABORATIVE

October 27, 2020

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

RE: Justification Letter: APN: 138-11-408-013
(GPA, ZONE CHANGE, DESIGN REVIEW, WAIVER)

To Whom it may concern:

We would like to apply for a General Plan Amendment, Zone Change, Design Review and waiver of required parking for a new commercial development at the Northwest corner of W Cheyenne Avenue and N Torrey Pines Drive (APN: 138-11-408-013.

The subject parcel is located at the northwest corner of the intersection of West Cheyenne Avenue and North Torrey Pines avenue and is currently zoned Rural Estates District (R-E) with a general plan of Desert Rural. For this project, we are applying for a zone change to Limited Commercial (C-1) with a General Plan of Service Commercial. As West Cheyenne Avenue is an arterial street and for that reason the parcels along West Cheyenne Avenue have been changing to more commercial uses from the original residential uses. With this proposed project at the intersection of West Cheyenne Avenue and North Torrey Pines Drive, this parcel is located at a highly trafficked intersection and thus not ideal for residential uses but rather a commercial use.

The project consists of 2 small quick serve restaurants with drive-thrus of national brands, with one being approximately 612 square feet with 11 car stacking and the other is approximately 1,088 square feet with 9 car stacking and an e-driver pickup lane. Both buildings do not have internal customer areas for seating or waiting. The 1,088 square foot project does include some patio space for outdoor dining and ordering. The 612 square foot project has a walk-up window for service and no outdoor waiting or seating. The hours of operation for the coffee shop 5am-10pm and the burger restaurant will be 9am-3am.

The exterior of the two buildings are shown in the attached elevations with the intended branding. The 612 square foot building has neutral browns with stone accents with the option to be prefabricated. The 1,088 square foot building consists of white stucco facing the residential to the north with accents of red at the covered awnings and black, white and red tiles facing Cheyenne. The call boxes for both projects drive-thrus are facing west and not towards any residential projects and there is landscaping at 20' O.C. along the perimeter landscape boundaries. Both projects are modular buildings which will reduce construction time and waste.

We are also asking for a waiver of 2 parking spaces. The development requires 24 spaces, and we are providing 22 spaces. As both projects have more than usual drive-thru stacking we feel that that is a compensating factor to allow for the reduction of the required parking by 8.4%.

We feel that this proposed project would be a great addition to the area, follows the requirements set forth by City of Las Vegas Title 17. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-806-6349.

Thank you,



22-0123
02/28/2022

John Joseph Carroll, Jr.
Principal Architect
LEED AP,NCARB(NV #7512)
Carroll Design Collaborative

22-0123
02/28/2022

Initials_____

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.: **9**

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

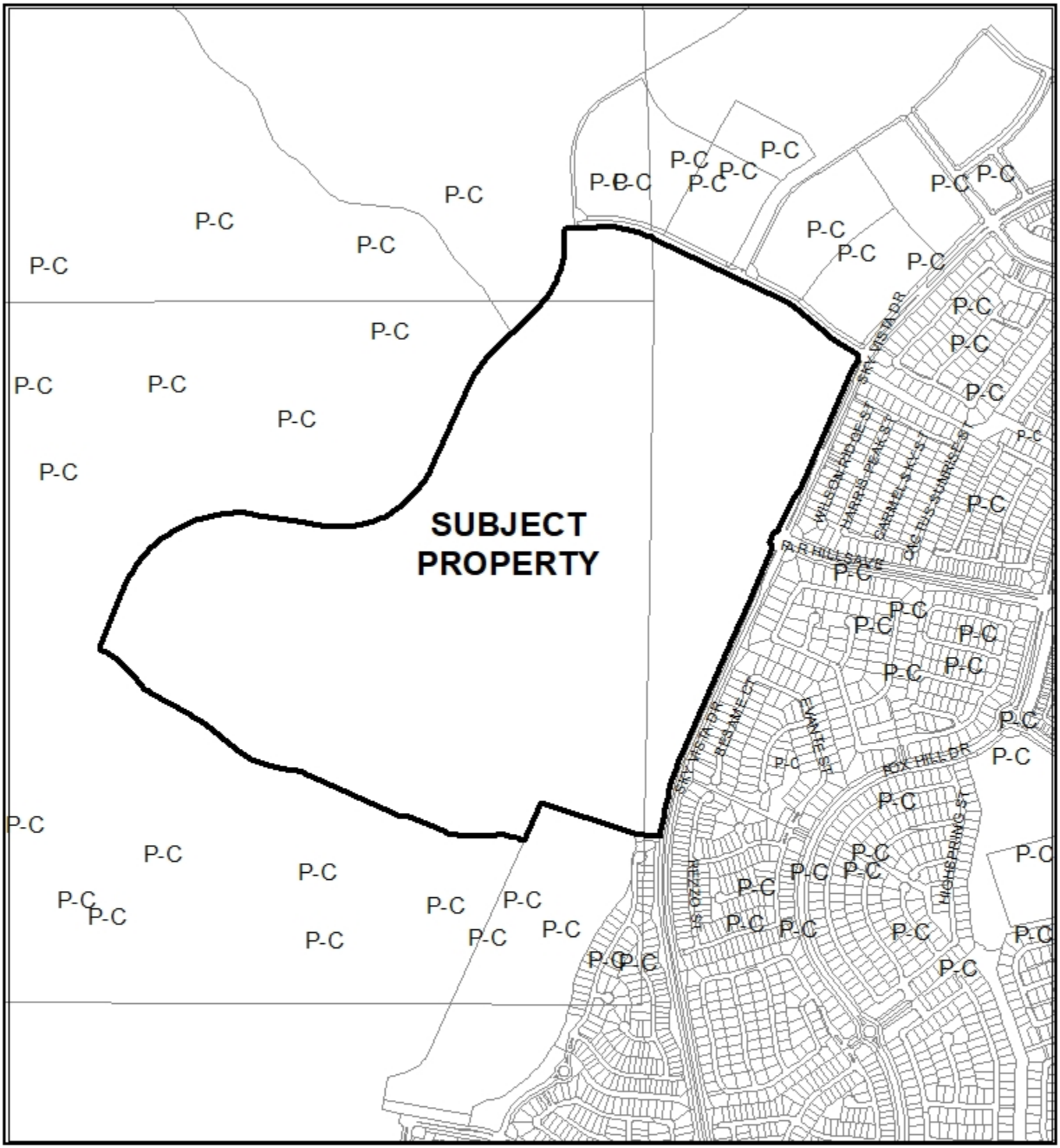
SUBJECT:
22-0138-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 29 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A 22-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive (APNs 137-27-101-004, 137-21-801-004 and 137-28-601-001), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



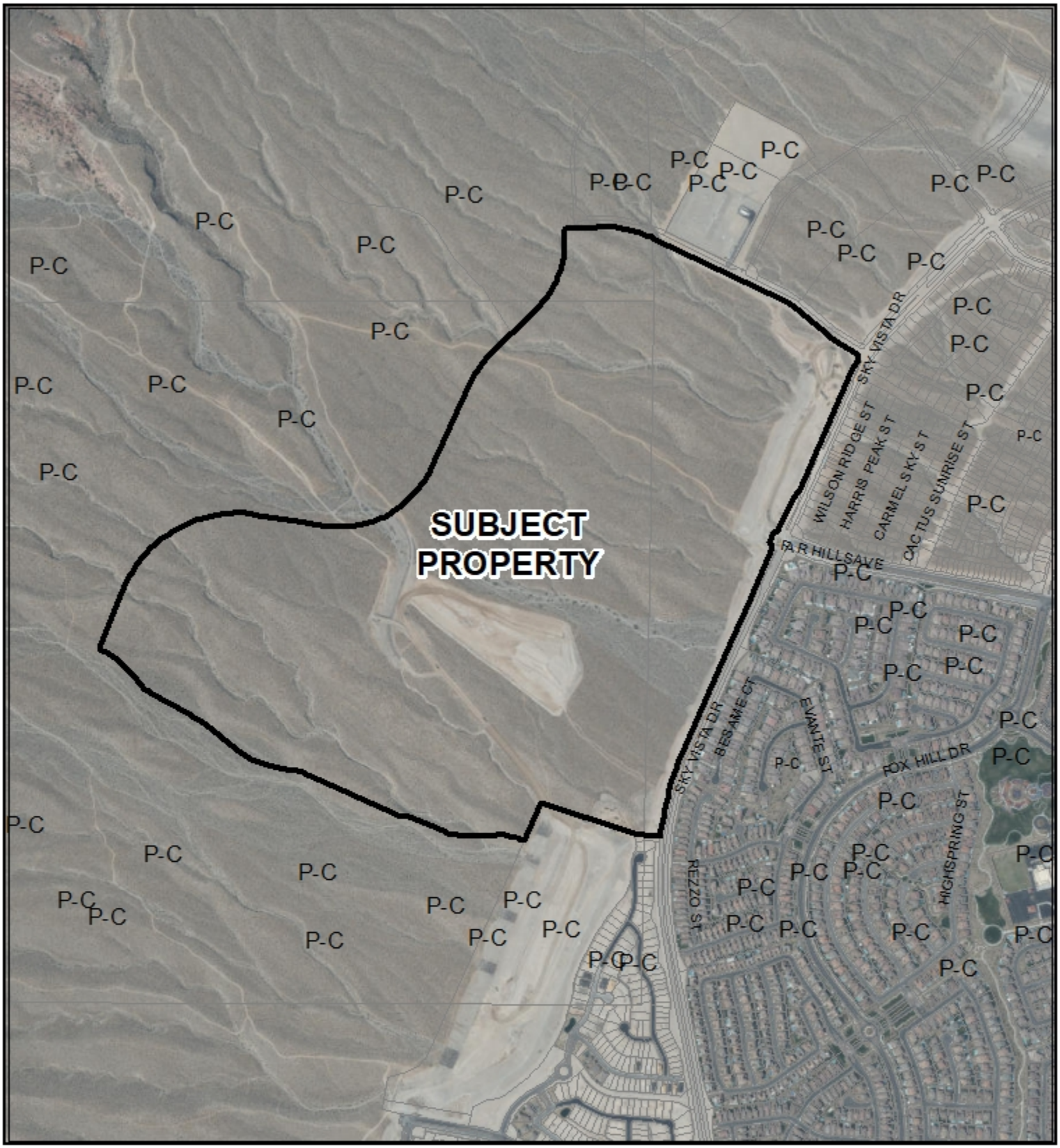
0 850 1,700 Feet

CASE: 22-0138-TMP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[SUMMERLIN SPECIAL LAND USE DESIGNATION]

N



0 850 1,700 Feet

CASE: 22-0138-TMP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[SUMMERLIN SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0138-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

22-0138-TMP1 CONDITIONS

Planning

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

2. Conformance to the conditions of approval of the Summerlin West Village 29 General Development Plan (21-0167-MDR1).

3. Development shall conform to the Summerlin West Development Agreement (DA-0001-96) and Summerlin Development Standards.

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

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

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

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

Public Works

8. A master streetlight plan must be submitted and approved by the Transportation Engineering section of the Department of Public Works prior to the approval of any construction drawings within Summerlin Village 29.

9. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards.

10. Grant minimum 20-foot wide Public Sewer Easements for all proposed public sewers not located within a public street. All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over 3 feet tall shall be allowed within the portions of unpaved public sewer easements. Public Sewer Easement widths are required to comply with the Design and Construction Standards for Wastewater Collection Systems DCSWCS Table "A". Each developer parcel is limited to the target density approved in the Summerlin West Wastewater Master Plan. Greater densities must be approved through an update to the Summerlin West Wastewater Master Plan.

11. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Site Visibility Restriction Zones (SVRZs) must be calculated using American Association of State Highway and Transportation Officials (AASHTO) standards based on the posted speed limit. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.

13. Median island geometry on this Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. Medians to restrict movement for safety concerns may be required that are not shown on the approved Tentative Map.

14. Contact the Special Improvement District Section of the Department of Public Works (702-229 2136) to coordinate the development of a Special Improvement District (SID) for this site prior to submittal of any Final Map(s) for this site. If a SID is developed for this Village, prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

15. As each parcel develops, provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.

16. Development shall comply with the approved Traffic Impact Analysis and updates to the approved Traffic Impact Analysis.

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

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. A deviation to roadway radii shown on this Tentative Map is approved, however appropriate mitigation will be required as part of civil design review prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. Roadway locations and parcel entries are schematic and final studies and geometric design of Parcel entry points must be approved through the development review of each parcel.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for review of a Parent Tentative Map for Summerlin West Village 29, a 22-parcel master planned community on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive. The subdivision will be made up of 15 developer pods that may be further mapped individually or in groups in the future and seven parcels designated as Community Open Space.

ISSUES

- On June 16th, 2021 the City Council approved the Development Plan (21-0167-MDR1) for Summerlin West Village 29.
- Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria and shall conform to the requirements of the Summerlin Development Standards.
- If approved this Tentative Map (22-0138-TMP1) will take precedent over the previously approved Tentative Map (21-0411-TMP1).

ANALYSIS

The subject property consists of a portion of Summerlin West, which is subject to an existing Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on June 9th, 2021 prior to submittal to the City for review.

The approved Development Plan for Village 29 proposes a maximum of 2,425 units based on density caps for various land use designations as required by the Summerlin Development Standards. Based on 2,425 units, the mapped area would maintain a maximum density of 7.47 dwelling units per acre, including potential educational and common open space use areas. The actual density at full buildout is anticipated to be less than this figure. The village will contain two major open space corridors preserving the natural arroyos running west to east across the site.

The area will be defined by neighborhood arterial and residential collector streets and the perimeter streets of Sandstone Rise Drive, Sky Vista Drive and Park Drift Trail. Individual entry access points to the pod subdivisions are conceptually indicated on this map but will be further detailed through future mapping actions.

As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section and connectivity requirements. The site slopes down from west to east approximately 6% and from north to south less than 1%. Successive maps within the boundaries of this subdivision will indicate slope of the land and perimeter conditions including wall heights. Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria. Sections are provided for the perimeter and neighborhood arterial streets, which meet the specifications of the Master Developer.

A Development Impact Notice and Assessment (DINA) is not required for this submittal, as a DINA was submitted through the previous Summerlin West General Development Plan Review and is not required for property guided by Development Agreements prior to June 8, 1999.

FINDINGS (22-0138-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions. The map will be subject to conformance with the Summerlin Village 29 Development Plan as approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
07/18/18	The City Council approved a two-year review (DIR-73621) of the Development Agreement for Summerlin West. Staff recommended approval of the request.
10/17/18	The City Council approved a request for a Development Plan Review (MDR-73901) for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
03/05/20	A Parcel Map (PMP-78534) was submitted for a four-lot parcel map (Villages 27, 29, 30A) on 3,642 acres west of Sky Vista Drive and Far Hills Avenue. The map was recorded on 06/25/20.
05/20/20	The City Council approved a request for a Major Modification (MOD-78461) of the approved Summerlin Master Development Plan to add the Summerlin AA (Active Adult), setback and wall/fence development standards to the Summerlin Development Standards Manual.
06/16/21	The City Council approved a request for a Development Plan Review (21-0167-MDR1) for Summerlin West Village 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive.

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

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

Pre-Application Meeting	
03/03/22	A pre-application meeting was held to discuss submittal requirements for a Tentative Map application.

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

Field Check	
03/31/22	The site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Net Acres	324.39

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	Multiple	P-C (Planned Community)
North	Undeveloped	Multiple	P-C (Planned Community)
South	Undeveloped	Multiple	P-C (Planned Community)
East	Undeveloped	Multiple	P-C (Planned Community)
West	Undeveloped	Multiple	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails - trails proposed along Lake Mead Blvd	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
A	SF3	10.00	20.74	207
B	SF3	10.00	17.94	179
C	SF2	6.00	21.90	131
D	SF2	6.00	22.04	132
E	MF2	21.00	11.78	247
F	SFSD	18.00	16.31	294
G	SF3	10.00	15.40	154
H	SF3	10.00	19.22	192
I	NF\SF2	6.00	3.65	22
J	SF2	6.00	19.25	116
K	SF2	6.00	38.95	234
L	SF2	6.00	21.88	131
M	SF2	6.00	23.73	142
N	SF2	6.00	27.56	165
O	SF2	6.00	12.86	77
NP-1	COS	-	5.31	-
COS-1	COS	-	3.65	-
COS-2	COS	-	3.26	-
COS-3	COS	-	10.33	-
COS-4	COS	-	7.23	-
COS-5	COS	-	1.24	-
COS-6	COS	-	0.16	-
SUB-TOTALS			**324.39**	**2,425**

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0138
Total Fee	
Date Received	03/09/2022
Received By	

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

Project Address (Location) Summerlin Village 29

Project Name Summerlin Village 29 Tentative Map **Proposed Use**

Assessor's Parcel #(s) 137-21-801-004; 137-27-101-004; 137-28-601-001 **Ward #** 2

General Plan: Existing _____ Proposed _____ **Zoning:** Existing P-C Proposed _____

Additional Information _____

PROPERTY OWNER Howard Hughes Company, LLC / Julie Cleaver

Address 10845 Griffith Peak Drive #160 State NV Zip 89135

E-mail julia.cleaver@howardhughes.com Phone 702.791.4388

APPLICANT GCW Inc. / Jennifer Veras

Address 10845 Griffith Peak Drive #160 State NV Zip 89135

E-mail jveras@gcwengineering.com Phone 702.804.2096

REPRESENTATIVE GCW Inc. / Jennifer Veras

Address 1555 S. Rainbow Boulevard State NV Zip 89135

E-mail jveras@gcwengineering.com Phone 702.804.2096

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 1 day of March, 20 21

Rebecca Misty Abasta

Notary Public in and for said County and State

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

101244-PRE- SV29

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.
- NR 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.
- NA ☐ 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.

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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.

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

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

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

B. Supplemental Information

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

TIA is approved. ☐ ☑ 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.

☐ 3. Any proposed deviations from City standards.

list deviations for CL curve radii for Neighborhood Arterial (1100' is the standard).

☐ 4. A copy of the deed for the property, if required.

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

☐ 6. A compatible digital format copy of the tentative map.

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

Reviewed by: _____

Department of Public Works Signature: _____

Date: _____

Show SVRZs for all pedestrian crossings (COS3 & COS4).

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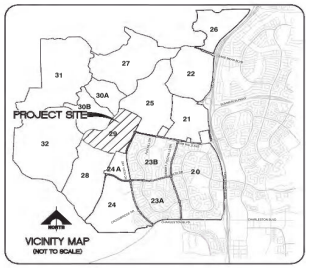
NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.



Victor Hall Manager
PROFESSIONAL ENGINEER VICTOR HALL MANAGER JR. Exp. 12/31/2023 CIVIL No. 13079 STATE OF NEVADA
DATE: 3/9/22

DEVIATION FROM STANDARDS

1. REQUEST DEVIATION FOR CENTERLINE RADIUS ON NEIGHBORHOOD ARTERIALS WHERE 1,100' IS STANDARD TO 800'

REQUESTED WAIVERS

1. WE REQUEST TO DEFER THE CONSTRUCTION OF ANY AND ALL SEWER, STORM DRAIN, WATER AND ACCESS INTERCONNECTS REQUIRED BETWEEN ONE PARCEL AND ANOTHER THAT LIE OUTSIDE THE IMPROVED ROADWAYS. THESE IMPROVEMENTS WILL BE DESIGNED WITH AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.

LEGEND

- VILLAGE BOUNDARY
- PARCEL/LOT LINE
- A — PARCEL DESIGNATION
- COS/3.5 AC. — LAND USE/ACREAGE
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- MULTI-MODAL TRAIL
- 3205 — WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- PARCEL ENTRY
- PARCEL INTERCONNECT

A.C.	ACRE
GR.	GROSS
F.H.	FIRE HYDRANT
S.I.S.	SUMMERLIN IMPROVEMENT STANDARDS
BC	BACK OF CURB
BCR	BEGIN OF CURB RETURN
CL	CENTERLINE, COMMON LOT

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH NEEDS TO BE VERIFIED WITH THE VILLAGE 29 MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 29 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY.
4. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS. ALL ROADWAYS SHOWN ON MAP ARE TO BE PUBLIC.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT IS 0.596 MGD (PEAK WET WEATHER FLOW).
6. ALL HOME OWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES COMPANY, LLC AT A LATER DATE.
7. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.
8. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

BASIS OF BEARINGS AND COORDINATES

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

LINEAR UNIT- US SURVEY FOOT (FTUS)
DATUM (REFERENCE FRAME)- NAD 83 (2011) EPOCH 2010.00
SYSTEM- NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE-LAS VEGAS HIGH ELEVATION ZONE

PROJECTION- TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN)- 36°16'00"N
LONGITUDE OF CENTRAL MERIDIAN- 114°58'00"W
NORTHING AT GRID ORIGIN- 400,000.00 M (1,312,333.3333 FTUS)
EASTING AT CENTRAL MERIDIAN- 300,000 M (984,250.0000 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN- 1.000135 (EXACT)

NOTES-
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

VILLAGE 29 - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
A	SF3	10	20.74	207
B	SF3	10	17.94	179
C	SF2	6	21.90	131
D	SF2	6	22.04	132
E	MF2	21	11.78	247
F	SFSD	18	16.31	294
G	SF3	10	15.40	154
H	SF3	10	19.22	192
I	NF\SF2	6	3.65	22
J	SF2	6	19.25	116
K	SF2	6	38.95	234
L	SF2	6	21.88	131
M	SF2	6	23.73	142
N	SF2	6	27.56	165
O	SF2	6	12.86	77
NR-1	COS	–	5.31	–
COS-1	COS	–	3.65	–
COS-2	COS	–	3.26	–
COS-3	COS	–	10.33	–
COS-4	COS	–	7.23	–
COS-5	COS	–	1.24	–
COS-6	COS	–	0.16	–
PROJECT TOTALS –			324.39	2,425

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
REPUBLIC SERVICES
NV ENERGY
CENTURYLINK
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

DEVELOPER

Howard Hughes
THE HOWARD HUGHES CORPORATION

10845 GRIFFITH PEAK DRIVE, SUITE 150
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4660

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
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gcwengineering.com

SUMMERLIN

VILLAGE 29 TENTATIVE MAP

22-0136
03/09/2022

MARCH 09, 2022

SHEET 1 OF 14

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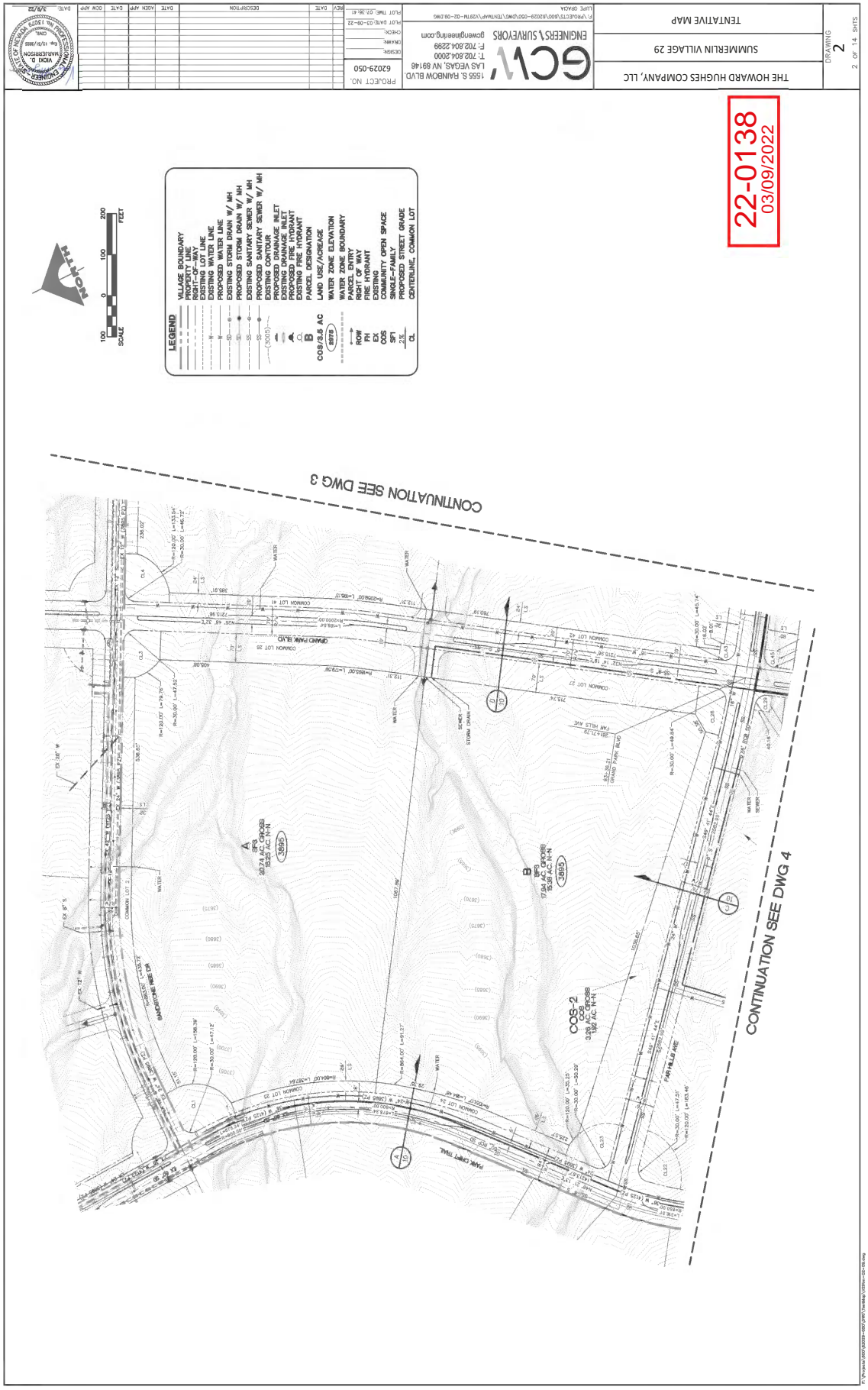
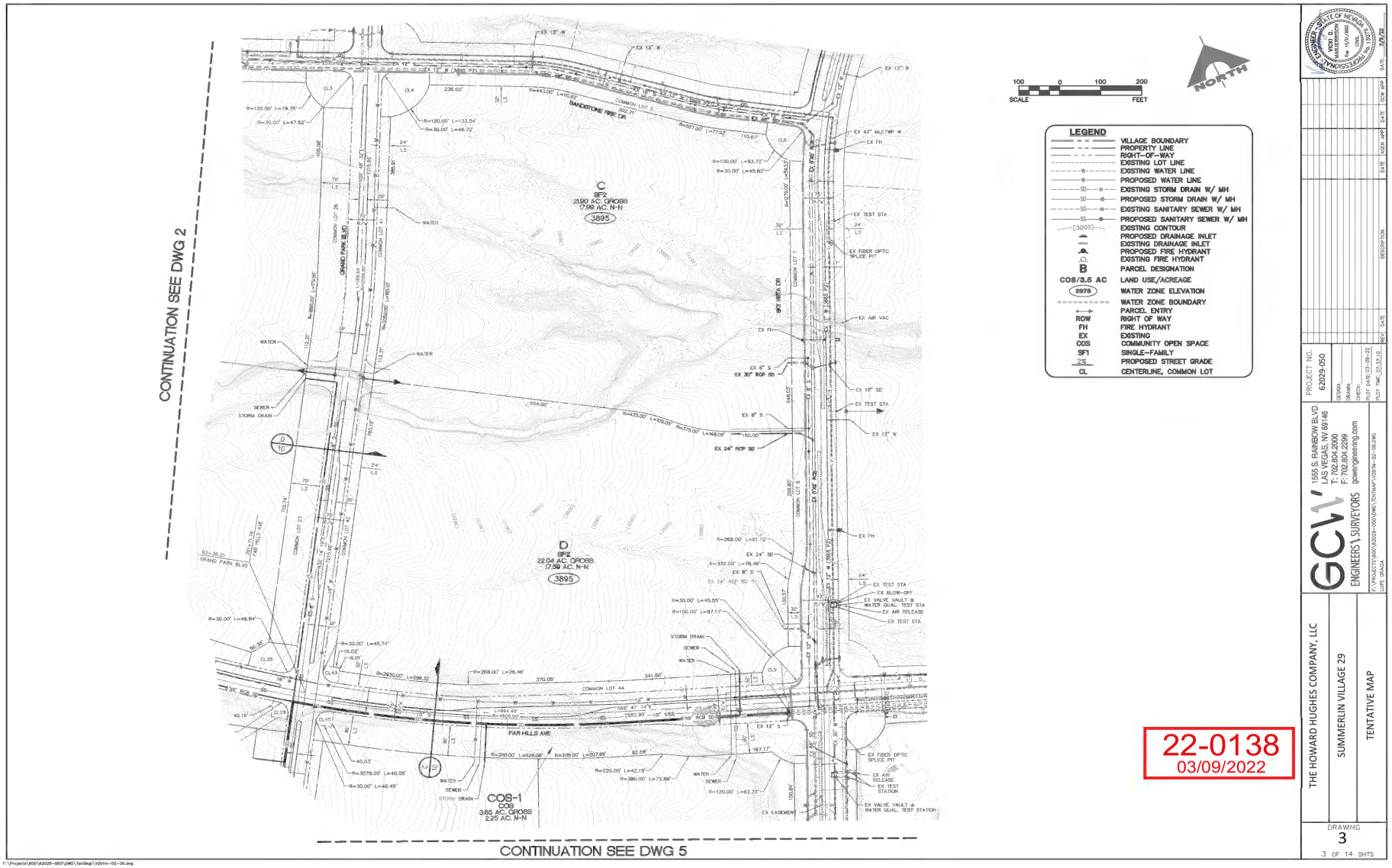

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING 2
2 OF 14 SHTS
GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECT NO. 62029-050
LEGEND
VILLAGE BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM DRAIN W/ MH
PROPOSED STORM DRAIN W/ MH
EXISTING SANITARY SEWER W/ MH
PROPOSED SANITARY SEWER W/ MH
EXISTING CONTOUR
PROPOSED DRAINAGE INLET
EXISTING DRAINAGE INLET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PARCEL DESIGNATION
LAND USE/ACREAGE
WATER ZONE ELEVATION
WATER ZONE BOUNDARY
PARCEL ENTRY
RIGHT OF WAY
FIRE HYDRANT
EXISTING
COMMUNITY OPEN SPACE
SINGLE-FAMILY
PROPOSED STREET GRADE
CENTERLINE, COMMON LOT
SCALE
FEET
CONTINUATION SEE DWG 3
CONTINUATION SEE DWG 4
COS-2
A
B
GRAND PARK BLVD
FAR HILLS AVE
PARK CREST TRAIL
22-0138
03/09/2022


CONTINUATION SEE DWG 2
CONTINUATION SEE DWG 5
C
SF2
21.90 AC. GROSS
17.99 AC. N-N
3895
D
SF2
22.04 AC. GROSS
17.59 AC. N-N
3895
COS-1
COS
3.65 AC. GROSS
2.25 AC. N-N
BANDSTONE FIRE DR
GRAND PARK BLVD
FAR HILLS AVE
COMMON LOT 44
SCALE
FEET
NORTH
LEGEND
VILLAGE BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM DRAIN W/ MH
PROPOSED STORM DRAIN W/ MH
EXISTING SANITARY SEWER W/ MH
PROPOSED SANITARY SEWER W/ MH
EXISTING CONTOUR
PROPOSED DRAINAGE INLET
EXISTING DRAINAGE INLET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
B PARCEL DESIGNATION
COS/3.5 AC LAND USE/ACREAGE
2975 WATER ZONE ELEVATION
WATER ZONE BOUNDARY
PARCEL ENTRY
ROW RIGHT OF WAY
FH FIRE HYDRANT
EX EXISTING
COS COMMUNITY OPEN SPACE
SF1 SINGLE-FAMILY
2% PROPOSED STREET GRADE
CL CENTERLINE, COMMON LOT
22-0138
03/09/2022
THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
GCW ENGINEERS\SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECT NO. 62029-050
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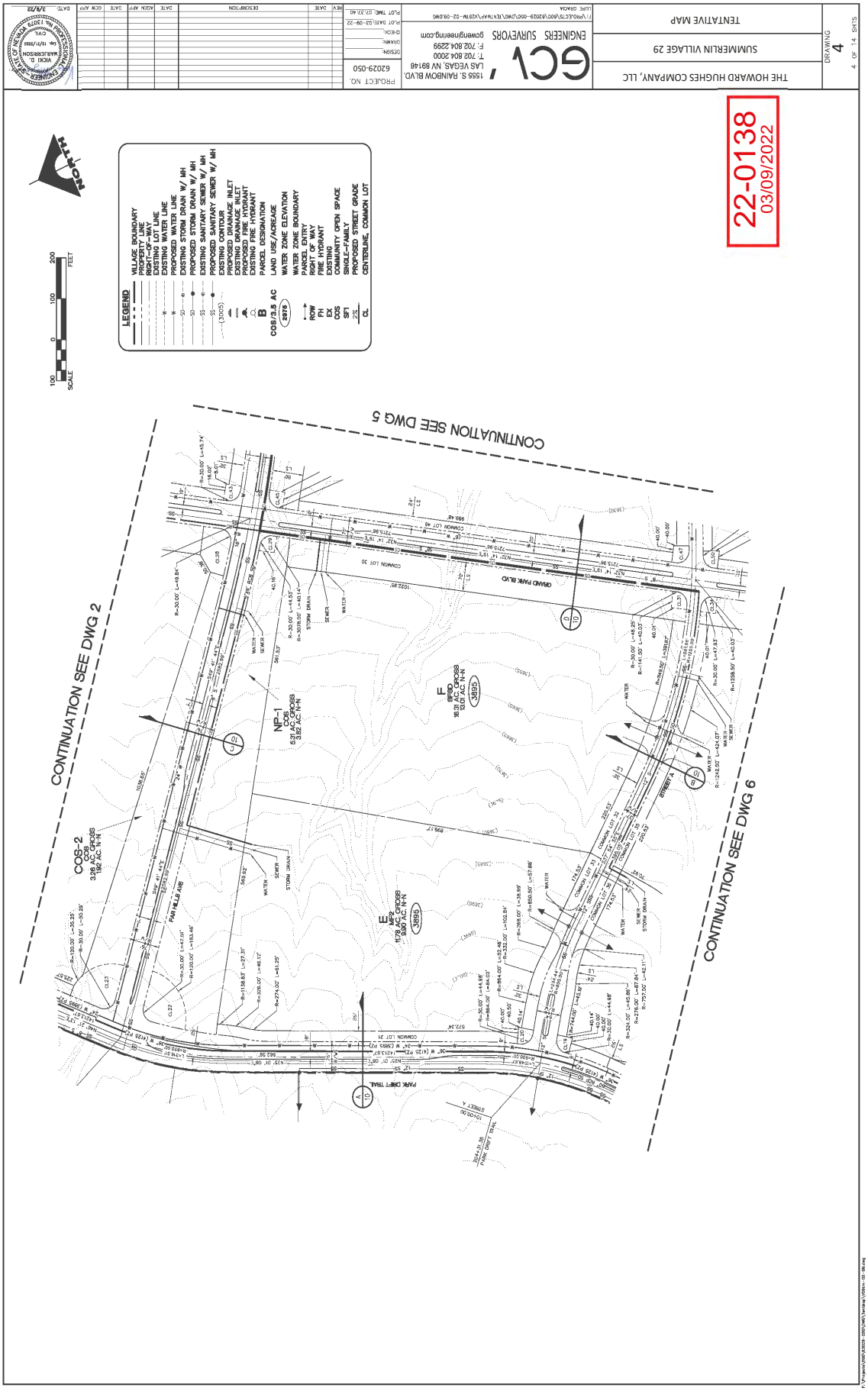
3 OF 14 SHTS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SUMMERLIN VILLAGE 29
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4 OF 14 SHTS
GCV
ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcvengineering.com
PROJECT NO. 6207.2-050
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DATE
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APPR.
DATE
CIVIL
No. 13/21/2003
STATE OF NEVADA
NICKI D. EASLEMON
PROFESSIONAL ENGINEER
LEGEND
VILLAGE BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM DRAIN W/ MH
PROPOSED STORM DRAIN W/ MH
EXISTING SANITARY SEWER W/ MH
PROPOSED SANITARY SEWER W/ MH
EXISTING CONTOUR
PROPOSED DRAINAGE INLET
EXISTING DRAINAGE INLET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PARCEL DESIGNATION
LAND USE/ACREAGE
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WATER ZONE BOUNDARY
PARCEL ENTRY
RIGHT OF WAY
FIRE HYDRANT
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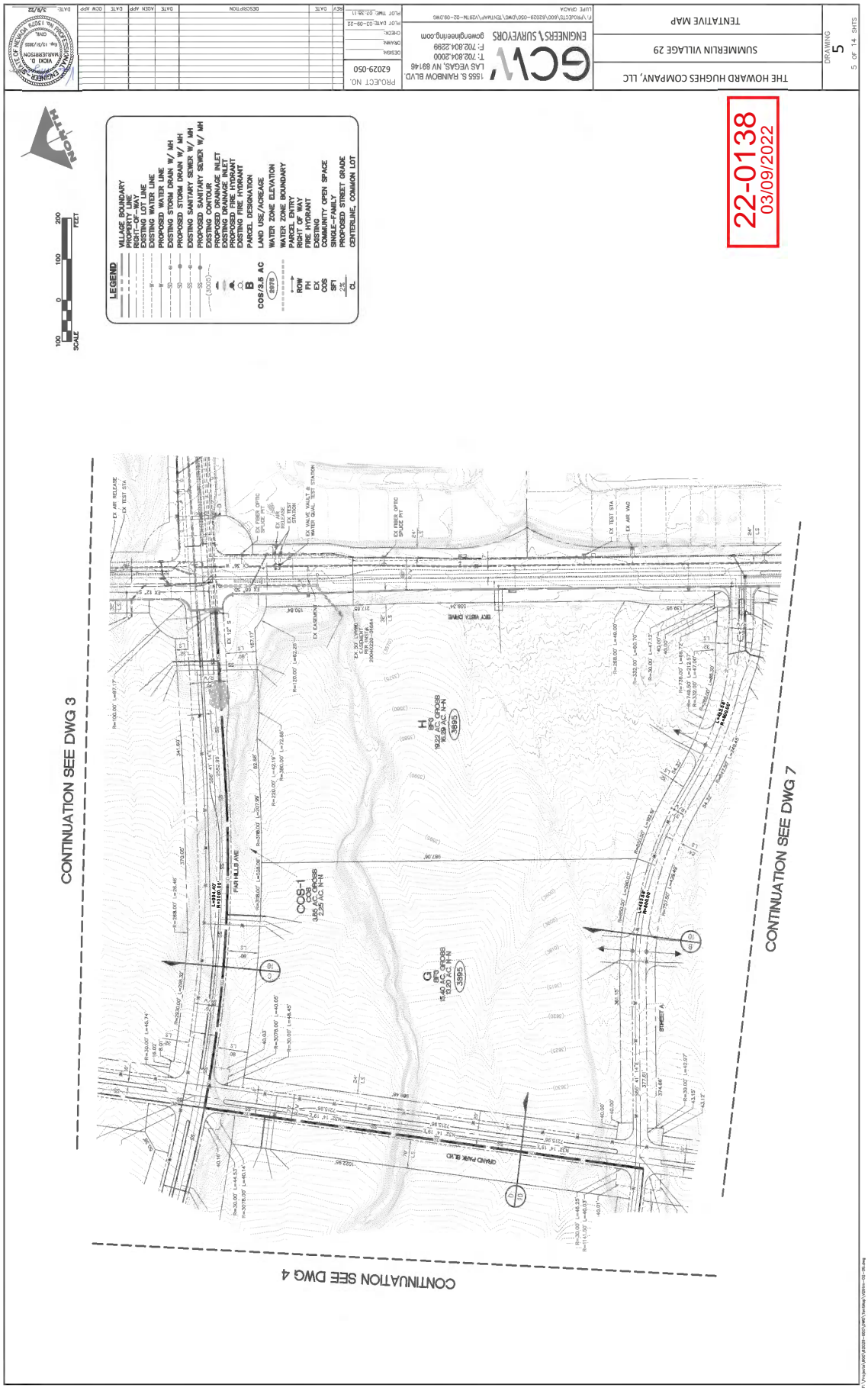
SINGLE-FAMILY
PROPOSED STREET GRADE
CENTERLINE, COMMON LOT
NORTH
SCALE
FEET
CONTINUATION SEE DWG 2
CONTINUATION SEE DWG 5
CONTINUATION SEE DWG 6
NP-1
OPS
6.31 AC GROSS
3.92 AC N-H
COS-2
OPS
3.26 AC GROSS
1.92 AC N-H
F
SFD
16.31 AC GROSS
13.01 AC N-N
3895
E
MF2
17.9 AC GROSS
17.9 AC N-N
3895
GRAND PARK BLVD
PAR HILLS AVE
PARK CREST TRAIL
STREET A
22-0138
03/09/2022


THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING 5
5 OF 14 SHTS
GCW ENGINEERS \ SURVEYORS
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LAS VEGAS, NV 89146
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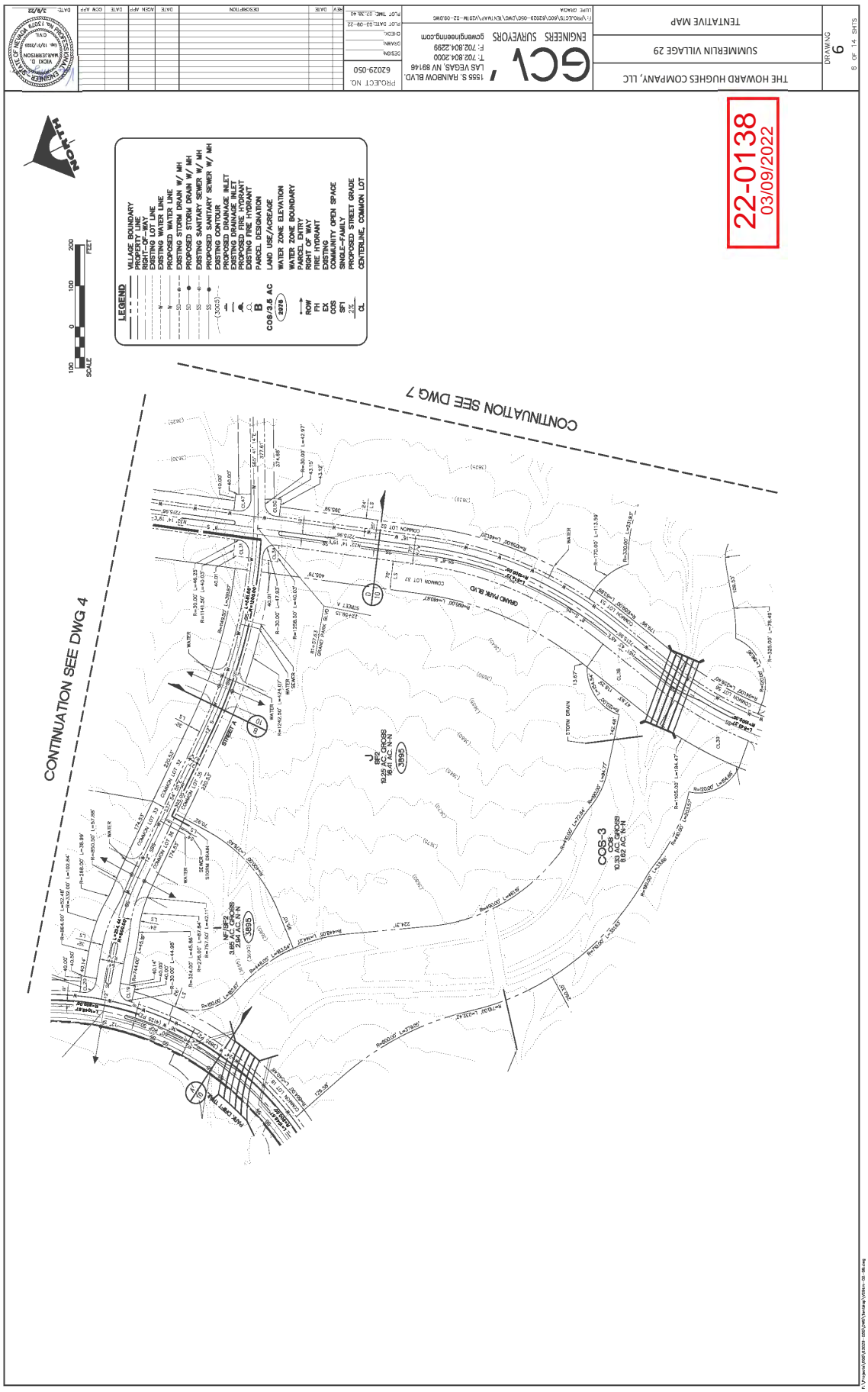
gcwengineering.com
PROJECT NO. 62029-050
LEGEND
VILLAGE BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING STORM DRAIN W/ MH
PROPOSED STORM DRAIN W/ MH
EXISTING SANITARY SEWER W/ MH
PROPOSED SANITARY SEWER W/ MH
EXISTING CONTOUR
PROPOSED DRAINAGE INLET
EXISTING DRAINAGE INLET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PARCEL DESIGNATION
LAND USE/ACREAGE
WATER ZONE ELEVATION
WATER ZONE BOUNDARY
PARCEL ENTRY
RIGHT OF WAY
FIRE HYDRANT
EXISTING
COMMUNITY OPEN SPACE
SINGLE-FAMILY
PROPOSED STREET GRADE
CENTERLINE, COMMON LOT
SCALE
FEET
CONTINUATION SEE DWG 3
CONTINUATION SEE DWG 7
CONTINUATION SEE DWG 4
COS-1
H
G
FAR HILLS AVE
GRAND PARK BLVD
STREET A
BICY VISTA DRIVE
22-0138
03/09/2022


THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING 9
6 OF 14 SHTS
ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECT NO. 6202-050
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PLOT DATE: 03-09-22
PLOT TIME: 07:36:40
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REV
CIVIL
No. 17019
EXPIRES: 12/31/2023
NICKI D. EARLEWINE
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
3/9/22
22-0138
03/09/2022
NORTH
SCALE
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LEGEND
VILLAGE BOUNDARY
PROPERTY LINE
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PROPOSED SANITARY SEWER W/ MH
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PARCEL ENTRY
PRIVATE STREET
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CENTERLINE, COMMON LOT
CONTINUATION SEE DWG 7
CONTINUATION SEE DWG 4
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PARK VIEW AVE
STREET A
COMMON LOT 33
COMMON LOT 34
COMMON LOT 35
COMMON LOT 36
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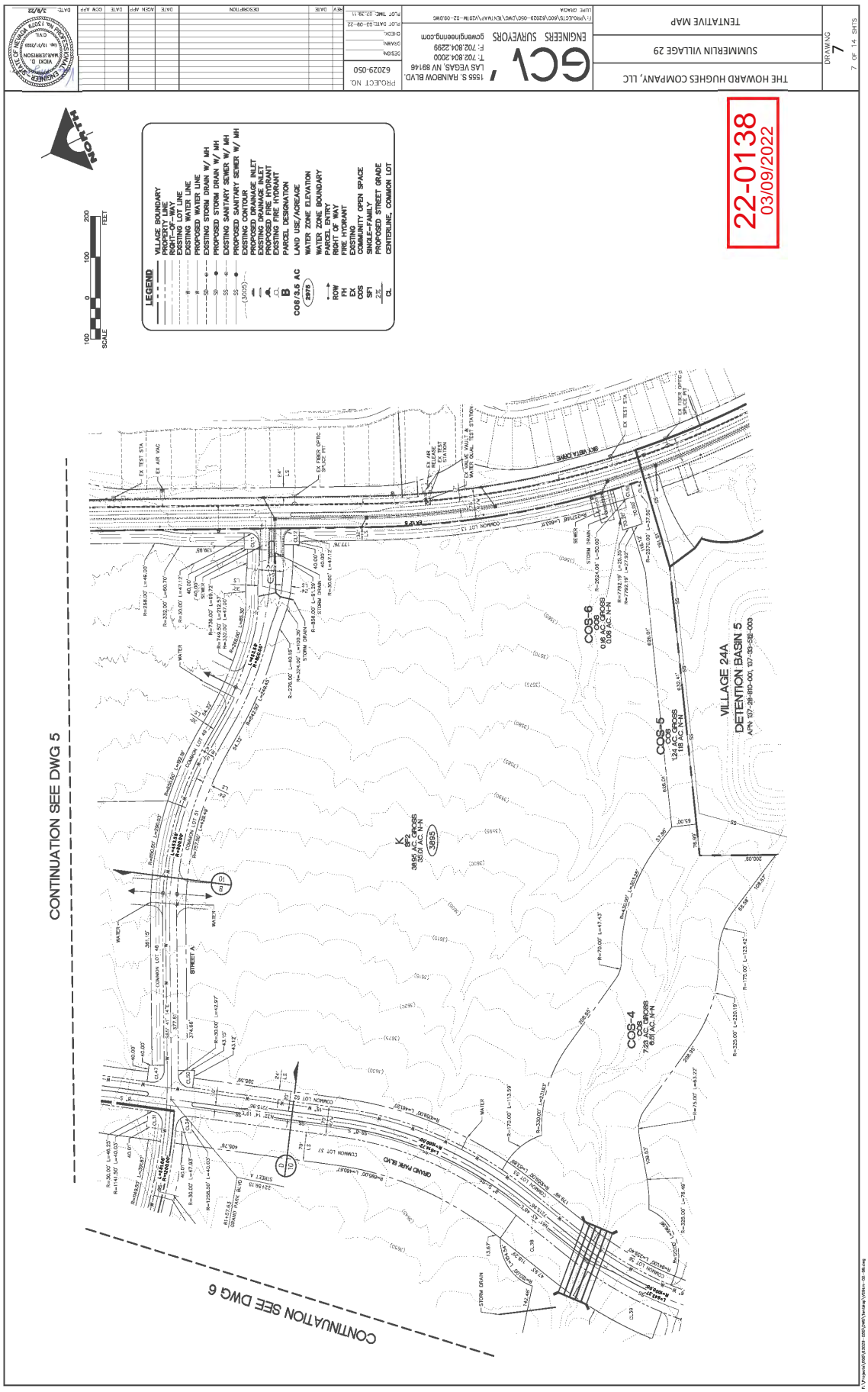
COMMON LOT 42
COMMON LOT 43
COMMON LOT 44
COMMON LOT 45
COMMON LOT


THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING 7
7 OF 14 SHTS
GCV
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22-0138
03/09/2022
LEGEND
VILLAGE BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
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EXISTING
COMMUNITY OPEN SPACE
SINGLE-FAMILY
PROPOSED STREET GRADE
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CONTINUATION SEE DWG 5
CONTINUATION SEE DWG 6
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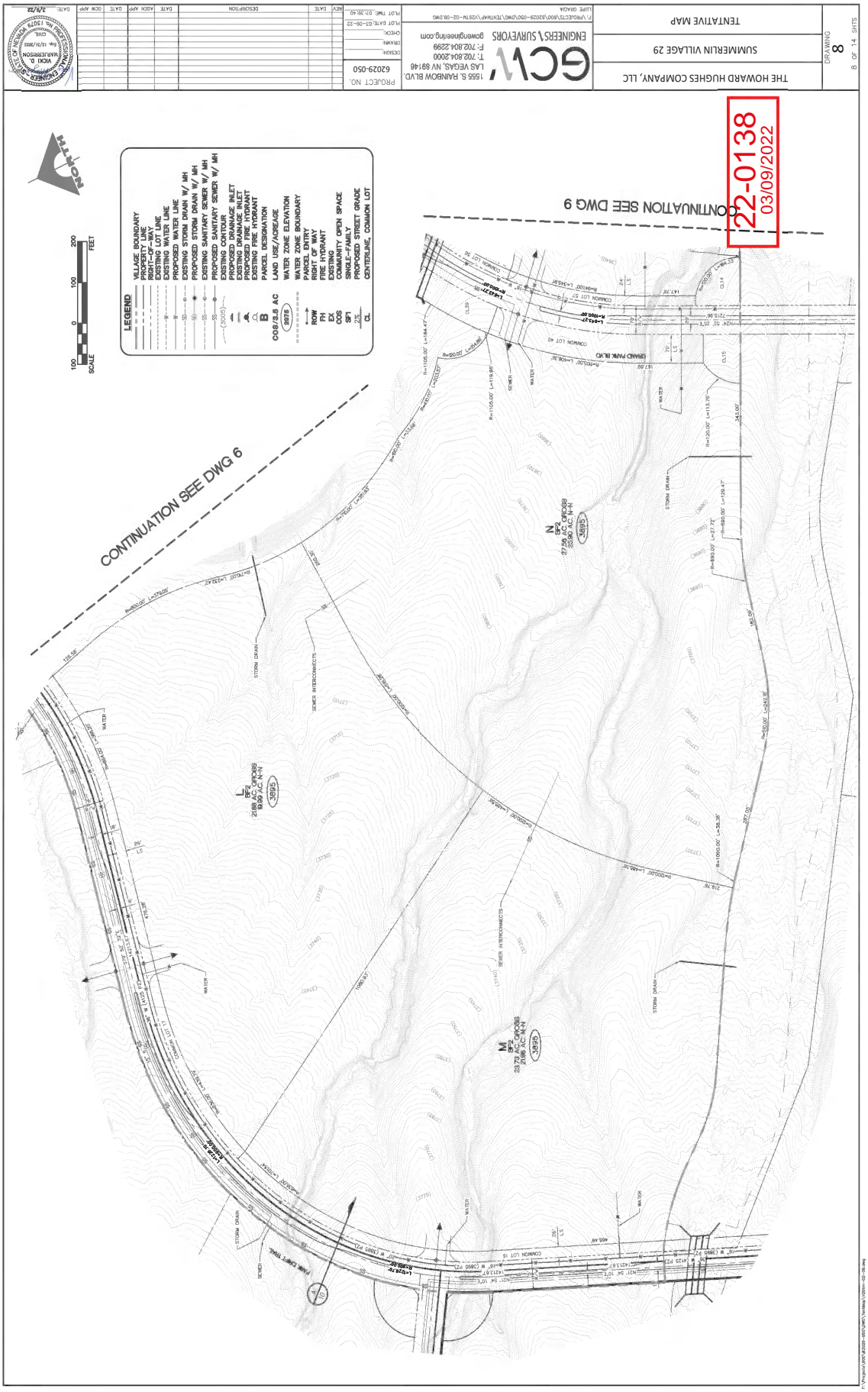
COS-6
COS-5
COS-4
K
GRAND PARK BLVD
STREET A


THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING 8
8 OF 14 SHTS
GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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PROJECT NO. 62029-050
LEGEND
VILLAGE BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING WATER LINE
PROPOSED WATER LINE
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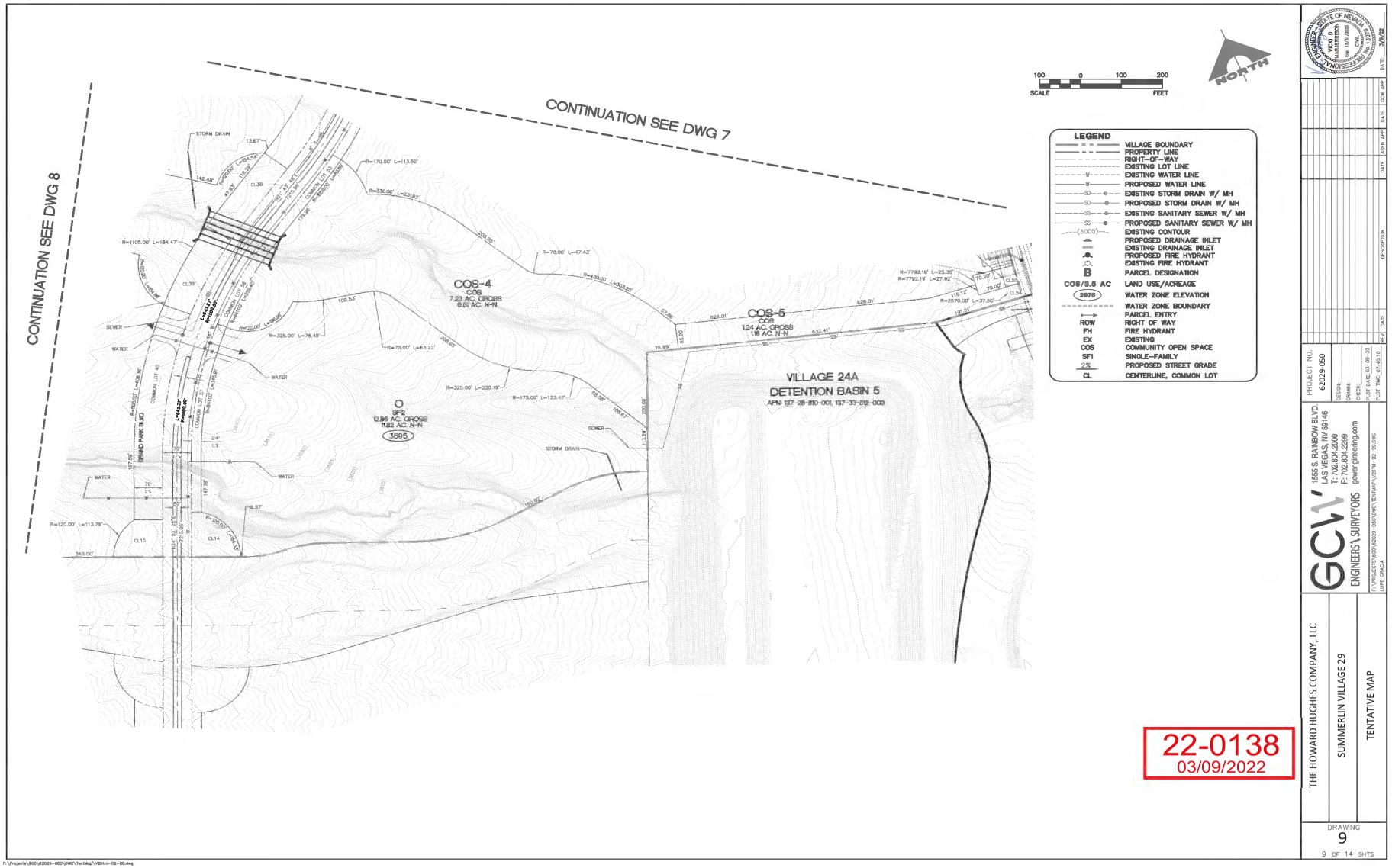
PROPOSED STORM DRAIN W/ MH
EXISTING SANITARY SEWER W/ MH
PROPOSED SANITARY SEWER W/ MH
EXISTING CONTOUR
PROPOSED DRAINAGE INLET
EXISTING DRAINAGE INLET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PARCEL DESIGNATION
LAND USE/ACREAGE
WATER ZONE ELEVATION
WATER ZONE BOUNDARY
PARCEL ENTRY
RIGHT OF WAY
FIRE HYDRANT
EXISTING
COMMUNITY OPEN SPACE
SINGLE-FAMILY
PROPOSED STREET GRADE
CENTERLINE, COMMON LOT
CONTINUATION SEE DWG 6
CONTINUATION SEE DWG 9
22-0138
03/09/2022



22-0138
03/09/2022

GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
ENGINEERS \ SURVEYORS

THE HOWARD HUGHES COMPANY, LLC

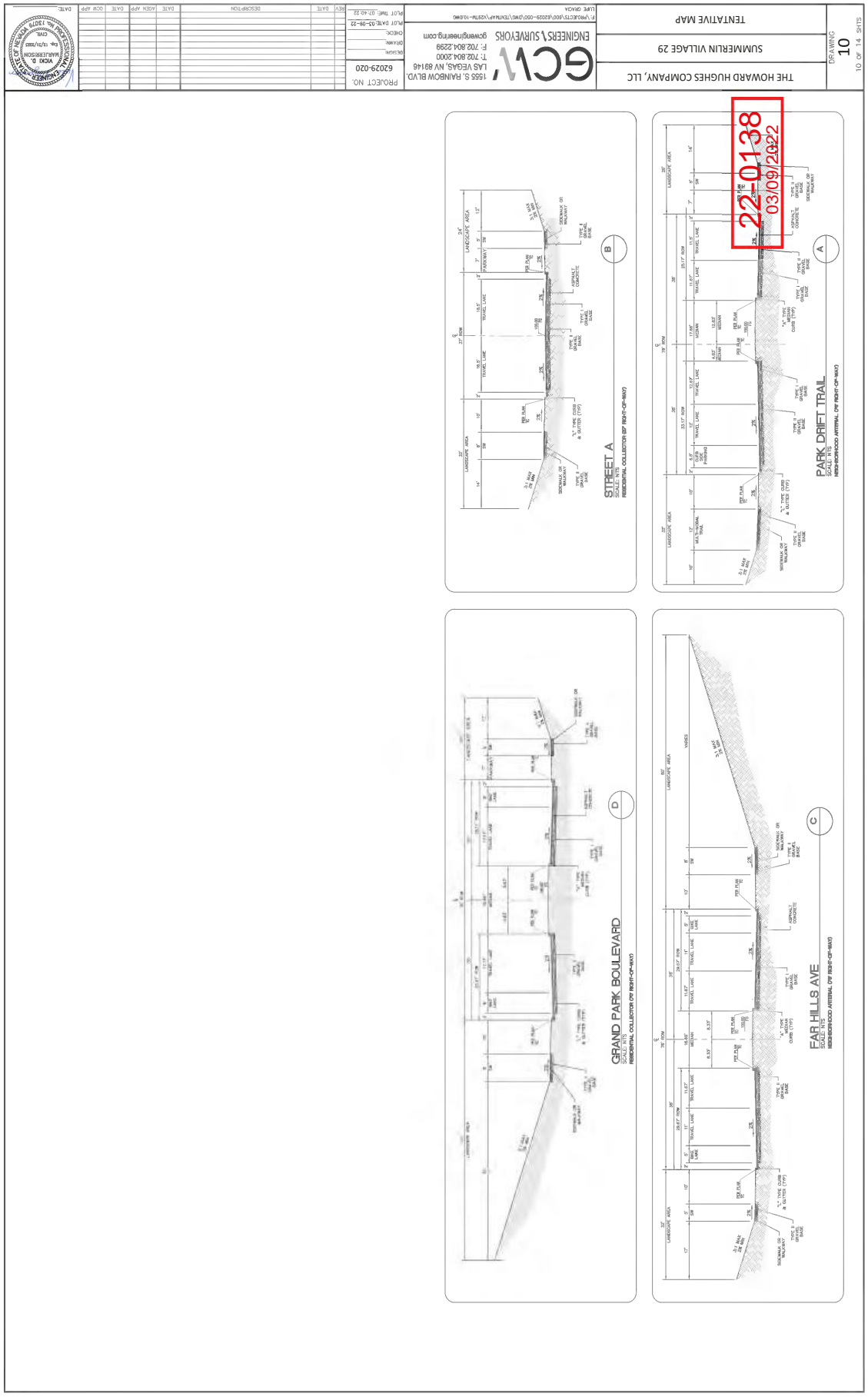
SUMMERLIN VILLAGE 29

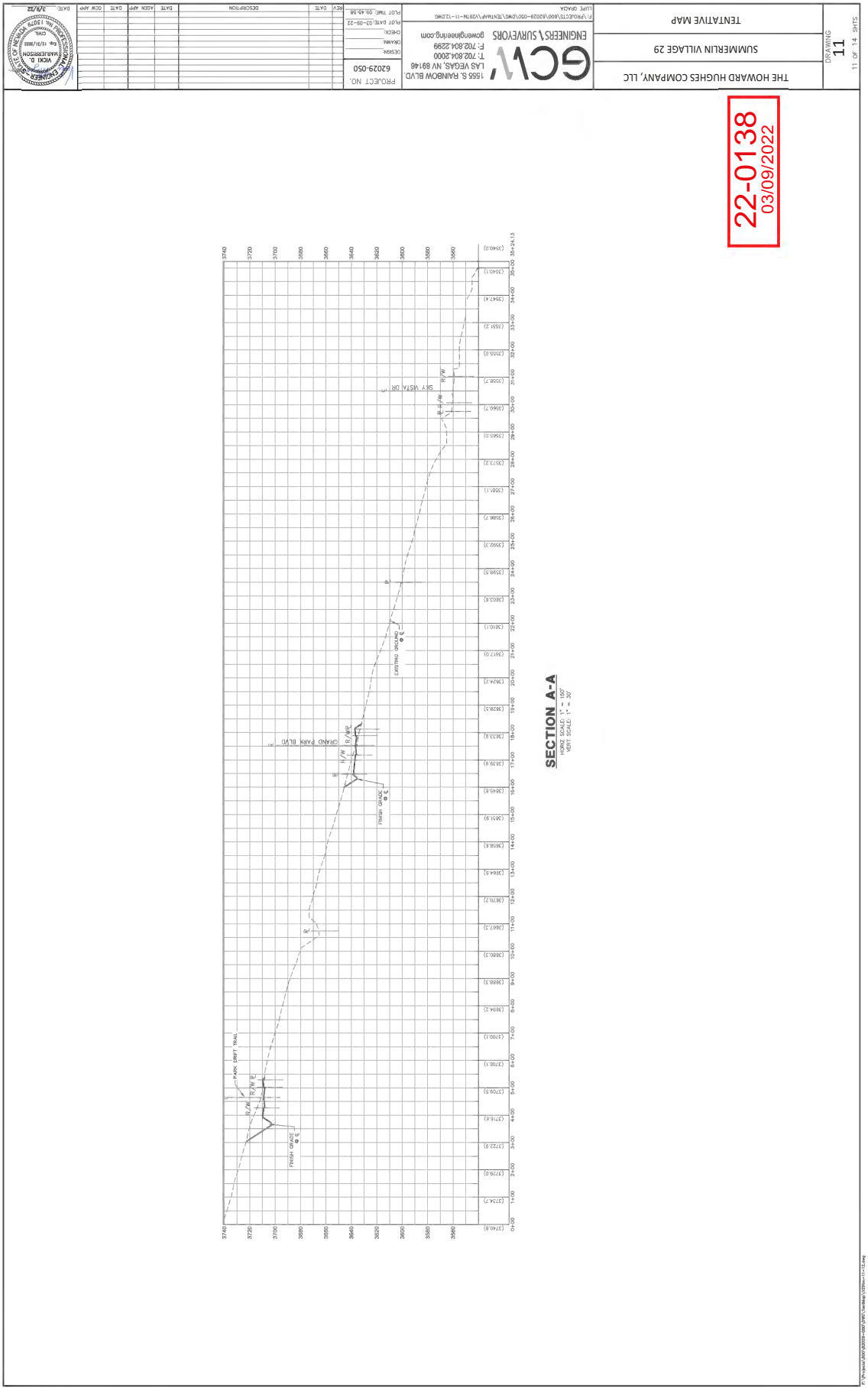
TENTATIVE MAP

PROJECT NO: 62029-050

DRAWING 9

9 OF 14 SHTS


THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING
10
10 OF 14 SHTS
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2200
F: 702.804.2299
gcwengineering.com
PROJECT NO.
62029-020
22-0138
03/09/2022
STREET A
PARK DRIFT TRAIL
GRAND PARK BOULEVARD
FAR HILLS AVE


THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING
11
11 OF 14 SHTS
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECT NO.
62029-050
SECTION A-A
HORIZ SCALE: 1" = 150'
VERT SCALE: 1" = 30'
SKY VISTA DR
GRAND PARK BLVD
FINISH GRADE
EXISTING GROUND
PARK DRIFT TRAIL
22-0138
03/09/2022

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
TENTATIVE MAP
DRAWING 12
12 OF 14 SHTS
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECT NO. 6202-050
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22-0138
03/09/2022
MATCHLINE SEE BELOW LEFT
MATCHLINE SEE ABOVE RIGHT
SECTION B-B
HORIZ SCALE: 1" = 100'
VERT SCALE: 1" = 30'
SECTION B-B
HORIZ SCALE: 1" = 100'
VERT SCALE: 1" = 30'


THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
SVRZ PLAN 1
DRAWING 13
13 OF 14 SHTS
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwanglinseeing.com
PROJECT NO. 6202-050
NORTH
SCALE 1"=150'
SIGHT VISIBILITY RESTRICTION ZONE
NO WALLS, FENCES, ARCHITECTURAL FEATURES, SIGNS, LANDSCAPING OR ANY OTHER OBJECT EXCEEDING 24" IN HEIGHT, MEASURED FROM TOP OF CURB, SHALL BE PERMITTED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE, AS SHOWN HEREON, EXCEPTING UTILITY POLES, LIGHT STANDARDS, TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES AND SIMILAR OBJECTS CONSTRUCTED AND MAINTAINED BY THE CITY OF LAS VEGAS, CLARK COUNTY OR ANY PUBLIC UTILITY.
AT LESS THAN 24" IN HEIGHT, MEASURED FROM TOP OF CURB, WITHIN THE CURB RETURN AREA OF A LOCAL OR COLLECTOR STREET AT ITS INTERSECTION WITH ANOTHER LOCAL OR COLLECTOR STREET OR ALLEY, OR WITHIN 15' OF A DRIVEWAY OR ALLEY, OR PAVEMENT SURFACE. THIS RESTRICTION SHALL NOT APPLY TO STREET LIGHT POLES, TRAFFIC SIGNAL POLES, MAIL BOXES, SIGNS, TREES OR SIMILAR OBJECTS LOCATED ALONG THE PARKWAY LANDSCAPE MEDIANS.
ALL SVRZ ARE PER SUMMERLIN IMPROVEMENT STANDARDS DWG NO. DC-4
SCALE
300
150
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150
FEET
22-0138
03/09/22
25 C
25 6OS-1
25 D
25 H
25 I
29 C
29 D
29 H
25 DC-1
29 COS-1
25 J
29 A
29 G
29 B
29 F
29 COS-2
29 NP-1
30 A A
29 E
30 B COS-2
29 J
29 I
30 B B
30 B A
29 COS-3
GREY MESA CIR
GRAND PRAIRIE BLVD
FAR HILLS AVE
SANDSTONE RISE DR
PALM CREST TRAIL
STREET A

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 29
SVRZ PLAN 2
DRAWING 14
14 OF 14 SHTS
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwanglinseming.com
PROJECT NO. 6202-050
NORTH
SCALE: 1"=150'
PARKSIDE AVE
GRAND PARK BLVD
STREET A
PARK CREST DRIVE
SKY TERN CREEK
29 H
29 G
29 F
29 I
29 J
29 K
29 L
29 M
29 N
29 O
29 COS-1
29 COS-2
29 COS-3
29 COS-4
29 COS-5
29 COS-6
30 B COS-1
30 B C
30 B D
28 A
28 B
28 C
28 COS-2
28 COS-3
SCALE: 1" = 150'
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FEET
SIGHT VISIBILITY RESTRICTION ZONE
NO WALLS, FENCES, ARCHITECTURAL FEATURES, BERMS, SIGNS, OR OTHER OBSTRUCTIONS TO VISIBILITY BETWEEN 24" AND 8' IN HEIGHT ABOVE THE ADJACENT STREET SURFACE SHALL BE PERMITTED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE, EXCEPT FOR UTILITY POLES, TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, AND TREES TRIMMED SUCH THAT NO BRANCHES OR FOLIAGE ARE LOCATED BETWEEN 24" AND 8' IN HEIGHT ABOVE THE ADJACENT STREET SURFACE. THIS RESTRICTION SHALL APPLY WITHIN THE AREA BOUNDED BY THE EDGE OF PAVEMENT, THE CURB EXTENSION, AND A LINE CONNECTING POINTS ON THE EDGE OF PAVEMENT AT LEAST 150' FROM THE INTERSECTION OF THE EDGE OF PAVEMENT LINES. THE SIGHT VISIBILITY LINE THROUGH LANDSCAPE MEDIANS.
ALL SVRZ ARE PER SUMMERLIN IMPROVEMENT STANDARDS DWG NO. DC-4
22-0138
03/09/22 10:07
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3/9/22



22-0138-TMP1 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF SANDSTONE RISE DRIVE AND SKY VISTA DRIVE

03/31/2022



22-0138-TMP1 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF SANDSTONE RISE DRIVE AND SKY VISTA DRIVE

03/31/2022



22-0138-TMP1 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF SANDSTONE RISE DRIVE AND SKY VISTA DRIVE

03/31/2022

The Howard Hughes Corporation
10845 Griffith Peak Drive
Suite 160
Las Vegas, Nevada 89135
howardhughes.com

May 2, 2022

Peter Lowenstein
Department of Planning
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

RE: Justification for Village 29 Tentative Map in Summerlin West

Dear Peter:

In accordance with the Development Standards for Summerlin West adopted by the City of Las Vegas on September 15, 2004, the Summerlin West Development Agreement between the City of Las Vegas and Howard Hughes Corporation (HHC) dated February 24, 1997 (amended November 19, 2003) I am submitting a Tentative Map for Village 29 in Summerlin West for approval.

Location and Zoning
Village 29 is comprised of approximately 324 acres. To the north is Sandstone Rise Drive with Sky Vista Drive to the east and undeveloped villages 28 to the south and 30A/30B to the west. Village 29 is zoned as a PC - Planned Community. The Summerlin West Development Agreement, General Development Plan as well as the Development Standards will guide development in this village.

Vision
The vision of Summerlin West is to develop a remarkable community that will be a destination with a deep connection to the land while highlighting its history. Village 29 is centrally located in Summerlin West and will primarily be a residential district with public amenities. Village 29 south will be comprised of low to medium density residential parcels and a common open space connected to other neighborhoods and the growing Summerlin trail system.
Development in this village will reinforce the approved General Development Plan for Summerlin West through the following design objectives:

Develop a roadway network that will provide efficient traffic flows, encourage lower traffic speeds and create a pedestrian-friendly environment.

Places residents within proximity to an interconnected system of pedestrian trails and bike lanes that can carry them seamlessly through the village and to adjacent neighborhoods as well as community amenities.

Activate streetscapes through architectural form and character to enhance the pedestrian experience (i.e. comfortably shaded walkways with appropriate street furniture and colorful plantings).

22-0138
05/02/2022

Provide integrated residential development design solutions that will embody existing landforms, topography and native vegetation to promote a harmonious community.

Provide ample parks and open space areas to promote healthy lifestyles and encourage active habits from its residents.

Provide sites for civic uses such as police and fire stations to further reinforce a sense of community and safety.

The design goals coincide with the development standards created for Summerlin West and the City's plans, policies and regulations. HHC is committed to build a community that meets and exceeds the needs of its residents through an integrated design approach to development.

Update from Previously Approved Tentative Map
The total acreage of Village 29 was originally calculated as 323.76 acres. However, while attempting to record an adjacent parcel map that shares a common boundary with Village 29, a 2' gap on the west side of Park Drift Trail was discovered. We are requesting to include this additional area as part of the Village 29 Tentative Map, therefore bringing the total acreage up to 324.01 acres.

Deviation from Standards
Request deviation for centerline radius on neighborhood arterials where 1,100' is standard to 800'
Justification
We kindly request approval for an 800' centerline radius on Neighborhood Arterials instead of the 1,100' radius as shown on the Summerlin Improvement Standards DC-1. Per the approved Village 29 Master Traffic Study the centerline of Park Drift Trail has been adjusted to 800' radius in order to develop a roadway network that will provide efficient traffic flows, and encourage lower speeds in order to create a pedestrian friendly environment.

Requested Waivers
We request to defer the construction of any and all sewer, storm drain, water and access interconnects required between one parcel and another that lie outside the improved roadways. These improvements will be designed with and installed as part of the parcel improvements.
Justification
HHC will provide water, sewer, & storm drain improvements within the roadway right-of-way, which will include proposed stub locations of in order to service parcels. Currently Parcels J, L, M, N & O are shown to require interconnection from adjacent parcels for sewer and storm drain. HHC will coordinate final interconnection locations with parcel developers to provide adequate connection between developers. We request approval to defer the construction of any and all sewer, storm drain, water and access interconnects required between one parcel and another that lie outside the improved roadways.

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

Sincerely,

Vincent Esposito, AIA
Director, Current Planning

22-0138
05/02/2022

Texas Maryland New York Nevada Arizona Hawaii

Howard Hughes

June 9, 2021

Peter Lowenstein, Deputy Planning Director
City of Las Vegas Planning Department
495 S. Main Street
Las Vegas, NV 89101

Re: Summerlin Design Review Committee (SDRC) Approval for a Village 29 Tentative Map Application

Dear Mr. Lowenstein:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Tentative Map for Village 29, Summerlin West, dated 6/1/2021.

Please contact me if you require any additional information.

Sincerely,

Vincent Esposito, AIA
Director, Current Planning

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Julie Cleaver

22-0138
04/07/2022

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Director, Current Planning
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
10

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

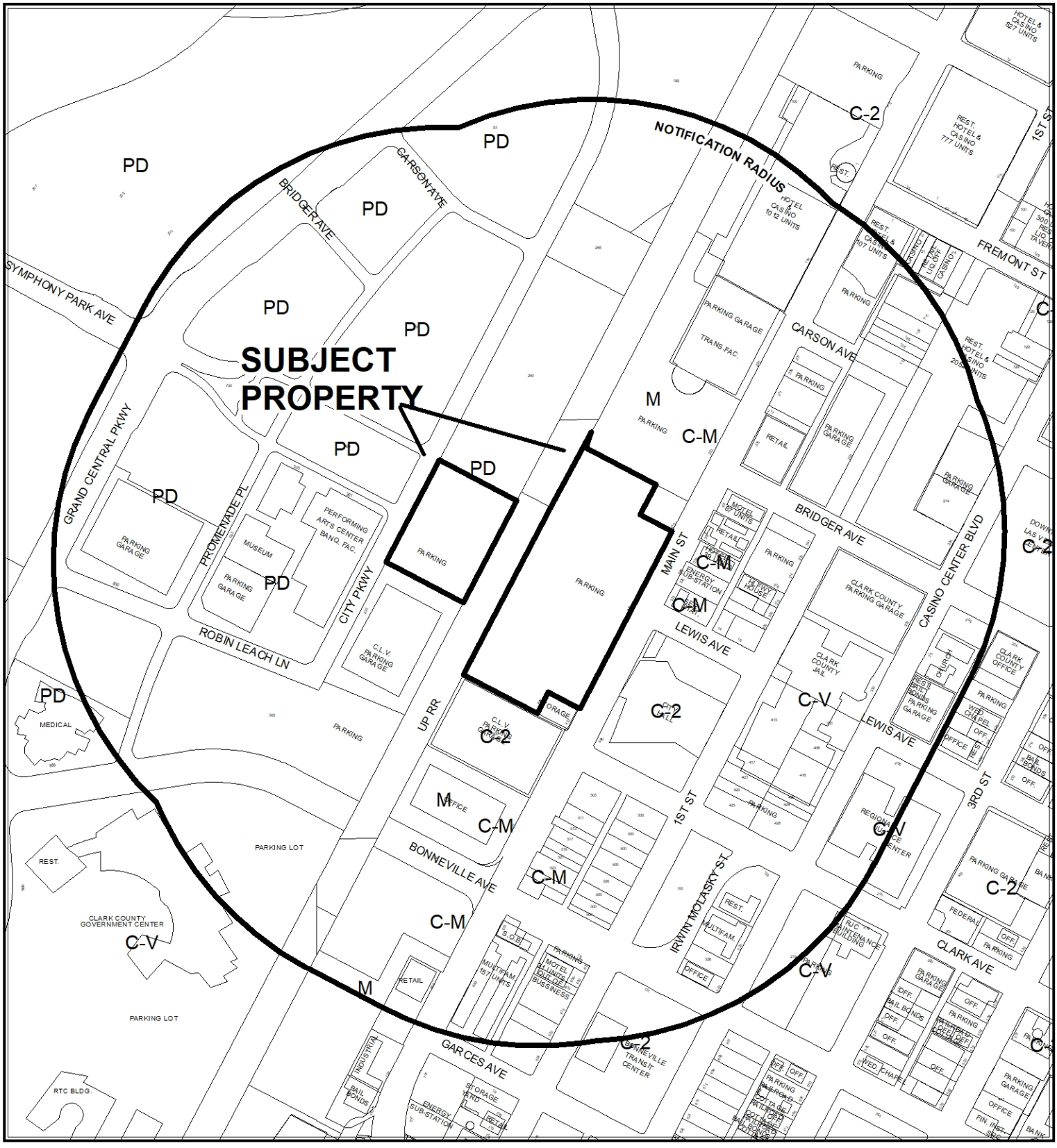
SUBJECT:
ABEYANCE - 22-0103-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 152-FOOT LONG PEDESTRIAN BRIDGE CROSSING THE UNION PACIFIC RAILROAD WITH A WAIVER OF THE SYMPHONY PARK DEVELOPMENT STANDARDS TO ALLOW NO TREES WHERE TWO STREET TREES ARE REQUIRED on 1.43 acres west of Main Street on the Lewis Avenue alignment (APNs 139-34-211-005 and 139-34-201-016), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

May go to City Council on: 06/15/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Letter from Symphony Park
7. Submitted after Final Agenda - Abeyance Request Letter by GCW Engineers and Surveyors
8. Documentation Submitted for the April 12, 2022 Planning Commission meeting



CASE: **22-0103-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT), M (INDUSTRIAL) AND C-M (COMMERCIAL/INDUSTRIAL)



0 345 690 Feet

CASE: **22-0103-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT), M (INDUSTRIAL) AND C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0103-SDR1	Staff recommends APPROVAL, subject to conditions:	NA

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 110

PROTESTS 0

APPROVALS 0

MPH

**** CONDITIONS ****

22-0103-SDR1 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, floor plans, and building elevations, date stamped 02/17/2022, except as amended by conditions herein.

3. A Waiver from the Symphony Park Development Standards and the Schematic Streetscape Design package is hereby approved, to allow no street trees where two street trees are required on Symphony Park Avenue at the easternmost corner of Parcel M4.

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. Final approval by the Symphony Park Design Review Committee (SP-DRC) for the Construction Document Review shall be required prior to the application for a building permit.

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

7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This proposal is for a proposed 18-foot tall pedestrian bridge that spans the 100-foot wide Union Pacific Railroad. The bridge connects the easternmost corner of Parcel M4 within Symphony Park to an 18-foot wide easement provided at the rear of the property located at 324 South Main Street. The bridge generally aligns with Symphony Park Avenue to the west and Lewis Avenue to the east; pedestrian access on the eastern side is provided at the northwest corner of the City Hall Parking garage.

ISSUES

- The proposed pedestrian bridge is located in the Symphony Park Planned Development (western landing) and in Area 1 of the Title 19 Appendix F.
- Entry to the eastern side of the bridge is by an 18-foot wide by 497-foot long access route taken from the northwest corner of the City Hall garage.
- A request for a Waiver to not provide two street trees is required due to the necessary placement of the western bridge landing. Staff support this request.
- Final approval by the Symphony Park Design Review Committee is required prior to the issuance of building permits.

ANALYSIS

The City of Las Vegas Department of Public Works seeks approval for the proposed Symphony Park Pedestrian Bridge – Lewis Avenue Alignment. The purpose of the proposed bridge is to increase the connectivity between the downtown core and growing residential community at Symphony Park. Access to the eastern side of the bridge is taken from the northeast corner of the City Hall Parking Garage, where a 117-foot long pedestrian path, located within an 18-foot easement running parallel with the Union Pacific Railroad, then connects to a 380-foot long ramp that gains 18-feet in height to reach the aerial span. Access to the western side of the bridge is provided by a tower structure with elevators and stairs finished in an Art Deco style in character with the architectural style of the Smith Center for the Performing Arts.

FINDINGS (21-0103-SDR1)

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

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

   The proposed pedestrian bridge is conformance with the Symphony Park Development Standards by providing an additional pedestrian connection and has provided an appropriate design motif that is in character with the Symphony Park architecture.

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

   The proposed pedestrian bridge is consistent with the stated goals of the Vision 2045 Downtown Masterplan by increasing downtown walkability and providing safe and convenient pedestrian connectivity to Symphony Park to the downtown core.

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

   The location of the proposed pedestrian bridge is in conformance with the Symphony Park Open-Space Network, as depicted on page 5 of the Symphony Park Development Standards. The Open-Space Network highlights two potential pedestrian bridge crossings that align with Symphony Park Avenue and connect Lot M4 to the downtown core. Access to the eastern and western landings are provided by dedicated easements, with the western landing providing secured pedestrian access via the City Hall Parking Garage at 495 Main Street.

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

   Requested waiver to reduce two street trees due the conflict with the bridge landing area. The proposed building and landscape materials have received tentative approval by the Symphony Park Design Review Committee. The final bridge design will require Symphony Park Design Review Committee review approval when building permits are issued to ensure architectural consistency.

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 bridge design, particularly the western bridge landing, has received tentative approval by the Symphony Park Design Review Committee. The final bridge design will require Symphony Park Design Review Committee review approval when building permits are issued to ensure architectural consistency.

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

   The development of the proposed pedestrian bridge will be subject to building permit review and inspection, thereby ensuring the protection of the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning	
04/12/22	The Planning Commission voted (7-0) to hold in ABEYANCE 22-0103-SDR1 to the May 10, 2022 Planning Commission meeting.

Related Relevant City Actions by Planning for the eastern parcel (APN 139-34-211-005)	
02/04/14	The City Council adopted the revised version of the Symphony Park Design Standards by Ordinance 6311.
01/22/2019	The Planning Commission approved a petition to vacate (VAC-75196) a 22-foot wide portion of a 60-foot wide public drainage easement generally located on the west side of the Union Pacific Railroad right-of-way, between Bonneville Avenue and Ogden Avenue.
05/14/19	Staff approved a Minor Amendment (SDR-76379) to the approved Site Development Plan Review (SDR-73538) for proposed facade and building modifications on 4.20 acres at the northeast corner of Symphony Park Avenue and City Parkway.

Related Relevant City Actions by Planning for the western parcel (APN 139-34-201-016)	
11/28/17	The Department of Planning approved a request for a Special Event Permit (#345833) to provide horse stalls and corrals for hotel guests during the National Finals Rodeo at 324 South Main Street. The event concluded on 12/19/17.
10/16/18	The Department of Planning approved a request for a Special Event Permit (#348960) to provide horse stalls and corrals for hotel guests during the National Finals Rodeo at 324 South Main Street. The event concluded on 12/18/18.
03/27/19	The Department of Planning approved a Conditional Use Verification (CUV-76154) for a Beer/Wine/Cooler On-Sale Establishment use on the subject property.
07/0319	The City Council approved a request for a Special Use Permit (SUP-76219) for a Horse Corral or Stable (Commercial) use at 222, 310, 324 and 432 South Main Street. The Planning Commission and staff recommended approval.
10/06/21	The City Council approved a Required Review (21-0522-RQR1) for the approved Special Use Permit (SUP-76219), that allows a horse corral or stable (commercial) use at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; and 139-34-101-009)

Most Recent Change of Ownership	
04/29/04	A deed was recorded for a change in ownership for the western parcel, APN 139-34-211-005
03/01/04	A deed was recorded for a change in ownership for the eastern parcel, APN 139-34-201-016.

Related Business Licenses	
10/3/19	A business license (G67-06671) was issued for an outdoor equestrian event center at 324 South Main Street. This license is listed as active as of 04/05/22.

Pre-Application Meeting	
02/15/22	A pre-application was held with the applicant and design team to discuss a proposed pedestrian bridge that spans the Union Pacific Railroad and connects the eastern edge of Symphony Park. The applicant was briefed on the Site Development Plan submittal requirements, to include the Symphony Park Design Review Committee (SP-DRC) requirements.

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

Field Check	
03/28/22	Staff made a site visit to the location for the proposed pedestrian bridge landings. An observation was noted to the approximate 5-foot change in grade to the area proposed for the western bridge landing. Staff noted that the eastern landing area was level and clear, but currently occupied a site circulation for the existing arena.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Eastern parcel: Commercial Recreation/Amusement (Outdoor) [Event Center], Aerial span: Right-of-way (railroad), Western parcel: Parking Lot	Eastern parcel: MXU (Mixed Use), Aerial span: Right-of-way, Western parcel: C (Commercial)	Eastern parcel: PD (Planned Development), Aerial span: Right-of-way, Western parcel: M (Industrial)
North	Eastern parcel: Multi-Family Residential, Aerial span: Right-of-way (railroad), Western parcel: Hotel/Casino (Parking Lot)	Eastern parcel: MXU (Mixed Use), Aerial span: Right-of-way, Western parcel: C (Commercial)	Eastern parcel: PD (Planned Development), Aerial span: Right-of-way, Western parcel: M (Industrial)
South	Eastern parcel: Parking Garage, Aerial span: Right-of-way (railroad), Western parcel: Parking Garage	Eastern parcel: MXU (Mixed Use), Aerial span: Right-of-way, Western parcel: C (Commercial)	Eastern parcel: PD (Planned Development), Aerial span: Right-of-way, Western parcel: C-2 (General Commercial)
East	City Hall	MXU (Mixed Use)	C-M (Commercial/Industrial)
West	Public Park	C (Commercial	PD (Planned Development)

Master and Neighborhood Plan Areas	***Compliance***
Symphony Park	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (eastern parcel), Area 3 (western parcel)	Y
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Las Vegas Redevelopment Plan Area 1	Y
Symphony Park Design Review Committee	Y

DEVELOPMENT STANDARDS

Pursuant to the Symphony Park Development Standards (western parcel) and Title 19 – Appendix F (eastern parcel), the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	N/A	300 Feet	Y
• Side	10 Feet	100 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Building Height	N/A	34 Feet	Y
Mech. Equipment	Screened	Internally located	Y

Pursuant to Title 19 – Appendix F, the following standards apply to the western parcel (APN 139-34-201-016):

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• West	1 Tree / 20 Linear Feet	0 Trees*	0 Trees	Y

*When building setbacks are less restrictive, as in the case of the 0-foot rear yard setback for M (Industrial) zoned property being utilized, the landscape buffer is not required.

Streetscape Standards	*Required*	*Provided*	*Compliance*
One street tree, spaced every 20-feet on center, along Symphony Park Avenue.	Two street trees, spaced 20-feet apart on center, on Symphony Park Avenue at the easternmost corner of Parcel M4.	0	N

Waivers		
Requirement	*Request*	*Staff Recommendation*
Two street trees, spaced 20-feet apart on center, on Symphony Park Avenue at the easternmost corner of Parcel M4.	To allow no street trees in order to accommodate the western landing for the proposed pedestrian bridge.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	22-0103
Meeting Date	02/17/2022
Total Fee	
Received By/Date	

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

Project Address (Location) 324 S. Main Street

Project Name Symphony Park Pedestrian Bridge at Lewis Alignment **Proposed Use** Pedestrian Bridge

Assessor's Parcel #(s) 139-34-201-016 **Ward #** 5

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

Additional Information _____

Property Owner T-UPR II, LLC Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Applicant City of Las Vegas Public Works Contact Randy McConnell

Address 495 S. Main Street City Las Vegas State NV Zip 89101

E-mail rmcconnell@lasvegasnevada.gov Phone 702-229-2186

Representative GCW, Inc. Contact Eric Giles

Address 1555 S. Rainbow Blvd. City Las Vegas State NV Zip 89146

E-mail egiles@gcwengineering.com Phone 702-804-2053

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds 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 Itrat Sayeed, Vice President T-UPR II, LLC

Subscribed and sworn before me

This Third day of February, 20 22

_____

Notary Public in and for said County and State

TANYA E HOOPER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HO6283257
Qualified in New York County
My Commission Expires 06-03-2025

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) Symphony Park - Parcel M4

Project Name Symphony Park Pedestrian Bridge at Lewis Alignment **Proposed Use** Pedestrian Bridge

Assessor's Parcel #(s) 139-34-211-005 **Ward #** 5

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

Additional Information _____

Property Owner City Parkway V, Inc. Contact Jorge Cervantes

Address 400 Las Vegas Boulevard South City Las Vegas State NV Zip 89101

E-mail _____ Phone _____

Applicant City of Las Vegas Public Works Contact Randy McConnell

Address 495 S. Main Street City Las Vegas State NV Zip 89101

E-mail rmcconnell@lasvegasnevada.gov Phone 702-229-2186

Representative GCW, Inc. Contact Eric Giles

Address 1555 S. Rainbow Blvd. City Las Vegas State NV Zip 89146

E-mail egiles@gcwengineering.com Phone 702-804-2053

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

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

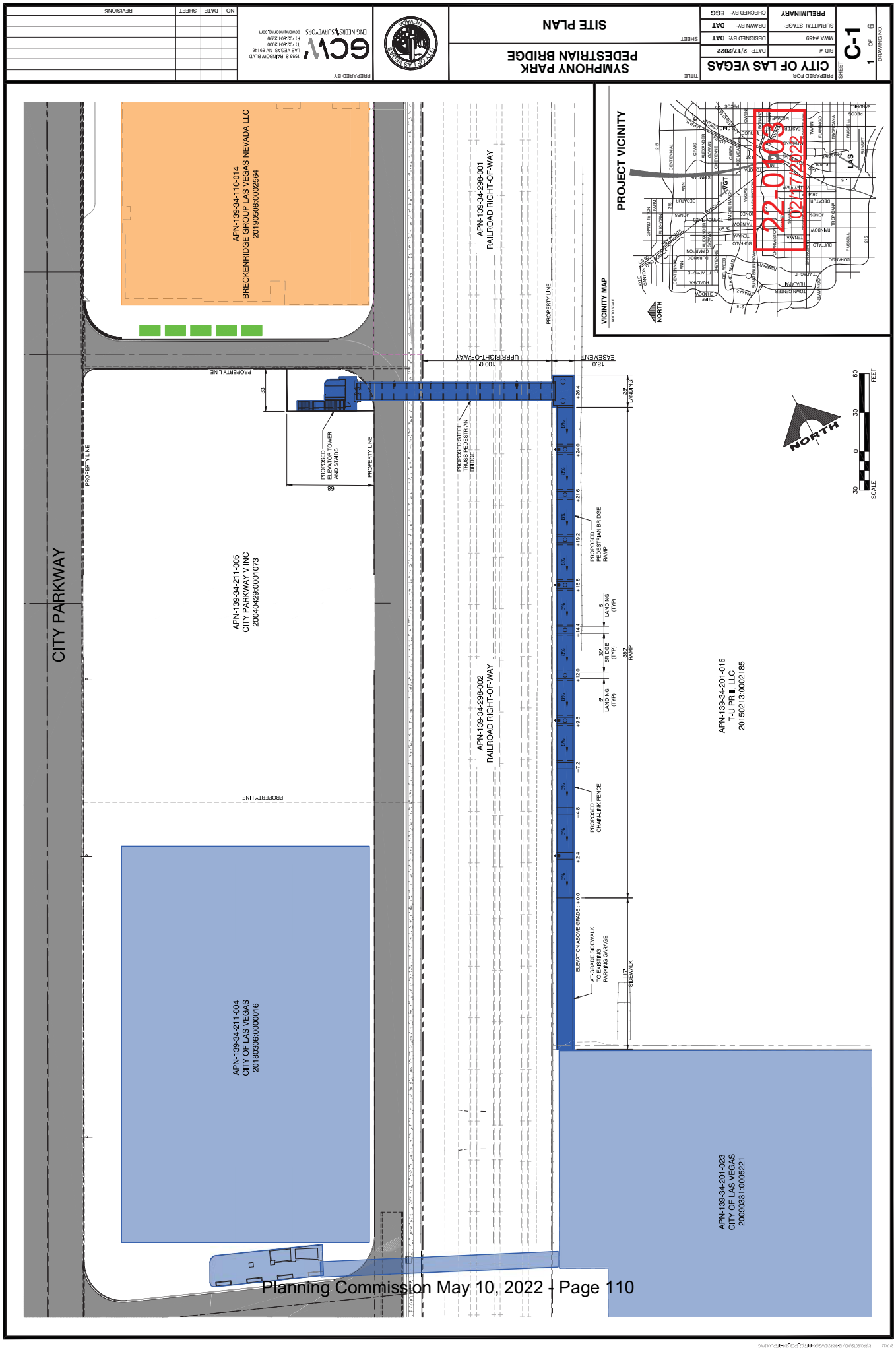
Subscribed and sworn before me

This 3rd day of February, 20 22

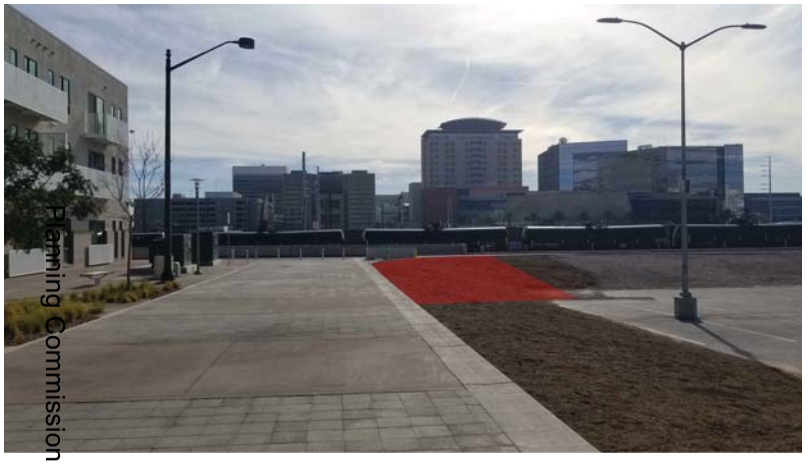
Notary Public in and for said County and State

SARA GARCIA
Notary Public State of Nevada
No. 97-2852-1
My Appt. Exp. Sep. 5, 2022

220103
02/17/2022



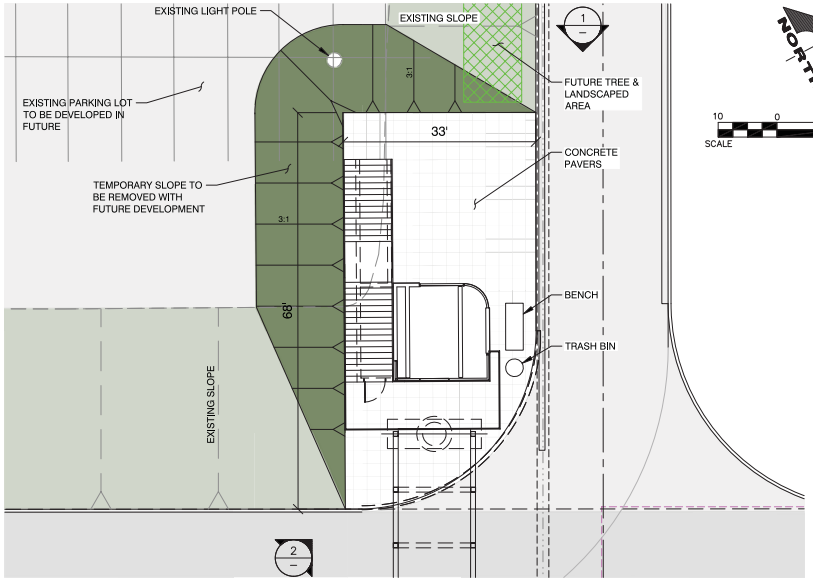
CITY OF LAS VEGAS
SYMPHONY PARK PEDESTRIAN BRIDGE
SITE PLAN
PREPARED FOR
TITLE
SHEET
BID #
DATE: 2/17/2022
DESIGNED BY: DAT
DRAWN BY: DAT
CHECKED BY: EGG
SUBMITTAL STAGE:
PRELIMINARY
C-1
1 OF 6
DRAWING NO.
PREPARED BY
GCW
ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
NO.
DATE
SHEET
REVISIONS
PROJECT VICINITY
VICINITY MAP
NOT TO SCALE
NORTH
22-0625
02/17/2022
CITY PARKWAY
APN-139-34-110-014
BRECKENRIDGE GROUP LAS VEGAS NEVADA LLC
20190508:0002564
APN-139-34-298-001
RAILROAD RIGHT-OF-WAY
APN-139-34-211-005
CITY PARKWAY V INC
20040429:0001073
APN-139-34-298-002
RAILROAD RIGHT-OF-WAY
APN-139-34-201-016
T-U PR II, LLC
20150213:0002185
APN-139-34-211-004
CITY OF LAS VEGAS
20180306:0000016
APN-139-34-201-023
CITY OF LAS VEGAS
20090331:0005221
PROPERTY LINE
UPRR RIGHT-OF-WAY
100.0'
18.0' EASEMENT
PROPOSED ELEVATOR TOWER AND STAIRS
PROPOSED STEEL TRUSS PEDESTRIAN BRIDGE
PROPOSED PEDESTRIAN BRIDGE RAMP
PROPOSED CHAIN-LINK FENCE
ELEVATION ABOVE GRADE : +0.0
AT-GRADE SIDEWALK TO EXISTING PARKING GARAGE
SIDEWALK
LANDING
RAMP
SCALE
FEET



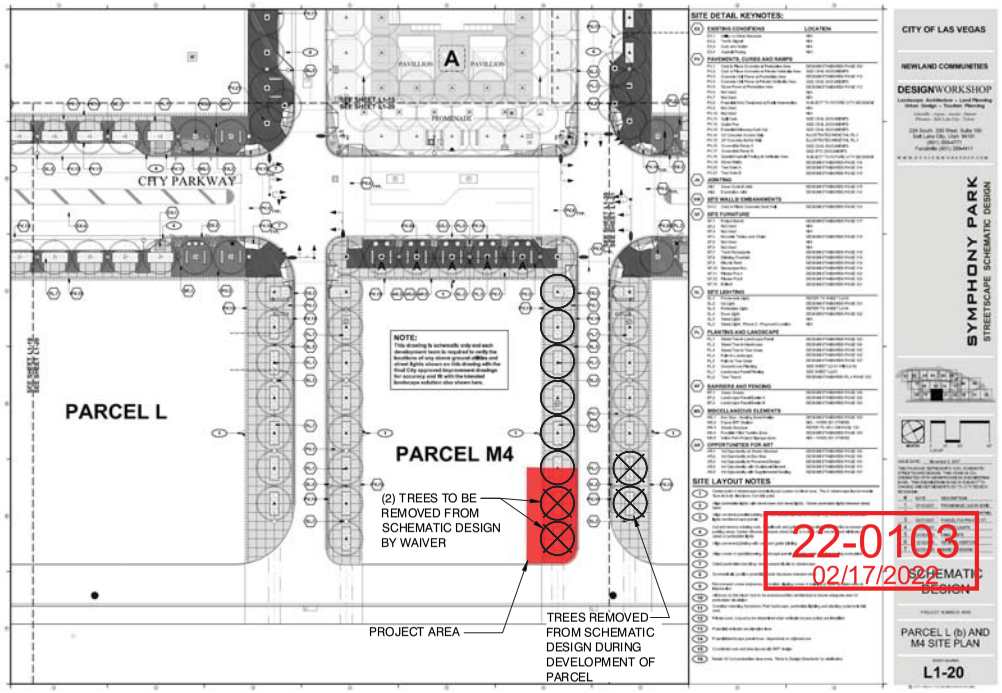
1 PHOTO



2 PHOTO



LANDSCAPE PLAN



22-0103
02/17/2022
SCHEMATIC DESIGN

Planning Commission May 10, 2022 - Page 11

PREPARED FOR
CITY OF LAS VEGAS
BID #
MWA #459
SUBMITTAL STAGE: PRELIMINARY
DATE: 2/17/2022
DESIGNED BY: DAT
DRAWN BY: DAT
CHECKED BY: EGG

TITLE
SYMPHONY PARK PEDESTRIAN BRIDGE
SHEET
LANDSCAPE PLAN

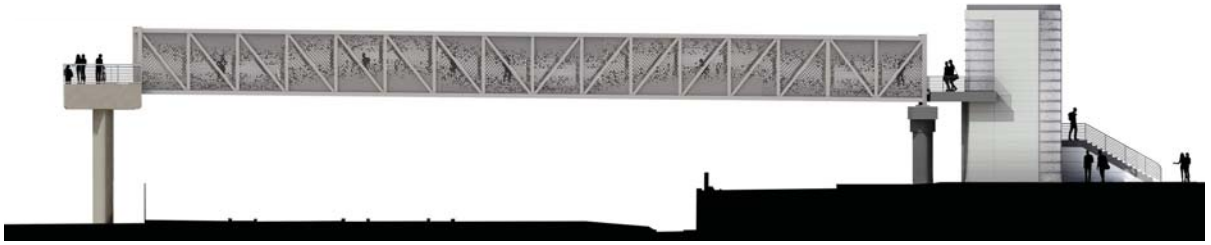
SHEET
LS-1
2 OF 6
DRAWING NO.

PREPARED BY:
GCW ENGINEERS & SURVEYORS
655 S. PARKSHOW BLVD.
LAS VEGAS, NV 89148
T: 702.804.2000
F: 702.804.2099
gcwengineering.com

NO. DATE SHEET REVISIONS

2/7/22 P:\PROJECTS\459\CAD\PRESENTATION\LS\459_LS_LP4-5_PLAN.DWG

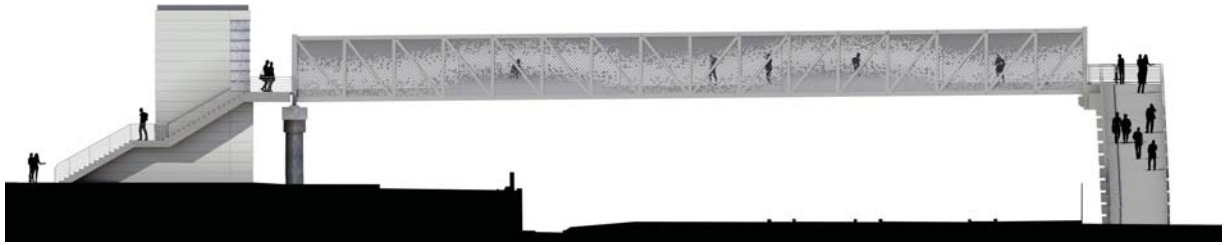
SYMPHONY PARK | PEDESTRIAN BRIDGE CONCEPT



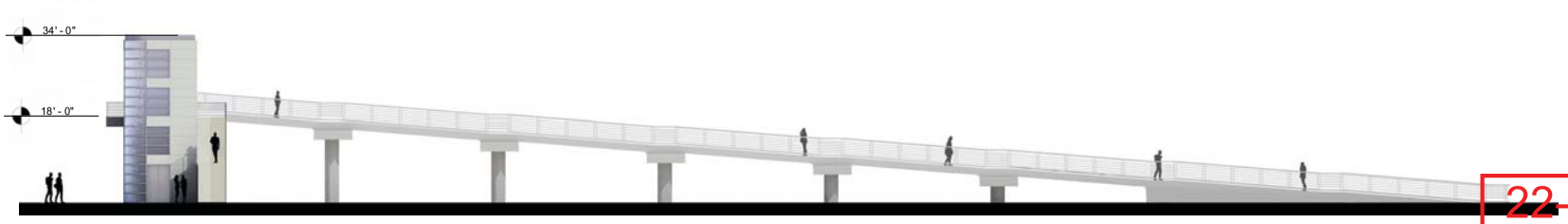
NORTH BRIDGE ELEVATION
SCALE: 1" = 10'-0"



EAST BRIDGE ELEVATION
SCALE: 1" = 10'-0"



SOUTH BRIDGE ELEVATION
SCALE: 1" = 10'-0"



WEST BRIDGE ELEVATION
SCALE: 1" = 10'-0"

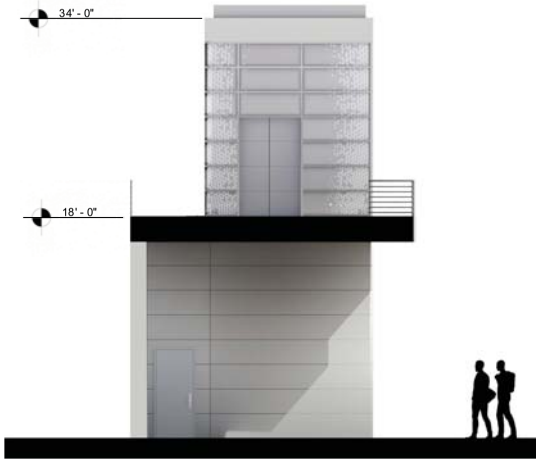
22-0103
02/17/2022

Planning Commission May 10, 2022 - Page 112

SYMPHONY PARK | PEDESTRIAN BRIDGE CONCEPT



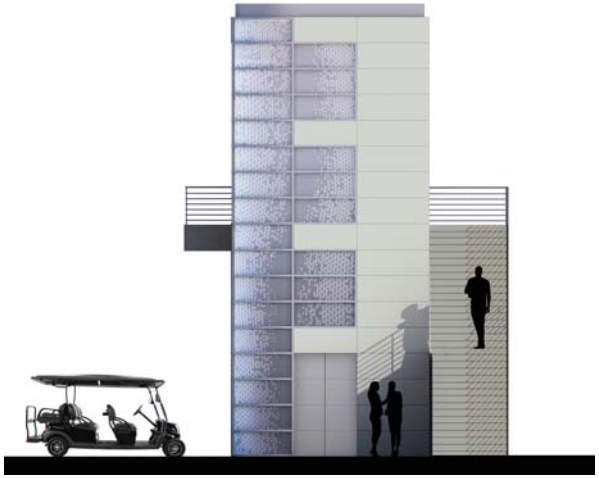
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Planning Commission May 10, 2022 - Page 113

22-0103
02/17/2022

NO.	DATE	SHEET	REVISIONS

PREPARED BY

GCW ENGINEERS \ SURVEYORS

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

SYMPHONY PARK
PEDESTRIAN BRIDGE

TITLE

FLOOR PLAN

SHEET

PRELIMINARY	CHECKED BY: EGG
SUBMITTAL STAGE:	DRAWN BY: DAT
MWA #459	DESIGNED BY: DAT
BID #	DATE: 1/20/2022

PREPARED FOR
CITY OF LAS VEGAS

SHEET FL-1
3 OF 6
DRAWING NO.

22-0103
02/17/2022

2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

SYMPHONY PARK | PEDESTRIAN BRIDGE CONCEPT

MATERIAL FINISHES



ELEVATOR TOWER EYE-LEVEL VIEW



BRIDGE EYE-LEVEL VIEW

SW 7070
Site White

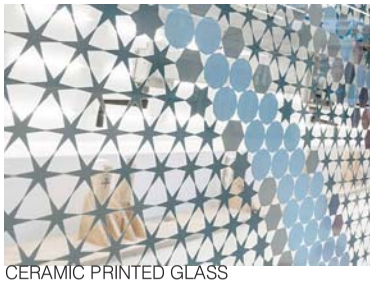
PRIMARY STEEL STRUCTURE

SW 7073
Network Gray

SECONDARY STEEL STRUCTURE

SW 7076
Cyberspace

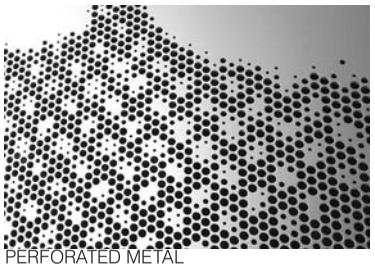
RAILING



CERAMIC PRINTED GLASS



GLASS SAMPLE



PERFORATED METAL



METAL SAMPLE



WHITE CEMENT

22-0103
02/17/2022

Planning Commission May 10, 2022 - Page 115

GCW tsk



22-0103-SDR1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC
MAIN STREET ON THE LEWIS AVENUE ALIGNMENT

03/28/2022



22-0103-SDR1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC
MAIN STREET ON THE LEWIS AVENUE ALIGNMENT

03/28/2022



22-0103-SDR1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC
MAIN STREET ON THE LEWIS AVENUE ALIGNMENT

03/28/2022



22-0103-SDR1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V INC AND T-U P R II, LLC
MAIN STREET ON THE LEWIS AVENUE ALIGNMENT

03/28/2022

GCW
ENGINEERS \ SURVEYORS

22-0103
02/17/2022

412-665P2

February 17, 2022

(702) 804-2053
egiles@gcwengineering.com

Michael Howe, Planning Program Manager
City of Las Vegas Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter
Symphony Park Pedestrian Bridge at Lewis Alignment
Pre-App # 101210-PRE, Project # 22-0103-SDR1

Dear Mr. Howe:

On behalf of the City of Las Vegas Public Works Department, I am requesting approval from the Community Referral Group for the Symphony Park Pedestrian Bridge at Lewis Alignment project. GCW, Inc. has been retained by the City of Las Vegas to prepare the design of the subject project.

The Project consists of constructing a pedestrian bridge, approximately 152-foot long, over the existing Union Pacific Rail Road tracks near Downtown Las Vegas. The bridge is located just west of Main Street on the Lewis Avenue alignment. The bridge will be supported by a tower structure with elevator and stairs on the west side. The bridge will connect to a concrete ramp on the east side. An at-grade walkway will connect the east side ramp to the existing parking garage at 500 S. Main Street. Please see attached site plan and preliminary architectural renderings for additional project information.

The justification for this request is that this project will increase the connectivity between Downtown Las Vegas and Symphony Park. The Project is currently at the 30% design level and is scheduled to be advertised for construction early in 2023.

Please note that a waiver is being requested to eliminate two trees along the north side of Lot M4 to accommodate the west bridge landing elevator and stairs. Proposed trees are shown on Sheet L1-20 of the Symphony Park Schematic Streetscape Design Package dated September 25, 2009. Requested trees to be removed are shown on Landscape plan on sheet LS-1 of this package. This request is similar to previous granted request and will match the two trees removed from schematic design drawings on other side of street.

Thank you for your time and consideration. Should you have questions or require additional information, please call me at (702) 804-2053.

Cordially,

GCW, INC.

Eric G. Giles, P.E., S.E.
Senior Vice President

SYMPHONY PARK℠

March 14, 2022

Eric Giles
GCW Engineering
1555 S. Rainbow Blvd
Las Vegas, NV 89146

Re: Pedestrian Bridge at Lewis Alignment SDR submittal

Dear Eric:

The Symphony Park Design Review Committee (SPDRC) met to review the submitted pre-application plans dated January 31, 2022; we understand that those plans with no modifications will be submitted for the Site Development Plan process with Planning. Therefore, the following are SPDRC's comments on the SDR submittal as provided:

- The space below the stairs on the Symphony Park landing – are they open or filled in? The Committee is concerned that open stairs provide camping spaces for individuals and realize that filling in that space creates a blank wall that would need treatment.
- The south elevation does not have the treatment the other three elevations have as far as the metal and texture. This creates a blank wall that is not acceptable and needs addressed.
- No landscaping is provided at the landing site. Landscaping in the form of planters (see prescribed planters in the Symphony Park Design Standards), trees and planting beds should be included.
- The Committee likes overall the design of the elevator tower.
- An easement is needed from the Property Owner to build on this site and provide access to/on the private road to City Parkway.

On the remainder of the bridge, not within Symphony Park, the Committee had some concerns and provides the following feedback (the Committee is aware this is not within their jurisdiction but felt strongly about the issues):

- The ramp is not ADA friendly. It may adhere to ADA standards but a wheelchair bound individual would find this long, unsheltered ramp a burden, in the view of the Committee.
- What safety standards are being taken into consideration? Will this be well lit? Will there be security cameras? It is fairly open right now but there is no escape if

22-0103
03/15/2022

cornered on the ramp which the committee feels this design invites assaults and camping. That will be compounded if the land owner decides to build on the adjacent parcel, making the ramp even more secluded.

The Symphony Park Design Review Committee will review a revised SDR submittal addressing the above comments and are happy to answer any questions and work with GCW on the requested revisions. A reminder that SPDRC approval is also required on the building permits.

Please let us know if you have any questions.

Sincerely,

Tracy Reich, Chairwoman
The Symphony Park Design Review Committee

Cc: Eric Giles, GCW Engineering
Randy McConnell, Public Works Dept.
Michael Howe, Planning Dept.
Jeremy Leavitt, Public Works Dept.
Jim McRae, Design Workshop

22-0103
05/11/2022

GCW
ENGINEERS \ SURVEYORS

412-665P2

May 4, 2022

Michael Howe, Planning Program Manager
City of Las Vegas Department of Planning.
495 S. Main Street
Las Vegas, Nevada 89101

Re: Request for Abeyance
Symphony Park Pedestrian Bridge at Lewis Alignment
 # 22-0103-SDR1

Dear Mr. Howe:

GCW, Inc. (GCW) previously submitted an application and documents for a Site Development Review (SDR) for the Symphony Park Pedestrian Bridge at Lewis Alignment (CLV # 22-0103-SDR1). It is our understanding that this project is scheduled to go before the Planning Commission at its regular meeting on May 10, 2022.

GCW requests an abeyance on this project to the June 21st Planning Commission meeting, or if more time is needed, a request to the July 12th Planning Commission meeting. The reason for the abeyance request is for additional time to continue working on addressing comments raised by the Symphony Park Design Review Committee and staff.

If you have any questions or need additional information, please call me at (702) 804-2053.

Cordially,

G. C. WALLACE, INC.

Eric Giles

Eric G. Giles, SE
Sr. Vice President/Director of Structural

Submitted after final agenda

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05/04/22
22-0103-SDR1
ITEM 10

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

GCW
ENGINEERS \ SURVEYORS

412-665P2

April 5, 2022

Michael Howe, Planning Program Manager
City of Las Vegas Department of Planning.
495 S. Main Street
Las Vegas, Nevada 89101

Re: Request for Abeyance
Symphony Park Pedestrian Bridge at Lewis Alignment
 # 22-0103-SDR1

Dear Mr. Howe:

GCW, Inc. (GCW) previously submitted an application and documents for a Site Development Review (SDR) for the Symphony Park Pedestrian Bridge at Lewis Alignment (CLV # 22-0103-SDR1). It is our understanding that this project is scheduled to go before the Planning Commission at its regular meeting on April 12, 2022.

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If you have any questions or need additional information, please call me at (702) 804-2053.

Cordially,

G. C. WALLACE, INC.

Eric G. Giles

Eric G. Giles, SE
Sr. Vice President/Director of Structural

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04/05/2022
ITEM 16

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
P 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

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

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
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Las Vegas, NV
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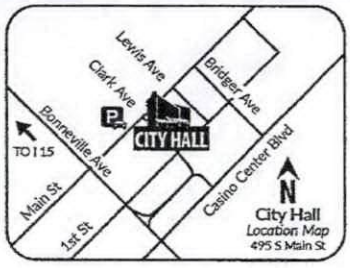
City of Las Vegas
Department of Planning



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0103-SDR1
Planning Commission Meeting of **04/12/2022**

22-0103-SDR1
13934210003
OAKBROOK REALTY & INVEST II LLC
1000 ROYCE BLVD
OAKBROOK IL 60181-4809

132 BRDFNP1 60181

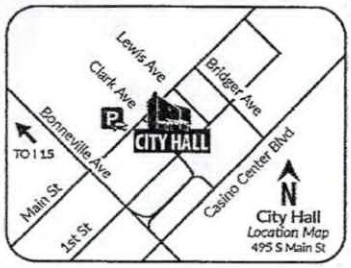
Submitted after final agenda

16A

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

Return Service Requested
Official Notice of Public Hearing

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



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

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APR 11 2022
City of Las Vegas
Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0103-SDR1

Planning Commission Meeting of **04/12/2022**

22-0103-SDR1
13934210004
OAKBROOK REALTY & INVEST II LLC
1000 ROYCE BLVD
OAKBROOK IL 60181-4809

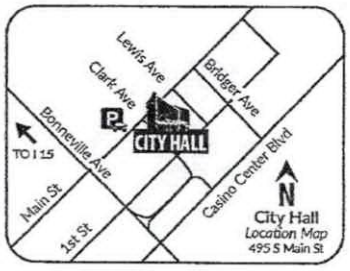
132 BRDFNP1 60181

16A

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

Return Service Requested
Official Notice of Public Hearing

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



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RECEIVED
APR 11 2022
City of Las Vegas
Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0103-SDR1

Planning Commission Meeting of **04/12/2022**

22-0103-SDR1
13934201020
OAKBROOK REALTY INVEST II L L C
1000 ROYCE BLVD
OAKBROOK IL 60181-4809

132 BRDFNP1 60181

16A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
11

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

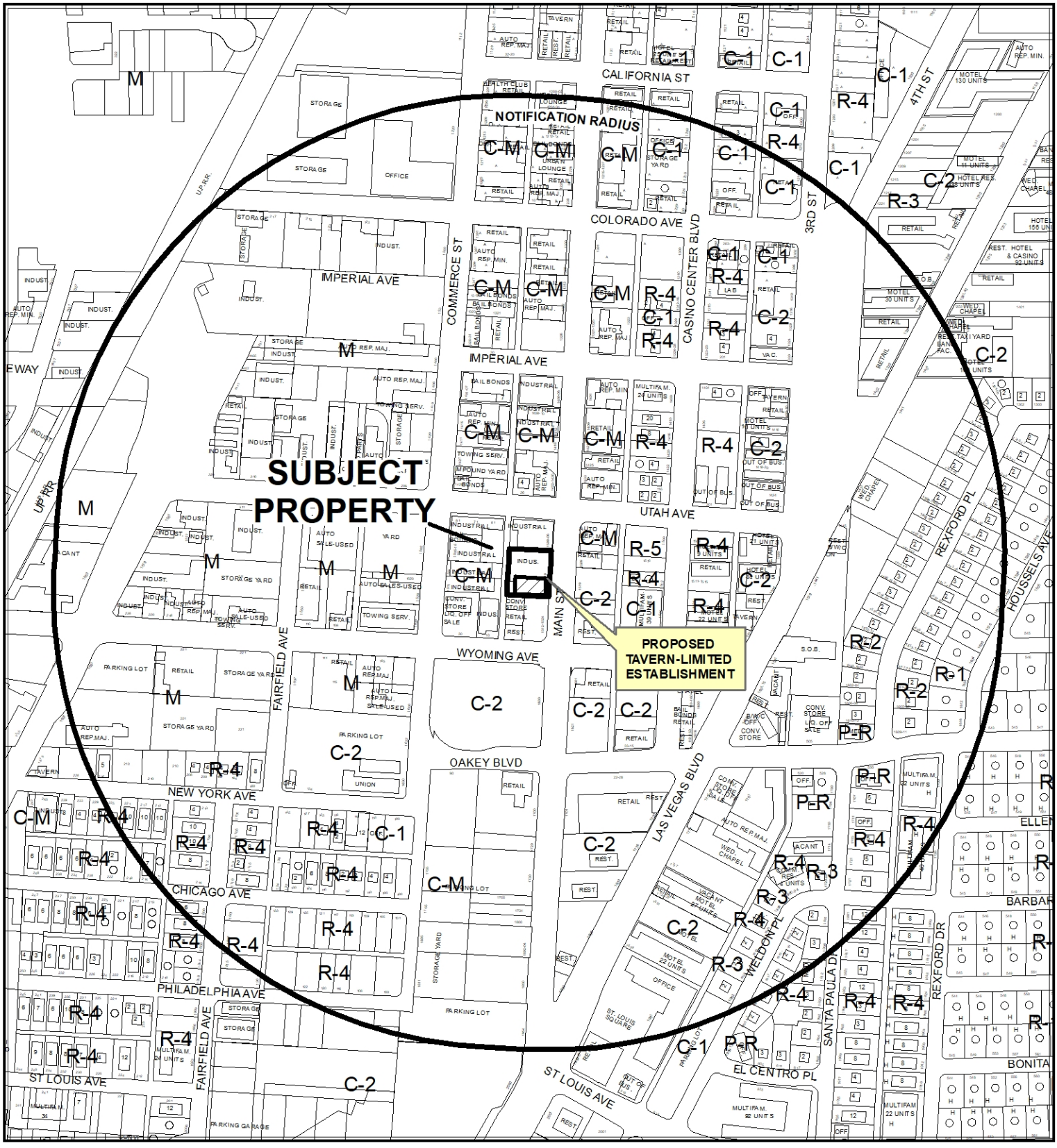
SUBJECT:
22-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NULITE ENTERTAINMENT, LLC - OWNER: E A E PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,940 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1510 South Main Street (APN 162-03-210-014), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Support Postcards
8. Documentation Not Vetted - Support Comment Form
9. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



0 375 750 Feet

CASE: **22-0090-SUP1**

RADIUS: 1500 FEET

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

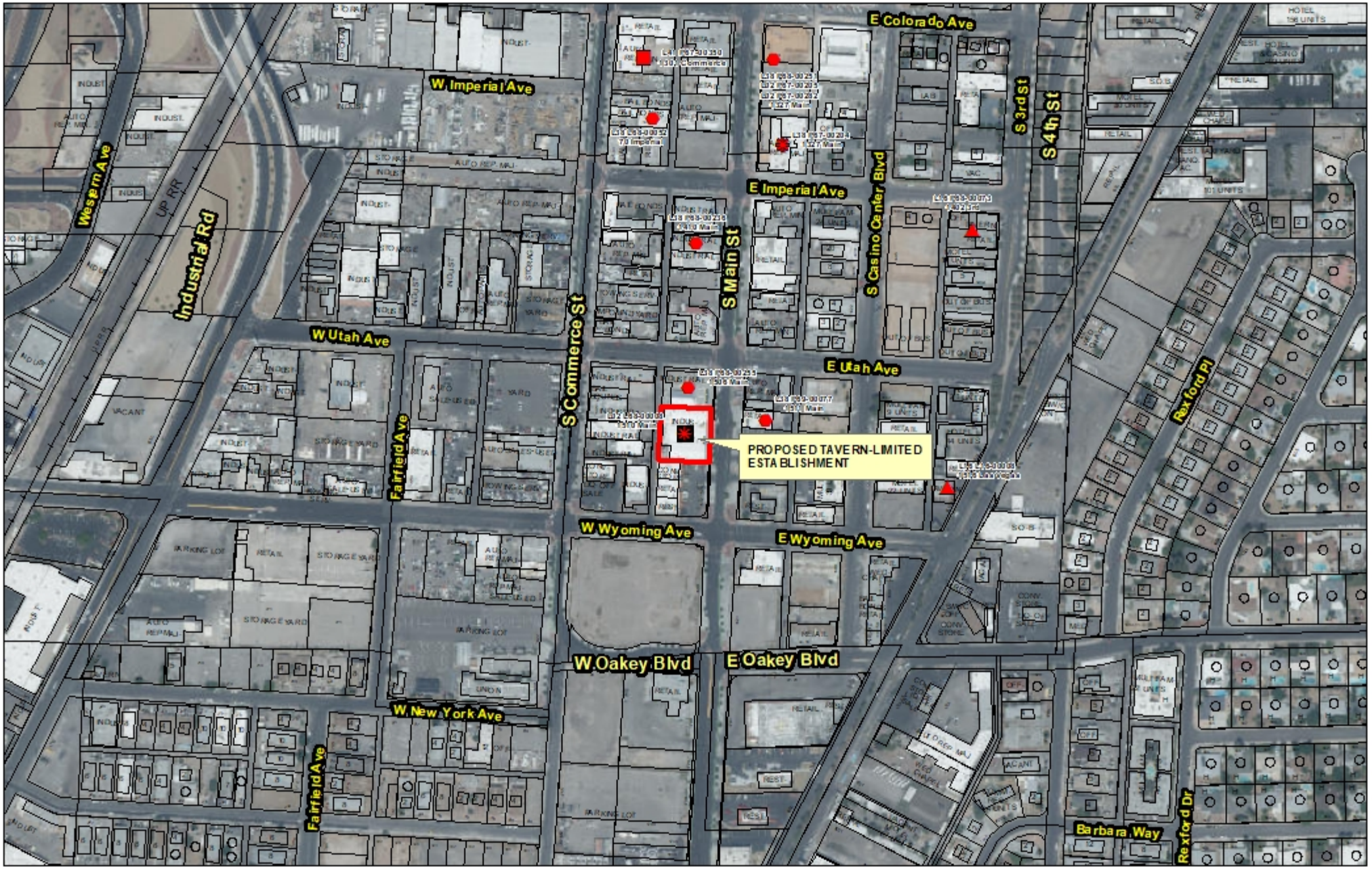
N



CASE: **22-0090-SUP1**

RADIUS: 1500 FEET

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



22-0090-SUP1

Liquor Establishment (Tavern-Limit)

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Tuesday, March 22, 2022

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NULITE ENTERTAINMENT, LLC - OWNER: E A E PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0090-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 376

NOTICES MAILED 23

PROTESTS 0

APPROVALS 3

NE

**** CONDITIONS ****

22-0090-SUP1 CONDITIONS

Planning

1. A Special Use Permit is hereby approved for a 4,940 square-foot Tavern-Limited Establishment use.

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 4,940 square-foot Tavern-Limited Establishment at 1510 South Main Street, Suite #100.

ANALYSIS

The subject site is located within the Gateway District of the Vision 2045 Downtown Las Vegas Masterplan area. Marked by the landmark Stratosphere Tower, the Gateway District establishes the southern gateway to Downtown from the Strip. The emergence of a variety of land uses including retail stores, restaurants, taverns and brew pubs has strengthened this portion of the district by turning South Main Street into an activity spine that has brought more population to the area and is stabilizing this portion of Main Street as more and more businesses emerge. These newly opened businesses have taken advantage of the pedestrian friendly environment, and provides residents and visitors an attractive outdoor environment, as well as increased safety and reduced blight.

The proposed Tavern-Limited Establishment use is described by Title 19.12 as “an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50,” and there are no Minimum Special Use Permit Requirements for this use.

As stated by the applicant in the justification letter date stamped 03/08/22, the subject site will operate as a theater hosting a variety of events such as comedy and musical performances. The theater will be able to accommodate 185 patrons.

The proposed Tavern-Limited Establishment use supports the goals and objectives of the Gateway District, and staff is recommending approval of the Special Use Permit with conditions.

FINDINGS (22-0090-SUP1)

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

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

The subject site is part of Downtown's Gateway District that is designed to accommodate a variety land uses and encourage pedestrian traffic. The proposed Tavern-Limited Establishment use can be operated in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses.

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

The subject site is a vacant suite located along a downtown commercial corridor designed to accommodate the type and intensity of the land use proposed.

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

Main Street is a Primary Arterial as defined by the Master Plan of Streets and Highways and is adequate in size to meet the requirements of the proposed use.

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

The proposed land use is subject to business licensing regulations in order to ensure the public health, safety, and welfare is not compromised.

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

There are no applicable conditions set forth by Title 19.12 for this land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/07	The City Council approved a Rezoning (ZON-21165) from C-M (Commercial / Industrial), M (Industrial), and C-2 (General Commercial) to C-2 (General Commercial) on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/2015	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/10/22	A Building Permit (F22-00168) was issued for a sprinkler system at 1510 South Main Street, Suite #100. The permit is open as of 04/21/22.
03/09/22	A Building Permit application (C22-01010) was submitted for a tenant improvement at 1510 South Main Street, Suite #100. The application is under review as of 04/21/22.

Pre-Application Meeting	
02/17/22	Staff provided the applicant a submittal checklist for the proposed Tavern-Limited Establishment.

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

Field Check	
03/31/22	Staff observed the subject building during a routine field check and did not note anything of concern during the visit. Activating the site with a new business will discourage the homeless in the area from congregating in the area.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Tenant Suite	C (Commercial)	C-2 (General Commercial)
North	Brew Pub	C (Commercial)	C-2 (General Commercial)
South	General Retail	C (Commercial)	C-2 (General Commercial)
	Tattoo Parlor		
	Restaurant		

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Parking Lot Tavern-Limited Establishment [Comedy Club]	C (Commercial)	C-2 (General Commercial)
West	Art Studio / Gallery General Personal Service [Barbershop and Hair Salon]	LI/R (Light Industry / Research)	C-M (Commercial / Industrial)

Master and Neighborhood Plan Areas	*Compliance*
Vision 2045 Downtown Las Vegas Masterplan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
Other Plans or Special Requirements	***Compliance***
Appendix F, Interim Downtown Las Vegas Development Standards - Gateway District	Y
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	85	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
Tavern Limited Establishment	3,535 SF	1:50 SF	71				
	1,405 SF	1:200 SF	8				
TOTAL SPACES REQUIRED			79		0		Y*
Regular and Handicap Spaces Required			75	4	0	0	Y*

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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) 1510 South Main Street, Unit A, Las Vegas NV 89104

Project Name Nulite Entertainment **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 162-03-210-014 **Ward #** 3-Diaz

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

Additional Information Tavern Limited License requested for Theater with live performances and liquor service.

Property Owner E. A. E. Property LLC Contact Afshin Rahim

Address 8840 W. Lake Mead Blvd., Ste 101, Las Vegas, NV 89128 City Las Vegas State NV Zip 89134

E-mail sean@forplayinc.com Phone 818-389-6525

Applicant Nulite Enterainment LLC Contact JeanClaude Lamarre

Address 4406 Don Milargro Dr. City Los Angeles State CA Zip 90008

E-mail jclamarre1@gmail.com Phone 310-248-0282

Representative Saltzman Mugan Dushoff Contact Allison J. Gigante, Esq.

Address 1835 Village Center Circle City Las Vegas State NV Zip 89134

E-mail agigante@nvbusinesslaw.com Phone 702-405-8500

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

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

Subscribed and sworn before me

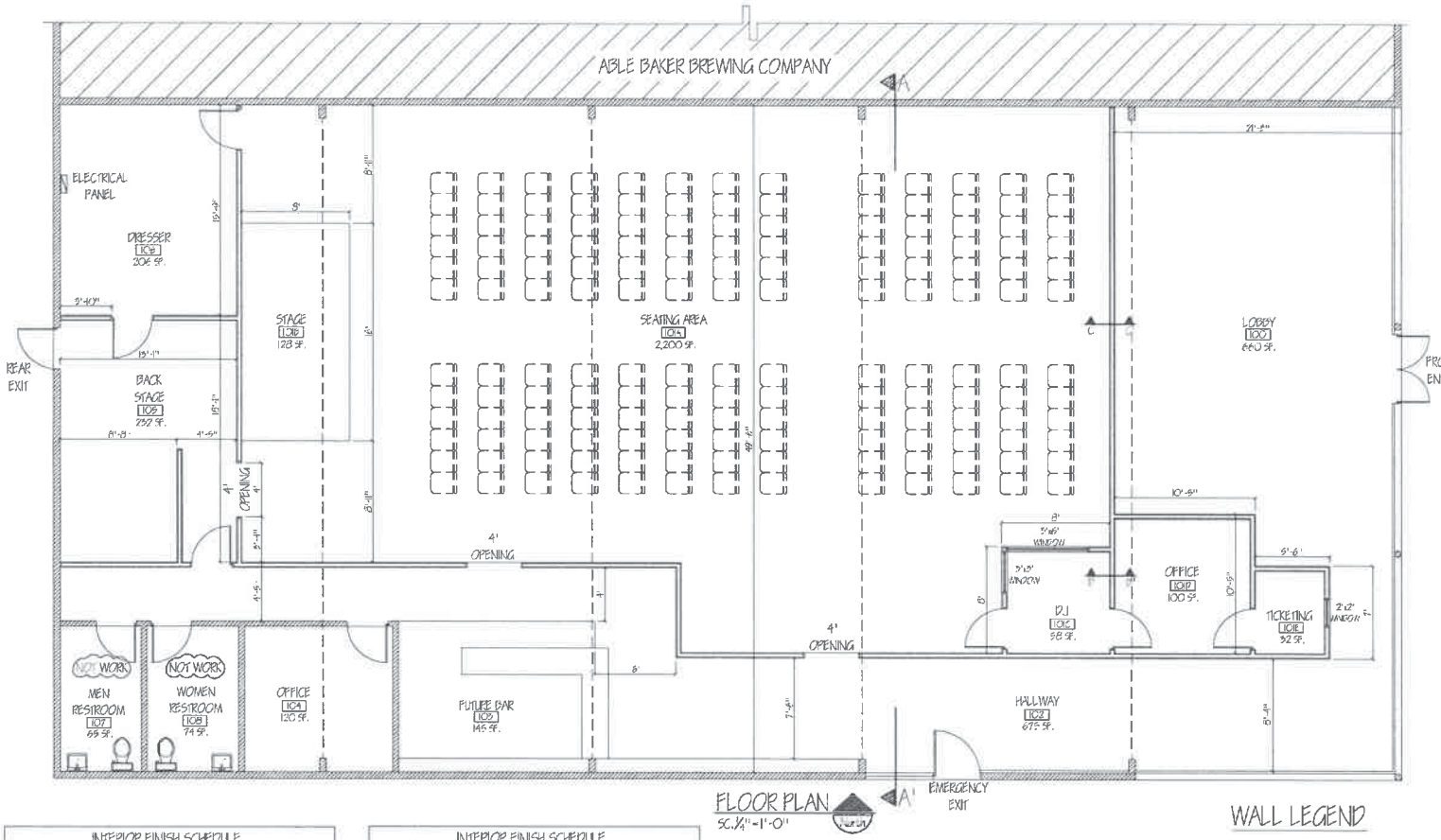
This 1st day of March, 2022

_____

Notary Public in and for said County and State

MARINE GHYKASIAN
Notary Public, State of Nevada
Appointment No. 07-1415-1
My Appt. Expires Jan 2, 2023

22-0090
03/08/2022



FLOOR PLAN
SC. 1/4"=1'-0"

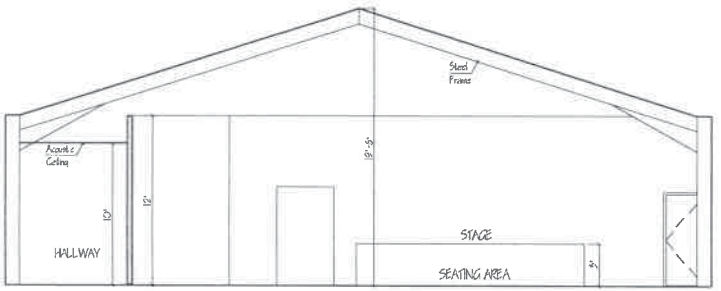
INTERIOR FINISH SCHEDULE				
ITEM	DESIGNATION	MATERIAL	COLOR	REMARKS
CEILING	LOBBY	ACOUSTIC PANEL 2'X4'	WHITE	
	SEATING AREA	OPEN	WHITE	
	FUTURE BAR	ACOUSTIC PANEL 2'X4'	WHITE	
	OFFICE	GYPSUM BOARD, TEXTURE, AND PAINT	WHITE	
	BACK STAGE	ACOUSTIC PANEL 2'X4'	WHITE	
WALL	LOBBY	GYPSUM BOARD, TEXTURE, AND PAINT	LIGHT GRAY	
	SEATING AREA	GYPSUM BOARD, TEXTURE, AND PAINT	BLACK	
	FUTURE BAR	GYPSUM BOARD, TEXTURE, AND PAINT	LIGHT GRAY	
	OFFICE	GYPSUM BOARD, TEXTURE, AND PAINT	LIGHT GRAY	
	BACK STAGE	GYPSUM BOARD, TEXTURE, AND PAINT	LIGHT GRAY	

INTERIOR FINISH SCHEDULE				
ITEM	DESIGNATION	MATERIAL	COLOR	REMARKS
BASE	LOBBY	RUBBER	GRAY	
	SEATING AREA	RUBBER	GRAY	
	FUTURE BAR	RUBBER	GRAY	
	OFFICE	RUBBER	GRAY	
	BACK STAGE	RUBBER	GRAY	
FLOORING	LOBBY	CERAMIC 12"X24"	GRAY	
	SEATING AREA	WOOD LAMINATE	BROWN	
	FUTURE BAR	CERAMIC 12"X24"	GRAY	
	OFFICE	CERAMIC 12"X24"	GRAY	
	BACK STAGE	CONCRETE	GRAY	
PAINT	LOBBY	SEMI-GLOSS	LIGHT GRAY	
	SEATING AREA	SEMI-GLOSS	BLACK	
	FUTURE BAR	SEMI-GLOSS	LIGHT GRAY	
	OFFICE	SEMI-GLOSS	LIGHT GRAY	
	BACK STAGE	SEMI-GLOSS	LIGHT GRAY	

WALL LEGEND

EXISTING WALL

NON-BEARING WALL



SECTION A-A'
SC. 1/4"=1'-0"

Nu.lite ENTERTAINMENT, LLC.'S TENANT IMPROVEMENT

General Contractor:
SUNRISE BUILDERS, LLC
Adam Castillo
5402 Pecos St. Las Vegas, NV 89118
General Contractor B-2.0080578

Signature

Structural Designer:

Signature

Electrical Designer:

Signature

Mechanical Designer:

Signature

Plumbing Designer:

Signature

Nu.lite ENTERTAINMENT, LLC.:
1510 S. MAIN ST. #100
Las Vegas, NV 89104

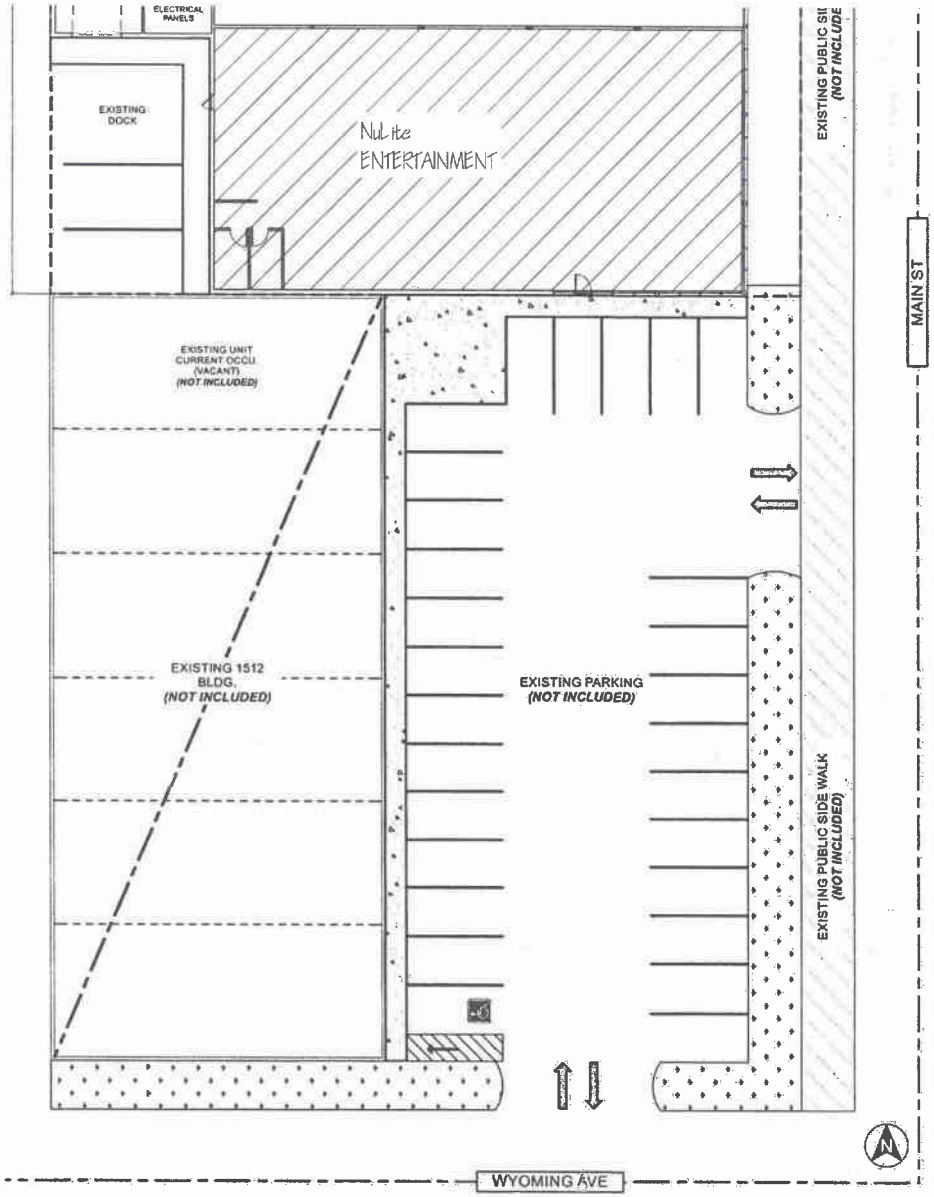
File: 2021
Scale:
Job # 1021
Notes:
Date: 12/9/2021
Drawn

No.	DATE	REVISION

SUNRISE BUILDERS, LLC.
(702) 524-6776
sunrblc@gmail.com

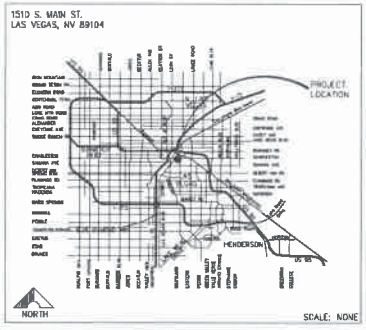
Parcel # 162-05-210-014
A-2

22-0090
03/08/2022



SITE PLAN
SC.

VICINITY MAP



ARCHITECTURAL SCOPE OF WORK:
244 LF. WALL 12 FEET HIGH, A DOUBLE GLASS MAIN DOOR, 2,200 SF. LAMINATE, AND 2,257 SF. CERAMIC FLOORING.

CODE SUMMARY

JURISDICTION: CITY OF LAS VEGAS
2019 CITY OF LAS VEGAS ADMINISTRATIVE CODE
2018 IBC WITH SOUTHERN NEVADA AMENDMENTS
2018 IRC WITH SOUTHERN NEVADA AMENDMENTS
2018 IEPC WITH SOUTHERN NEVADA AMENDMENTS
2018 IECC WITH SOUTHERN NEVADA AMENDMENTS
2018 UPC WITH SOUTHERN NEVADA AMENDMENTS
2018 UMC WITH SOUTHERN NEVADA AMENDMENTS
2017 NEC WITH SOUTHERN NEVADA AMENDMENTS
2009 ANSI A117.1 (SNBO ADOPTION) ADOPTED BY REFERENCE IN 2019 CITY OF LAS VEGAS ADMIN CODE
2018 ISPSC WITH SOUTHERN NEVADA AMENDMENTS

DESCRIPTION: NuLite ENTERTAINMENT LLC.'S TENANT IMPROVEMENT (THEATER)

1. OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A.
2. TYPE OF CONSTRUCTION: SHELL = III-B & PROPOSED T.I.= V-B
3. FIRE SPRINKLERS: YES-NFPA 13
4. FIRE ALARM: NO
5. HEIGHT: ACTUAL = 19'-0"
6. STORIES: ACTUAL = 1
7. AREA: ACTUAL = 4,900 SF.
8. OCCUPANT LOAD PER FLOOR: 221
9. NUMBER OF EXITS: PROVIDED= 3
10. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: NO
11. FIRE-RESISTANCE RATING OF EXTERIOR WALLS DUE TO LOCATION ON PROPERTY: NO
12. FIRE-RESISTANCE PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL OPENINGS: NO
13. FIRE-RESISTANCE RATING OF SPECIFIC SPACE AND/ OR DESIGN: NO
14. FIRE-RESISTANCE RATING OF NON-SEPARATED OR SEPARATED OCCUPANCIES: NO
15. ROOF COVERING MATERIAL CLASS: ACTUAL = 26 GAUGE PBR PANEL
16. REQUIRED PLUMBING FIXTURE: NO
17. SPECIAL INSPECTION (K-5) REQUIRED: NO
18. I.E.C.C. COMPLIANCE: NO

22-0090
03/08/2022

Sunrise Builders, LLC

NuLite ENTERTAINMENT, LLC.'S TENANT IMPROVEMENT

General Contractor:
SUNRISE BUILDERS, LLC
Adam Castillo
5402 Procyon St, Las Vegas, NV 89130 — General Contractor B-2 #0080570
Signature

Structural Design:
Signature

Electrical Design:
Signature

Mechanical Design:
Signature

Plumbing Design:
Signature

Planning Commission May 10, 2022 - Page 14

NuLite ENTERTAINMENT, LLC.:
1510 S. MAIN ST. #100
Las Vegas, NV 89104

Yr: 2021 — Scale:
Job #: 1021 — Notes:
Date: 12/9/2021
Drawn:

No.	DATE	REVISION

SUNRISE BUILDERS, LLC.
(702) 524-6776
sunrisllc@gmail.com

Parcel #: 162-05-210-014
A-1



22-0090-SUP1 - APPLICANT: NULITE ENTERTAINMENT, LLC - OWNER: E A E PROPERTY, LLC
1510 SOUTH MAIN STREET

03/31/2022



22-0090-SUP1 - APPLICANT: NULITE ENTERTAINMENT, LLC - OWNER: E A E PROPERTY, LLC
1510 SOUTH MAIN STREET

03/31/2022

SALTZMAN MUGAN DUSHOFF
ATTORNEYS AT LAW

1835 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89134
MAIN (702) 405-8500 · FAX (702) 405-8501

January 28, 2022

Via Hand-Delivery

City of Las Vegas Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Application for Special Use Permit – Tavern Limited
Applicant: Nulite Entertainment LLC
Project: Nulite Entertainment
APN: 162-03-210-014
Address: 1510 S. Main Street, Unit A, Las Vegas, NV 89104

Dear Sir/Madam:

This firm represents Nulite Entertainment LLC (the "Applicant") with respect to liquor licensing matters in Nevada. Please consider our request for a special use permit for a Tavern Limited business.

The Applicant has entered into a Lease Agreement with the EAE Property LLC, the property owner for the operation of a theater for live events including, but not limited to, comedy and musical performances at least two nights per week with liquor service to patrons at 1510 S. Main Street, Las Vegas, NV 89104 (the "Premises"). The Premises is comprised of 5,000 square feet which will allow for a theater seating 185 patrons.

The Applicant is committed to ensuring compliance with all local and State laws regarding the sale and service of on-premises alcohol consumption. The Applicant will implement and adhere to strict internal policies and an alcohol security plan to prevent the sale of alcohol to minors and to ensure that patrons are not overserved.

The Tavern Limited use for the theater is compatible with other uses in the immediate community and will not have a detrimental impact on adjacent properties or the traffic conditions in the area. The location has 30 available parking spaces in their lot and there is a public parking lot across the street with 40 parking spaces. There is also on street parking. No additional public services or utilities are necessary.

The Business intends to operate from 12:00 p.m. to 2:00 a.m. depending upon the performers and shows booked. Initial staff will be approximately seven employees.

22-0090
03/08/2022

In the event you have any questions regarding the foregoing, please do not hesitate to contact us.

Very truly yours,

SALTZMAN MUGAN DUSHOFF

Allison J. Gigante, Esq.

AJG:lhw

cc: JeanClaude Lamarre
Matthew D. Saltzman, Esq.

22-0090
03/08/2022

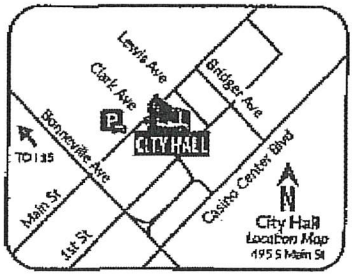
P.002/003
(FAX)

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

Return Service Requested

Official Notice of Public Hearing

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



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

RECEIVED

MAY 03 2022

City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

22-0090-SUP1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

05/02/2022 12:11

11A

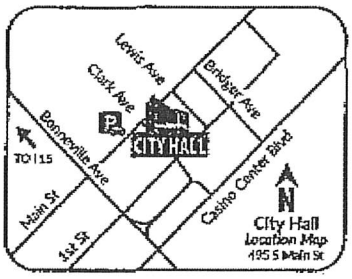
P.003/003
(FAX)
05/02/2022 12:10

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

Return Service Requested

Official Notice of Public Hearing

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



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RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning

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22-0090-SUP1
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

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

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

89 BROFNP1 0810

11A

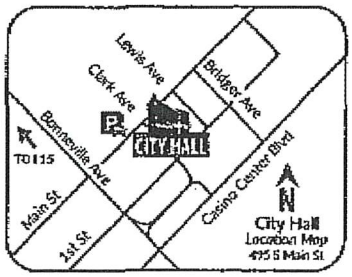
P.001/003
(FAX)
05/02/2022 12:10

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

Return Service Requested

Official Notice of Public Hearing

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



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

RECEIVED

MAY 03 2022

City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

22-0090-SUP1
16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 BRDFNP1 89102

11A

Nora Lares

From: noreply@formstack.com
Sent: Monday, May 2, 2022 5:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 05/02/22 5:28 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0090
Position:	I SUPPORT the project and all related applications.
Name:	Rebecca Miller
Residential or Business Address:	1235 S. Main Street Las Vegas, AL 89104
Phone:	(702) 592-0929
Email:	design@beckymiller.com
Comments:	Is there some place where neighbors can actually see the plans for these projects requesting waivers? I believe this is an existing business (Able Baker) going for a different sort of license in order to improve business. We're all for improving business. We're just curious why a new license.

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11A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 04 2022
City of Las Vegas
Department of Planning

CASE: 22-0090-SUP1

SUBJECT: APPLICANT: NULITE ENTERTAINMENT, LLC - OWNER: E A E PROPERTY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

MAY 4, 2022
Date

JEAN CLAUDE LAMARRE
Please Print Name

NULITE ENTERTAINMENT, LLC
Company Name

Sincerely,

Submitted after final agenda

#11

Eric McCammond
Sr. Management Analyst
Case Planning Division

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

RECEIVED
MAY 05 2022
City of Las Vegas
Department of Planning

CASE: 22-0090-SUP1

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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, MAY 9, 2022.***

Signature — 5/5/22 Date

Afshin Rahim
Please Print Name

EAE Properties LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

#11

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

Return Service Requested

Official Notice of Public Hearing

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Las Vegas, NV
Permit No. 1630

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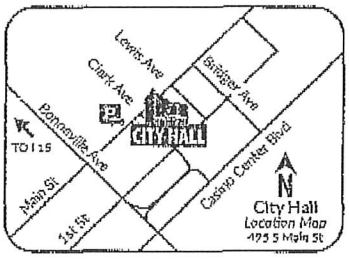
MAY 09 2022
City of Las Vegas
Department of Planning



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

22-0090-SUP1
16204710018
GRAVES ADAM JAMES
CHORTANIAN JONATHAN
2908 BURTON AVE
LAS VEGAS NV 89102

89 BRDFNP1 89102

Submitted after final agenda

11A

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

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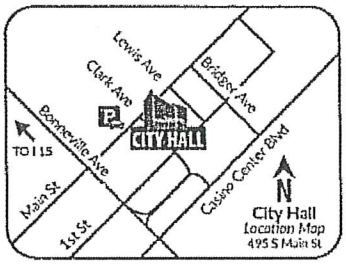
Permit No. 1630

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

22-0090-SUP1
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

89 BRDFNP1 89106

11A

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

Return Service Requested

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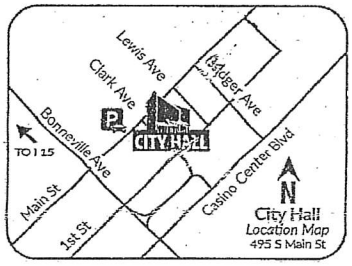

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MAY 05 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

22-0090-SUP1
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 BRDFNP1 89104

11A

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

Return Service Requested

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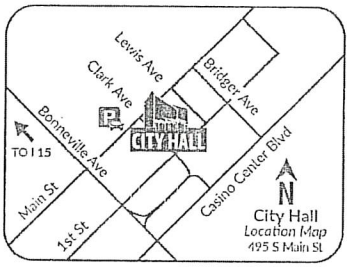

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City of Las Vegas

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

22-0090-SUP1
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

139 BRDFNP1 89113

11A

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

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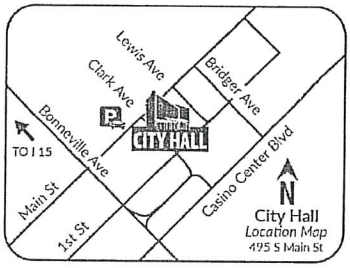

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Las Vegas, NV
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MAY 04 2022
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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0090-SUP1

Planning Commission Meeting of **05/10/2022**

22-0090-SUP1
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

139 BRDFNP1 89113

11A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
12

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

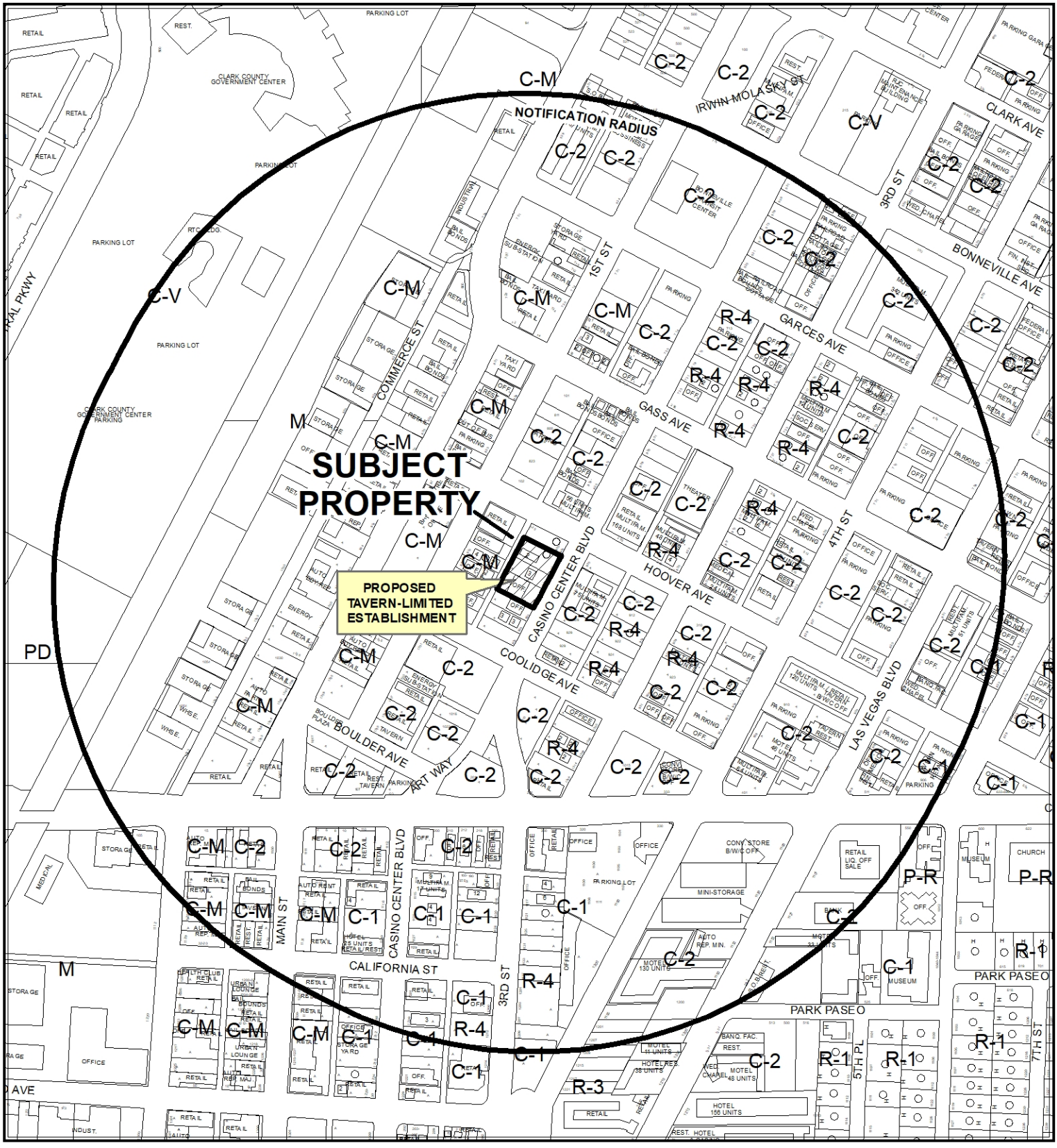
SUBJECT:
22-0104 - PUBLIC HEARING - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC - For possible action on the following Land Use Entitlement project requests on 0.64 acres at 904, 912 and 916 South Casino Center Boulevard (APNs 139-34-410-033 through 035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 22-0104-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Action Letter for 20-0249-EOT1 and EOT2
8. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0104-SDR1
9. Support Postcards
10. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards

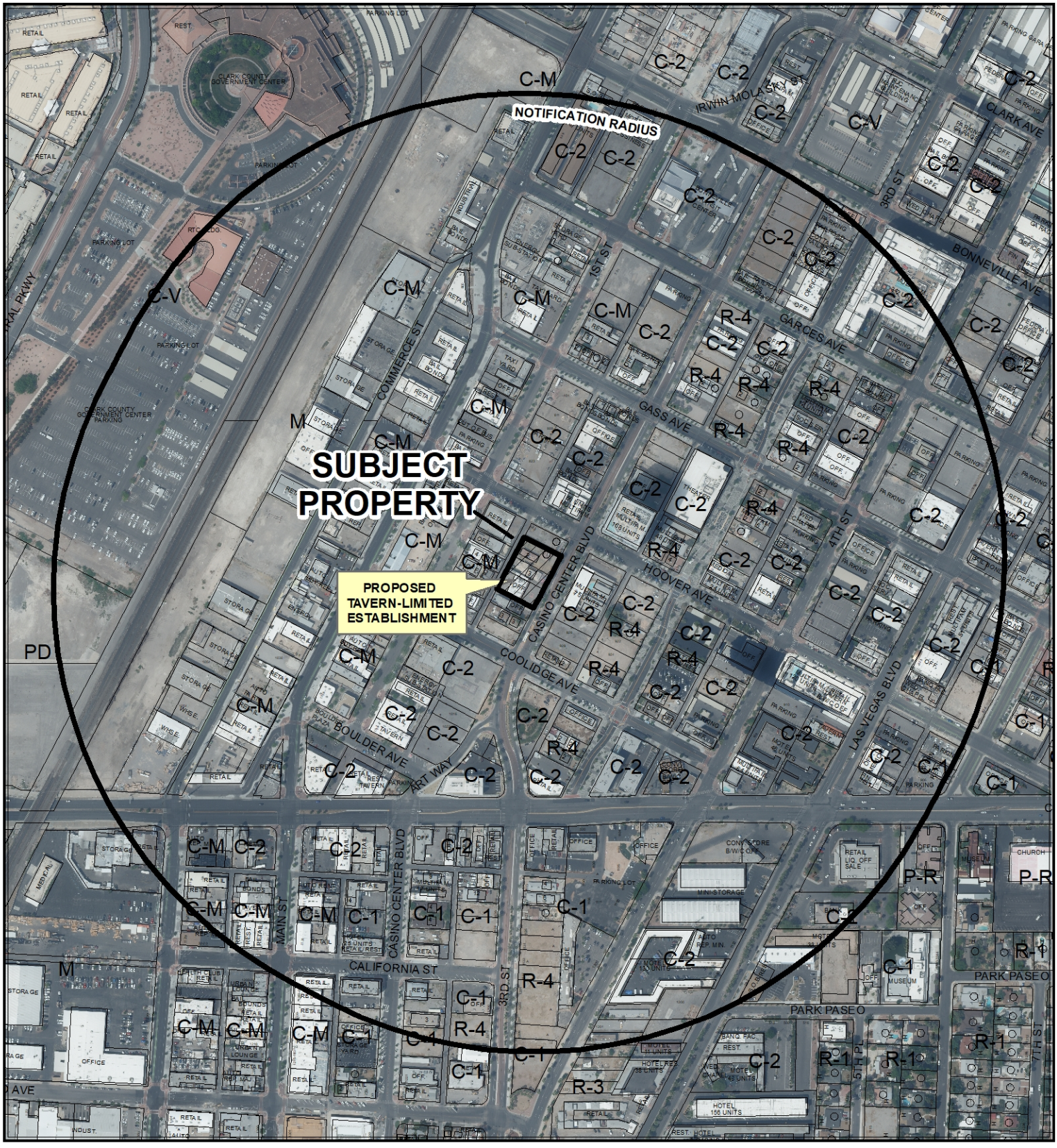


CASE: 22-0104

RADIUS: 1500 FEET

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

N



0 385 770 Feet

CASE: **22-0104**

RADIUS: 1500 FEET

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

N



22-0104-SUP1

Liquor Establishment (Tavern-Limited)

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Monday, April 11, 2022

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 900-932 CASINO CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0104-SUP1	Staff recommends APPROVAL, subject to conditions:	
22-0104-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0104-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 984

NOTICES MAILED 28

PROTESTS 0

APPROVALS 2

**** CONDITIONS ****

22-0104-SUP1 CONDITIONS

Planning

1. Approval of a Site Development Plan Review (22-0104-SDR1) shall be required, if approved.

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

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

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

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

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

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

22-0104-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0104-SUP1) shall be required, if approved.

2. This approval shall be void three years from the date of final approval, unless expunged by a subsequent Site Development Plan Review approval. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Pursuant to LVMC 19.16.100.K, after the initial approval period, a single Extension of Time not to exceed three years may be granted by the City Council. At the conclusion of the period following such extension the temporary development shall be abandoned unless the original entitlements are revoked pursuant to LVMC 19.16.100.I.

4. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 05/02/22, 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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

12. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

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

14. Submit a License Agreement for landscaping and private improvements in the public rights of way adjacent to this site, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a temporary miniature golf facility in conjunction with a proposed Tavern-Limited Establishment use at the southwest corner of Hoover Avenue and Casino Center Boulevard. The existing building at 916 South Casino Center Boulevard would be remodeled for use as a tavern with additional outdoor seating. Buildings to the north at 904 and 912 South Casino Center Boulevard have been demolished to provide space for the mini-golf facility. The temporary use of the site as a tavern and miniature golf course would terminate once the previously approved mixed-use development on this site begins construction.

ISSUES

- A Tavern-Limited Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The applicant has requested that the Special Use Permit cover the entire site so that patrons of the proposed tavern may carry alcoholic beverages onto the miniature golf facility.
- Valid entitlements from a 2016 action approving a 14-story mixed-use development on this site remain active. The applicant intends to keep the current mixed-use development approval active and request a temporary approval for the tavern and miniature golf development until the mixed-use development begins construction or is terminated. Concurrent site development approvals are subject to the requirements of Title 19.16.100.K.
- Open Air Vending uses such as mobile food vending are not part of this Site Development Plan Review and are subject to conditional use verification prior to licensing and operation.
- The Department of Public Works recommends that a mapping action be completed to consolidate the existing lots underlying this site. However, this requirement is already stated as a condition of approval of the existing valid Site Development Plan Review (SDR-65288) and may not be necessary, as no new buildings are proposed that will cross existing lot lines.

ANALYSIS

The site is zoned C-1 (Limited Commercial) with a MXU (Mixed Use) General Plan Designation. The site is located midblock between undeveloped property to the north and an existing office building to the south. Multi-family residential buildings zoned C-M (Commercial/Industrial) and C-2 (General Commercial) are located to the east and west. The proposed use is compatible with these uses.

The 2045 Downtown Las Vegas Master Plan identifies this site within the 18b Las Vegas Arts District. The proposed project would fulfill an objective of this plan by infilling underutilized land along Casino Center Boulevard with development that promotes walkability.

The Tavern-Limited use is defined as "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." Title 6.50.250 provides specific requirements for tavern-limited establishments, the most general of which is that they must be located within the Downtown Las Vegas Overlay District and be a themed establishment. The applicant plans for the site to become a tourist attraction with a mini-golf theme. According to the site plan, the mini-golf course would be located north of the existing building at 916 South Casino Center Boulevard and consist of 18,480 square feet and at least nine holes. The applicant has requested a Special Use Permit for the entire 28,000 square-foot site in order to allow patrons the freedom to carry alcoholic beverages throughout the site.

The existing building at 916 South Casino Center is approximately 3,750 square feet in size. A portion of the building is labeled for "future commercial rental"; however, since the entire site is proposed to contain the Tavern-Limited Establishment use, this area will not be separate from the bar and seating areas for purposes of the scope of the Special Use Permit. The bar area is approximately 1,775 square feet. The rear outdoor patio area is approximately 2,400 square feet and could accommodate 30-40 seats.

There are no Minimum Special Use Permit Requirements for this use.

The project is located within Area 1 of the Downtown Las Vegas Overlay District, which does not require the automatic application of mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and parking requirements. The subject site contains six existing onsite parking spaces with access to and from Casino Center Boulevard. The applicant expects that a majority of patrons will walk, cycle or use ridesharing services instead of personal motor vehicles. The applicant is planning to provide temporary parking lots on this block at a future date; those lots are not part of this review.

There are existing entitlements from 2016 for a 14-story mixed-use development on this site that do not expire until November 16, 2022 (SUP-65287 and SDR-65288). The applicant has stated in writing the intention to keep these entitlements active and is requesting approval of the tavern-limited establishment and miniature golf project as a temporary development until such time as the mixed-use development is ready to begin construction. Except as allowed pursuant to Title 19.16.100.K, multiple permanent developments cannot be approved on the same site at the same time. Title 19.16.100.K

allows a temporary development to be approved by the City Council on a site with an existing Site Development Plan Review entitlement for a period not exceeding three years with one three-year extension by the City Council. This section of the Zoning Code contains provisions regarding termination of the temporary use relative to continuation of the approved, unexercised permanent use. The item must be presented at the Planning Commission to receive a recommendation prior to being placed on a City Council agenda.

After the six year approval period for the temporary development allowed by Title 19.16.100.K the developer must agree to abandon the temporary development in favor of the initial, unexpired Site Development Plan approval for the mixed-use development (SDR-65288). Otherwise, the original entitlements are subject to revocation as provided for under Title 19.16.100.I, and the temporary development shall become the entitled development for the site.

Deglet-Noor Date Palms, Chinese Pistache and Shoestring Acacia are proposed within the mini-golf course area of the site. These are appropriate tree species for this area and will complement the development. The Appendix F Development Standards do not require onsite landscaping when only a change of use, interior remodel or façade rehabilitation are proposed, such as in this case.

The proposed temporary development meets the goals of the Vision 2045 Downtown Las Vegas Master Plan by using vacant land to provide a pedestrian-friendly environment. Staff recommends approval of both requests, subject to conditions. If after three years the applicant wishes to continue the temporary use, an Extension of Time may be requested at a public hearing by the City Council. If denied, the miniature golf facility could not be built, nor could a license be issued for a tavern-limited establishment. The existing entitlements for the mixed-use development would remain until they expire, are expunged by a separate project or are voluntarily expunged by the property owner.

FINDINGS (22-0104-SUP1)

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

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

   The proposed Tavern-Limited Establishment use can be conducted in a manner that is harmonious and compatible with the existing office, multi-family residential and general personal service uses on adjacent parcels. The undeveloped parcel to the north of this site is also owned by the applicant.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use.

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.**

   Casino Center Boulevard, classified as a Major Collector by the city's Master Plan of Streets and Highways, is sufficient in size to accommodate the needs of the proposed Tavern-Limited Establishment use.

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

   The proposed Tavern-Limited Establishment will be subject to regular inspections by the Department of Building and Safety during rehabilitation of the building, and regular inspections by the Department of Planning – Business Licensing Division once a business license is issued, thereby protecting the public health, safety, and welfare.

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

   There are no minimum Special Use Permit requirements for a Tavern-Limited Establishment use in Title 19.12.

FINDINGS (22-0104-SDR1)

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

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

   The proposed temporary development is compatible with the existing adjacent office and multi-family development.

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

The proposed temporary development is generally consistent with Title 19 Appendix F Interim Downtown Las Vegas Development Standards, the Vision 2045 Downtown Las Vegas Master Plan and the 2050 Las Vegas Master Plan.

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

Access to the site is from Casino Center Boulevard, designated as a Major Collector by the city's Master Plan of Streets and Highways. No changes are planned to the existing right-in, right-out driveways or parking area. Area streets can expect an increase of 37 trips per day as a result of the proposed development. The traffic-handling capacity of Coolidge Avenue is not expected to change, Casino Center is expected to be at about 15 percent of capacity, and Hoover Avenue is expected to remain under capacity. Neighborhood traffic should not be disrupted by the proposed temporary development.

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

The existing building materials are appropriate for this area of the city. The proposed landscape materials are drought tolerant and typical of plantings in the Downtown 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 existing building elevations are not being modified as part of this review; they will remain harmonious and compatible with development in the Downtown area.

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

Site Development is subject to permit review and inspection, thereby safeguarding the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/64	The City Council approved rezoning (Z-0100-64) to reclassify 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 from R- 1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
03/16/05	The City Council approved a Site Development Plan Review (SDR-5782) for a proposed 821 square-foot conversion from a single-family dwelling to a professional office and Waivers of Downtown Centennial Plan requirements for underground utilities and parking lot and streetscape landscaping and treatments on 0.17 acres adjacent to the southwest corner of Casino Center Boulevard and Hoover Avenue. Staff recommended denial and the Planning Commission recommended approval.
11/16/16	The City Council approved a request for a Rezoning (ZON-65286) from: R-4 (High Density Residential) and C-2 (General Commercial) to: C-1 (Limited Commercial) at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-65287) for a 14-story Mixed-Use use including 33,396 square feet of commercial space and 458 residential units located at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-65288) for a 14-story mixed-use development including 33,396 square feet of commercial space and 458 residential units with waivers of Downtown Centennial Plan architectural standards located at the southwest corner of Casino Center Boulevard and Hoover Avenue. The Planning Commission and staff recommended denial.
11/07/18	The City Council approved the first Extension of Time (EOT-74564) of an approved Special Use Permit (SUP-65287) for a 14-story Mixed-Use use at the southwest corner of Casino Center Boulevard and Hoover Avenue. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved the first Extension of Time (EOT-74565) of an approved Site Development Plan Review (SDR-65288) for a 14-story mixed-use development including 33,396 square feet of commercial space and 458 residential units with waivers of Downtown Centennial Plan architectural standards on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue. Staff recommended approval.
12/16/20	The City Council approved the second Extension of Time (20-0249-EOT1) of an approved Special Use Permit (SUP-65287) for a 14-story Mixed-Use use at the southwest corner of Casino Center Boulevard and Hoover Avenue. Staff recommended approval. Staff recommended approval.
	The City Council approved the second Extension of Time (20-0249-EOT1) of an approved Site Development Plan Review (SDR-65288) for a 14-story mixed-use development including 33,396 square feet of commercial space and 458 residential units with waivers of downtown centennial plan architectural standards on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue. The approval expires on 11/16/22 if another extension is not approved. Staff recommended approval.

Most Recent Change of Ownership	
05/13/08	A deed was recorded for a change in ownership on APNs 139-34-410-033, 034 and 035.

Related Building Permits/Business Licenses	
09/06/12	A building permit (C-219067) was issued for a non-work Certificate of Occupancy for retail sales at 916 South Casino Center Boulevard. A final inspection was approved 03/27/13.
05/04/13	A business license (G50-09022) was issued for general retail sales (sculptures) at 916 South Casino Center Boulevard. The license was marked out of business on 07/31/14.
06/01/15	A business license (G63-03634) was issued for rental and leasing of furniture at 916 South Casino Center Boulevard. The license was marked out of business on 11/28/16.

Related Building Permits/Business Licenses	
06/01/15	A business license (G63-03635) was issued for a professional promoter (party planning service) at 916 South Casino Center Boulevard. The license was marked out of business on 11/28/16.
12/01/20	A building permit (C20-04396) was issued for demolition of an existing residential building at 904 South Casino Center Boulevard. A final inspection was approved 12/17/20.
12/01/20	A building permit (C20-04397) was issued for demolition of an existing residential building at 912 South Casino Center Boulevard. A final inspection was approved 12/17/20.
02/03/22	A business license (G69-08034) was issued for a photography service at 916 South Casino Center Boulevard. The license remains active.

Pre-Application Meeting	
02/14/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a project including Special Use Permit and Site Development Plan Review cases. The location of parking and patio space was undetermined at the time of this meeting.

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

Field Check	
03/31/22	The site is located midblock with an existing building on the south end and vacant land on the north end. There are seven parking spaces in front of the building, which appeared not to contain an active use. The site also has rear alley access. This site and vacant land at the corner are enclosed by temporary chain link and wrought iron fencing. Offsite improvements are fully installed.

Details of Application Request	
Site Area	
Net Acres	0.64

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped General Personal Service	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Office, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
West	Multi-Family Residential General Personal Service	MXU (Mixed Use)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan (18b Las Vegas Arts)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10 and Title 19 Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	28,000 SF	N/A
Min. Lot Width	100 Feet	50 Feet	N*
Min. Setbacks			
• Front	Existing	58 Feet	Y
• Side	Existing	0 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	Existing	33 Feet	Y
Max. Lot Coverage	N/A	13 %	N/A
Max. Building Height	N/A	15 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Alley side pickup	Y
Mech. Equipment	Screened	Parapet Screened	Y

*All parcels on the subject site are substandard for the C-1 zoning district. However, their nonconforming status will not change as a result of the proposed development. No new buildings are proposed and therefore these lots will not be required to be brought into conformance with C-1 District standards.

Pursuant to Title 19 Appendix F Interim Downtown Las Vegas Development Standards, no onsite landscaping or streetscape is required for developments in which only a change of use, interior remodel or façade rehabilitation is proposed.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Casino Center Blvd	Major Collector	Master Plan of Streets and Highways	80	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Casino Center Blvd (north of Charleston Blvd)	10-foot sidewalk with 5-foot amenity zone	Existing 10-foot sidewalk Existing 5-foot amenity zone with palm trees	Y
	Min. 25-foot tall Deglet-Noor Date Palms at 30-foot increments	(4) Existing Deglet-Noor Palm Trees in sidewalk	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation/ Amusement (Outdoor) [Miniature golf]	9 holes	3 spaces per hole	27				
Tavern-Limited Establishment	1,773 sf (indoor seating), plus 2,378 sf (outdoor seating) --- 1,456 sf remaining GFA	1 space per 50 sf GFA seating and waiting, plus 1 space per 200 sf remaining floor area	91				
TOTAL SPACES REQUIRED			118		6		Y
Regular and Handicap Spaces Required			113	5	5	1	Y

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 916 S. Casino Center Las Vegas, NV 89101 (including 902 to 912 S. Casino Center)

Project Name Mini drink and golf **Proposed Use** tavern limited

Assessor's Parcel #(s) 139-34-410-032-033-034-035 **Ward #** 3

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

Additional Information

Property Owner 900-932 S. Casino Center, LLC Contact Kim Marvin Plencner

Address 1000 Royce Blvd City oakbrookterrac State IL Zip 60181

E-mail kvplncn@aol.com Phone 630-268-4000

Applicant Oak Brook Realty & Investments, II, LLC Contact Kevin M. Plencner

Address 321 S. Casino Center, suite 102 City LasVegas State nv Zip 89101

E-mail kvplncn@aol.com Phone 847-609-4663

Representative Kevin M. Plencner Contact Kevin M. Plencner

Address 321 S. Casino Center suite 102 City Las Vegas State NV Zip 89101

E-mail kvplncn@aol.com Phone 847-609-4663

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name KIM MARVIN PLENKNER

Subscribed and sworn before me

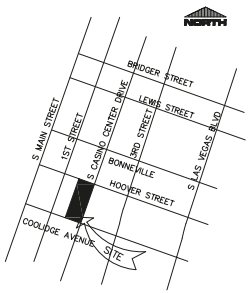
This 29th day of December, 2021

Notary Public in and for said County and State

CARLISSA D RATLEY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 29, 2021

22-0104
02/22/2022

VICINITY MAP



CODE ANALYSIS

CODE USED: 2018 IBC, 2018 UMC, 2018 UPC, 2018 IFC, 2017 NEC & ANSI 2003

JURISDICTION: CITY OF LAS VEGAS

OCCUPANCY: A – ASSEMBLY

TYPE OF CONSTRUCTION: 1–A (916, EXISTING MASONRY BUILDING)

SITE DATA

PARKING - 7 spaces

RESTROOMS

FLOOR AREA: 395 SQ. FT.

OCCUPANT LOAD COMPUTATION

LOCATION/SPACE	AREA (SQ.FT.)	OCC LOAD FACTOR	OCC. LOAD
BAR	1773	15	118
RESTROOM	395	60	6
TOTAL	2168		124

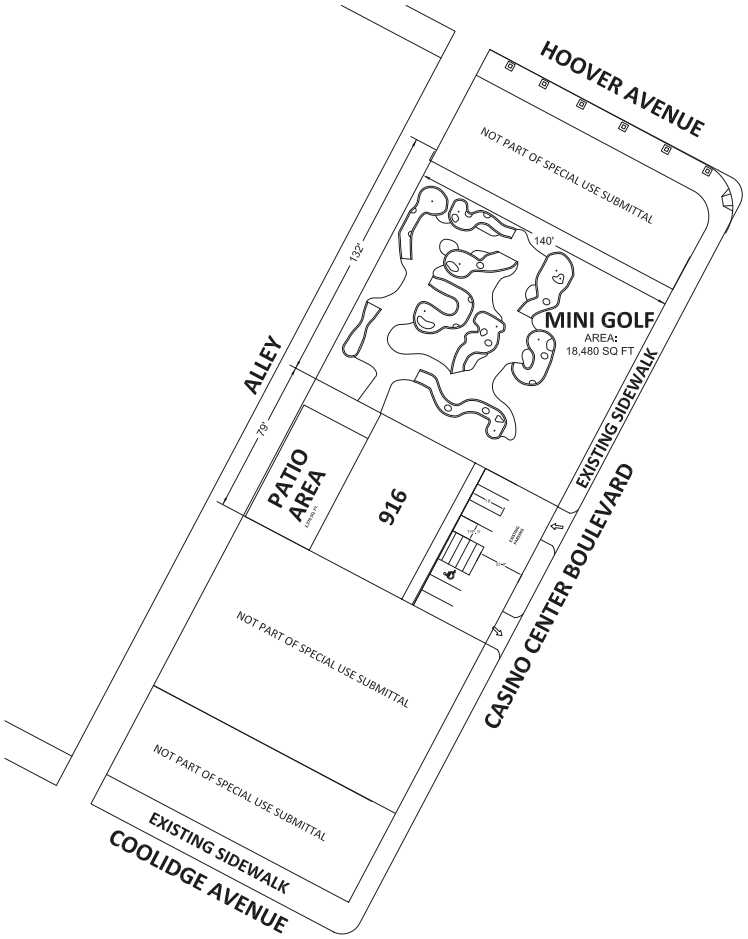
EXIT ANALYSIS

NUMBER OF EXITS REQUIRED = 2

NUMBER OF EXITS PROVIDED = 3

OCCUPANT LOAD 1 > 31

SPECIAL USE PERMIT APPLICATION - TAVERN LIMITED
PROPOSED TEMPORARY DEVELOPMENT OF MINI GOLF CENTER
902-916 S CASINO CENTER BLVD, LAS VEGAS, NV 89101



SITE PLAN

SCALE: 1" = 30'-0"

Planning Commission May 10, 2022 Page 177

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22-0104
00000

902-916 SOUTH CASINO CENTER BOULEVARD

LAS VEGAS, NV 89101
APN#139-34-410-038

NO.	DATE	REVISIONS/ISSUANCES

THESE PLANS ARE PREPARED & SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 629.380 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

X_____

CONTRACTOR SIGNATURE

PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLENCNER
ARCH/ENG:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

Owner
900–932 CASINO CENTER, LLC
1000 Royce Blvd.
Oakbrook Terrace, IL 60181–4809

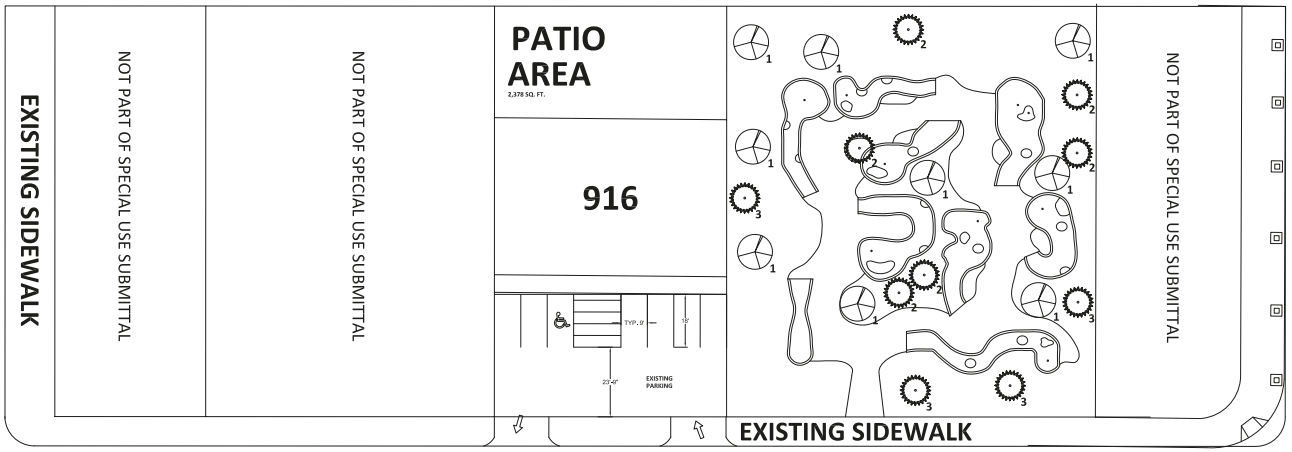
Kevin M. Plencner
321 S Casino Center Suite #100
Las Vegas, NV 89101
(847) 609–4663

SEAL

T1.0
PROJECT DATA,
SITE PLAN

LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
1	DEGLET-NOOR DATE PALM	PHOENIX DACTYLIFERA 'DEGLET NOOR'	25' CT
2	SHOESTRING ACACIA	ACACIA STENOPHYLLA	25' CT
3	CHINESE PISTACHE	PISTACIA CHINESIS	25' CT



CASINO CENTER BOULEVARD

LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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22-0104
00000

902-915 SOUTH CASINO CENTER BOULEVARD

LAS VEGAS, NV
89101
APN#139-34-410-038

NO.	DATE	REVISIONS/ISSUANCES

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X_____
CONTRACTOR SIGNATURE

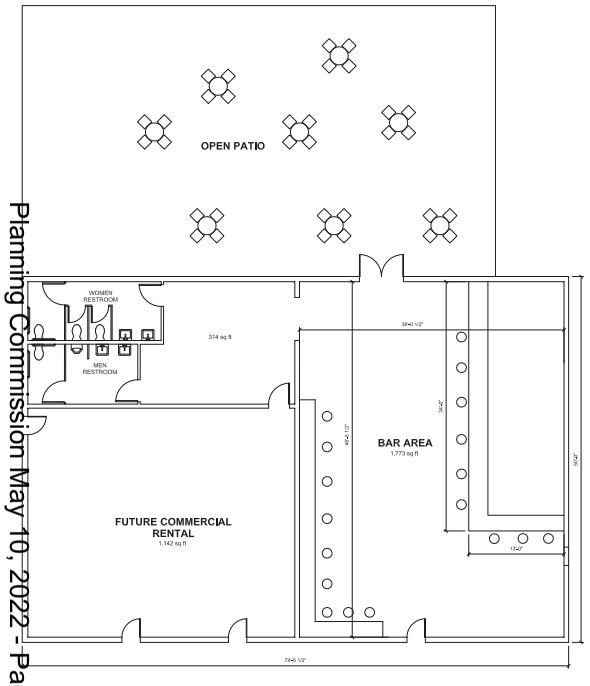
PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLENCNER
ARCH/ENG:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

Owner
900-932 CASINO CENTER, LLC
1000 Royce Blvd.
Oakbrook Terrace, IL 60181-4809

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

SEAL

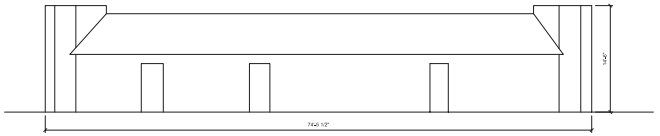
T2.0
LANDSCAPE PLAN



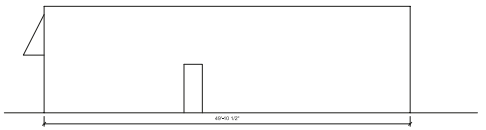
BAR PLAN
SCALE: 1/8" = 1'-0"

SEATING ANALYSIS:

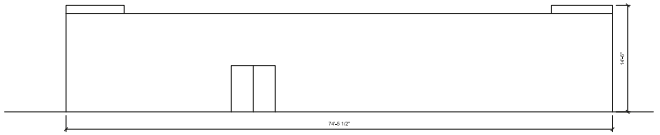
FUTURE COMMERCIAL:	49 PEOPLE
SEATING ON OPEN PATIO:	32 PEOPLE
BAR AREA:	18 PEOPLE
TOTAL:	99 PEOPLE



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



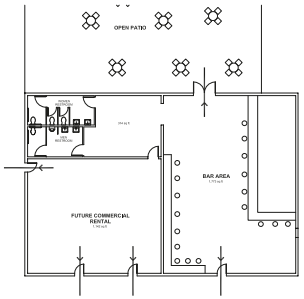
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Planning Commission May 10, 2022 - Page 179

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22-0104
02/09/2022

902-916 SOUTH CASINO CENTER BOULEVARD

LAS VEGAS, NV 89101
APN#139-34-410-038

NO.	DATE	REVISIONS/ISSUANCES

THESE PLANS ARE PREPARED & SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 629.380 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

X_____
CONTRACTOR SIGNATURE

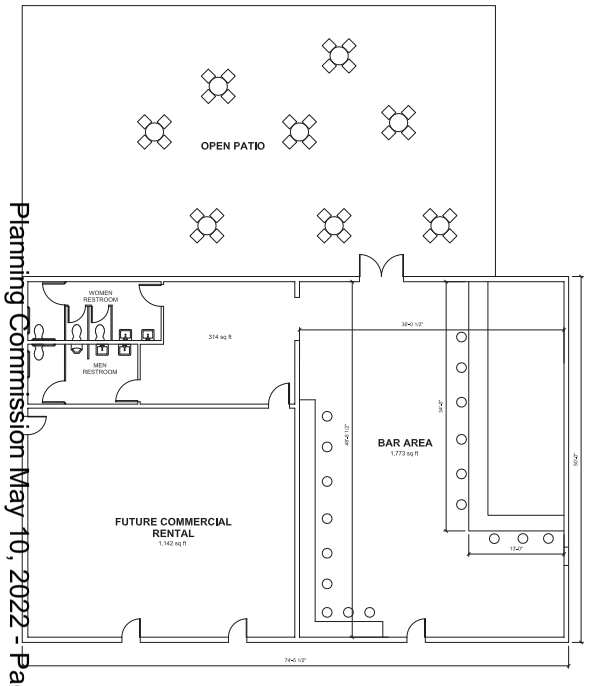
PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLENCNER
ARCH/ENG:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

Owner
900-932 CASINO CENTER, LLC
1000 Royce Blvd.
Oakbrook Terrace, IL 60181-4809

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

SEAL

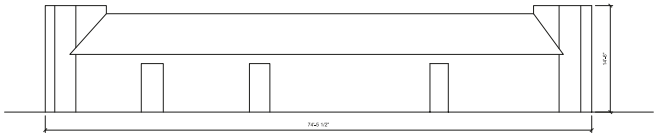
T1.1
FLOOR PLAN, ELEVATIONS



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

SEATING ANALYSIS:

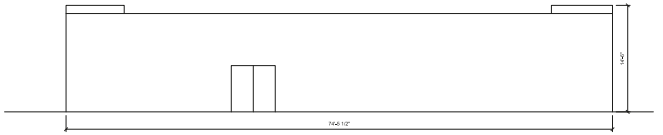
FUTURE COMMERCIAL:	49 PEOPLE
SEATING ON OPEN PATIO:	32 PEOPLE
BAR AREA:	18 PEOPLE
TOTAL:	99 PEOPLE



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



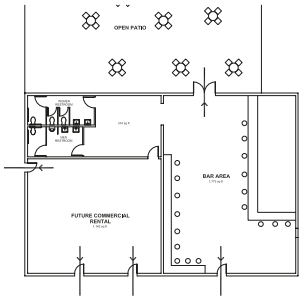
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Planning Commission May 10, 2022 - Page 180

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22-0104
02/09/2022

902-916 SOUTH CASINO CENTER BOULEVARD

LAS VEGAS, NV 89101
APN#139-34-410-038

NO.	DATE	REVISIONS/ISSUANCES

THESE PLANS ARE PREPARED & SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 629.380 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

X_____
CONTRACTOR SIGNATURE

PROJECT NUMBER:	00000
PROJECT MANAGER:	KEVIN M. PLENCNER
ARCH/ENG:	
SCALE:	AS NOTED
DRAWN BY:	
CHECKED BY:	

Owner
900-932 CASINO CENTER, LLC
1000 Royce Blvd.
Oakbrook Terrace, IL 60181-4809

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

SEAL

T1.1
FLOOR PLAN, ELEVATIONS



22-0104, 22-0104-SUP1 AND 22-0104-SDR1 - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC
904, 912 AND 916 SOUTH CASINO CENTER BOULEVARD

03/31/2022



22-0104, 22-0104-SUP1 AND 22-0104-SDR1 - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC
904, 912 AND 916 SOUTH CASINO CENTER BOULEVARD

03/31/2022



22-0104, 22-0104-SUP1 AND 22-0104-SDR1 - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC
904, 912 AND 916 SOUTH CASINO CENTER BOULEVARD

03/31/2022



22-0104, 22-0104-SUP1 AND 22-0104-SDR1 - APPLICANT/OWNER: 900-932 CASINO CENTER, LLC
904, 912 AND 916 SOUTH CASINO CENTER BOULEVARD

03/31/2022

4/7//2022

Justification Letter

900-932 Casino Center LLC

Special Use Application/Tavern Limited

Temporary Use for tavern limited and mini golf facility

902-916 S. Casino Center, Las Vegas, NV 89101

This letter serves as justification for the submittal to planning for approval of a mini golf with a tavern limited special use on the property.

The property is located in the Arts District and is planned as a tourist attraction. The bar will be in an existing building at 916 S. Casino Center, as well as serving on the vacant parcels 902-912 S. Casino Center adjacent to the 916 building, which is the mini golf area.

The use will be conducted in a manner that is conducive and harmonious with the surrounding neighborhood. The use is suitable for the property.

All city and other governmental codes will be followed.

Regarding parking, there are an existing six parking spaces in front of 916 building. In the district we are exempt from Title 19 requirements for parking. Since the mini golf is a tourist attraction, we expect the majority of customers to uber/lyft/taxi or walk to the destination. At present we are in talks with the city to lease the corners of S. Casino Center and Hoover and S. Casino Center and Coolidge, so that the city can earn income from parking lots to serve the area.

The reasoning behind the temporary use of property for mini golf and tavern limited, is that we want to keep the entitlements in place that was approved prior for the property, known formally as 20-0249-EOT1 (SUP-65287) and 20-0249-EOT2 (SDR-65288), attached.

X _____

Kevin M. Plencner/Agent/900 932 Casino Center LLC

22-0104
04/07/2022

Oak Brook Realty & Investments, II, LLC as managing agents

900 -932 Casino Center. LLC (Manager)

22-0104
04/07/2022

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

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

December 17, 2020

Mr. Kevin Plencner
900-932 S. Casino Center, LLC
321 South Casino Center Boulevard, Suite #100
Las Vegas, Nevada 89101

RE: 20-0249-EOT1 AND 20-0249-EOT2
CITY COUNCIL MEETING OF DECEMBER 16, 2020

Dear Mr. Plencner:

The City Council at a regular meeting held on **December 16, 2020** voted to ***APPROVE*** of the following Land Use Entitlement project requests on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue (APNs 139-34-410-032 through 038), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

- **20-0249-EOT1** - Extension of Time of an approved Special Use Permit (SUP-65287) FOR A 14-STORY MIXED-USE DEVELOPMENT INCLUDING 33,396 SQUARE FEET OF COMMERCIAL SPACE AND 458 RESIDENTIAL UNITS.

- **20-0249-EOT2** - Extension of Time of an approved Site Development Plan Review (SDR-65288) FOR A 14-STORY MIXED-USE DEVELOPMENT INCLUDING 33,396 SQUARE FEET OF COMMERCIAL SPACE AND 458 RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL STANDARDS.

20-0249-EOT1 approval is subject to the following conditions:

Planning

1. Special Use Permit (SUP-65287) shall expire on November 16, 2022, unless another Extension of Time is approved by the City Council.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-65287) shall be required, if approved.

22-0104
02/22/2022

20-0249-EOT2 approval is subject to the following conditions:

Planning

1. Site Development Plan Review (SDR-65288) shall expire on November 16, 2022, unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval of Site Development Plan Review (SDR-65288) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 17, 2020.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. K. Marvin Plencner
900-932 S. Casino Center
1000 Royce Boulevard
Oakbrook Terra, Illinois 60181

22-0104
02/22/2022

22-0104-SDR1
900-932 Casino Center LLC

904, 912 & 916 S. Casino Center Boulevard

Proposed 9 hole miniature golf facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINIATURE GOLF COURSE [HOLES]	9	4.13	**37**
AM Peak Hour			0.00	**0**
PM Peak Hour			0.33	**3**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Coolidge Avenue

Average Daily Traffic (ADT)	360
PM Peak Hour	29

(heaviest 60 minutes)

Casino Center Boulevard

Average Daily Traffic (ADT)	2,240
PM Peak Hour	179

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Coolidge Avenue	12,480
Casino Center Boulevard	15,600

This project is expected to add an additional 37 trips per day on Coolidge Ave., Hoover Ave. and Casino Center Blvd. Currently, Coolidge is at about 3 percent of capacity and Casino Center is at about 14 percent of capacity. With this project, Coolidge is expected to be unchanged and Casino Center to be at about 15 percent of capacity. Counts are not available for Hoover, but it is believed to be under capacity.

Based on Peak Hour use, this project will add into the area roughly 3 additional peak hour trips, or about one every twenty minutes.

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

P.003/003

(FAX)

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

Return Service Requested

Official Notice of Public Hearing

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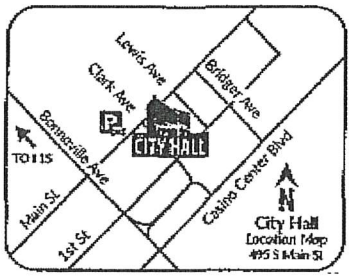
Las Vegas, NV
Permit No. 1630



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MAY 03 2022

City of Las Vegas
Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0104 and 22-0104-SUP1 and 22-0104-SDR1

Planning Commission Meeting of **05/10/2022**

22-0104
16204506008
105 W CHARLESTON L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

05/02/2022 12:11

12a-bA

P.001/004

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

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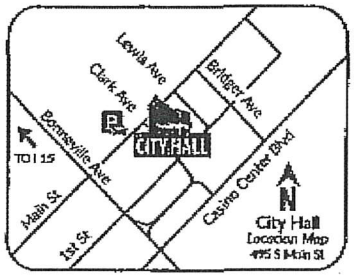

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0104 and 22-0104-SUP1 and 22-0104-SDR1

Planning Commission Meeting of **05/10/2022**

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MAY 03 2022

City of Las Vegas
Department of Planning

22-0104
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 BRDFNP1 89102

05/02/2022 12:12

12a-b A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning

CASE: 22-0104, 22-0104-SUP1 AND 22-0104-SDR1

SUBJECT: APPLICANT/OWNER: 900-932 CASINO CENTER, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

K-L C — 5/3/22

Signature — Date

KEVIN M. PLENCNER

Please Print Name

900 932 CASINO CENTER LLC
OAK BROOK REALTY + INVESTMENTS, II, LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#12

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

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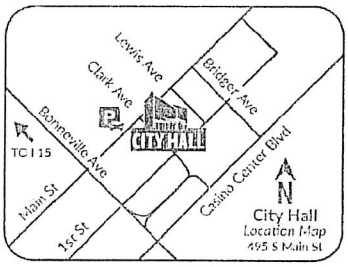

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0104 and 22-0104-SUP1 and 22-0104-SDR1

Planning Commission Meeting of **05/10/2022**

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Dept of Planning
City of Las Vegas

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MAY 09 2022
Dept of Planning
City of Las Vegas

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22-0104
13934412148
CLAYTON MARK TRUST
CLAYTON MARK A TRS
200 HOOVER AVE # 2005
LAS VEGAS NV 89101

03 BRDFNP1 89101

Submitted after final agenda

12-b P

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

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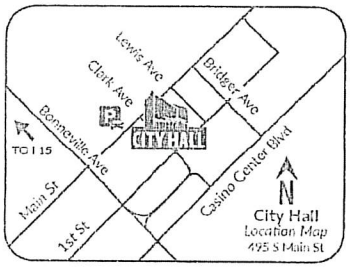

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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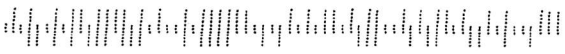
22-0104 and 22-0104-SUP1 and 22-0104-SDR1

Planning Commission Meeting of **05/10/2022**

22-0104
13934410070
TRINAYSTICH CATHERINE ETAL
FITZGERALD WILLIAM
693 TYNEDALE CT
LAS VEGAS NV 89123

95 BRDFNP1 89123

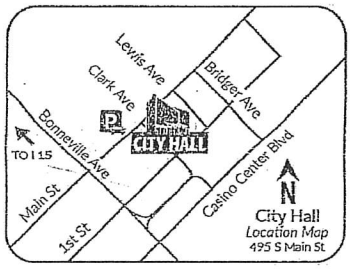


Na-bA

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

Return Service Requested

Official Notice of Public Hearing



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MAY 05 2022
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0104 and 22-0104-SUP1 and 22-0104-SDR1

Planning Commission Meeting of **05/10/2022**

22-0104
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 BRDFNP1 89104

Na-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
12a

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

SUBJECT:
22-0104-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 28,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
12b

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

SUBJECT:
22-0104-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 28,000 SQUARE-FOOT TEMPORARY COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) [MINI-GOLF COURSE] DEVELOPMENT CONCURRENT WITH A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
13

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

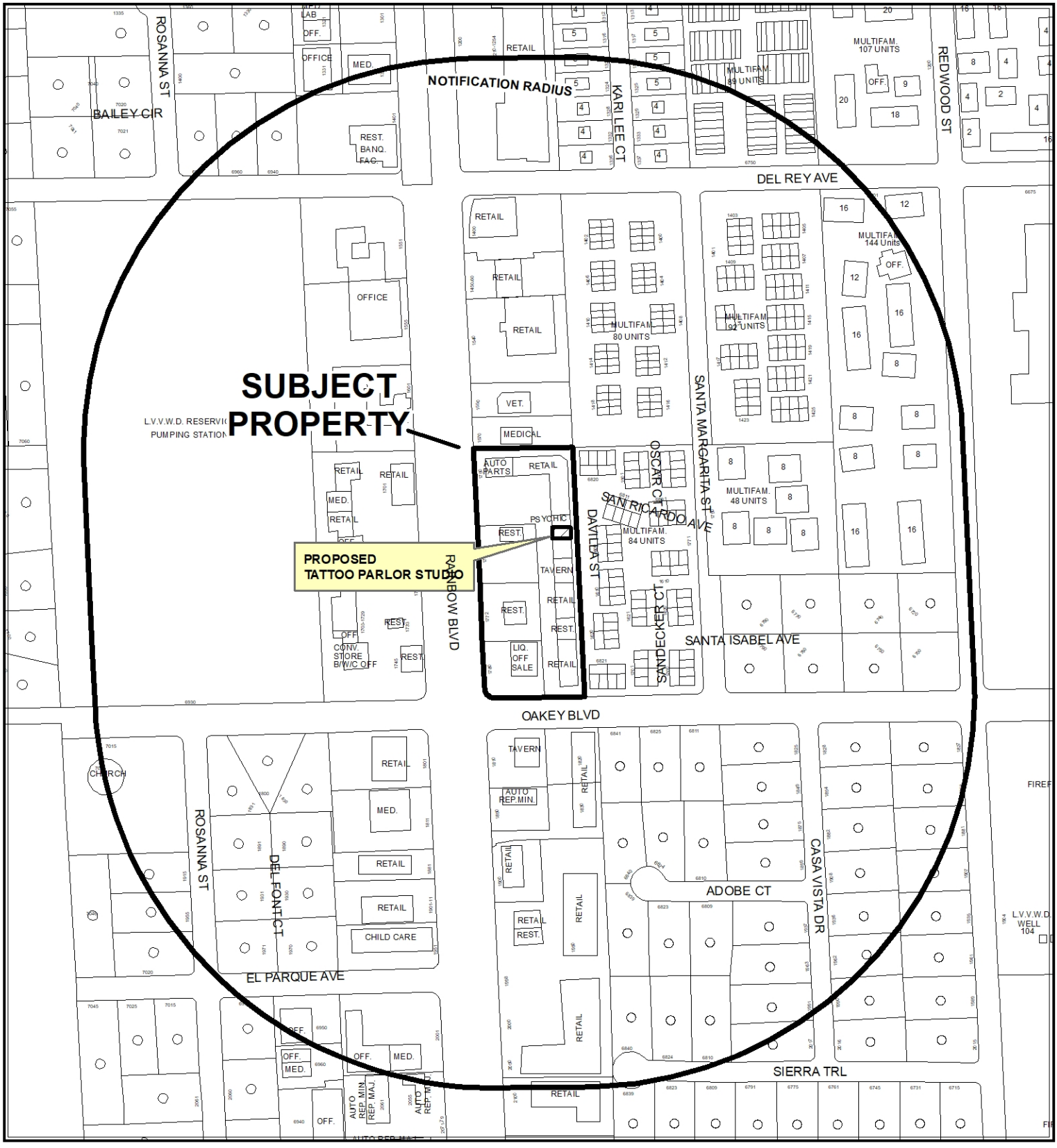
SUBJECT:
22-0112-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JUAN CARLOS SANCHEZ - OWNER: Y & SH, INC. - For possible action on a Land Use Entitlement project request FOR A TATTOO PARLOR/ BODY PIERCING STUDIO USE at 1750 South Rainbow Boulevard, Suite #13 (APN 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 06/15/2022

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

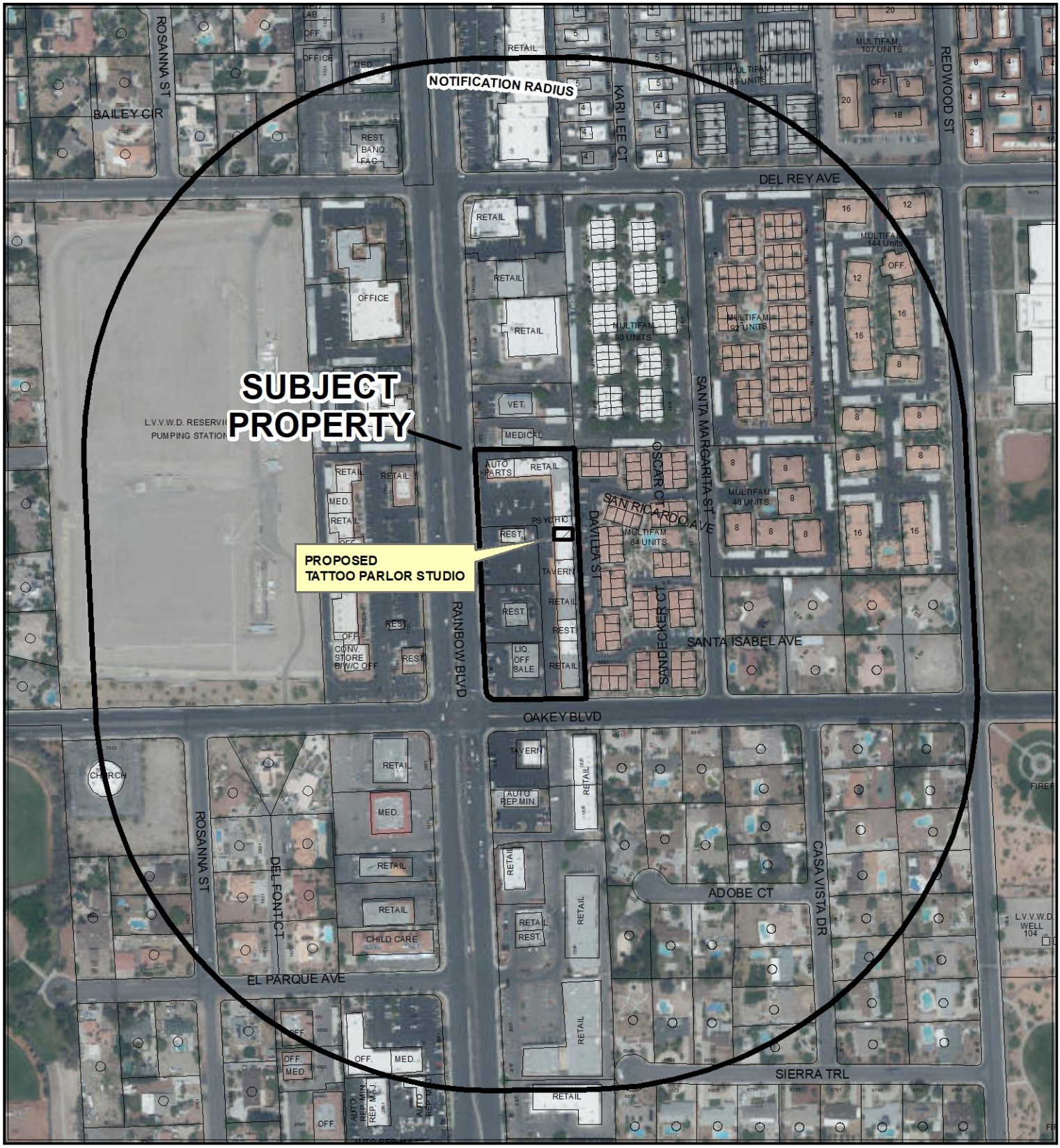
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcards



CASE: **22-0112-SUP1**

RADIUS: 1000 FEET

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



0 290 580 Feet

CASE: **22-0112-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JUAN CARLOS SANCHEZ - OWNER: Y & SH, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0112-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 451

NOTICES MAILED 17

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0112-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tattoo Parlor/Body Piercing Studio 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

The applicant is requesting a Special Use Permit to allow an 889 square-foot Tattoo Parlor/Body Piercing Studio within an existing shopping center at 1750 South Rainbow Boulevard, Suite #13.

ISSUES

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit.

ANALYSIS

The subject site is located in a Shopping Center that is located at the southwestern corner of Rainbow Boulevard and Oakey Boulevard. The subject site is zoned C-1 (Limited Commercial). The applicant is requesting a Special Use Permit to allow a Tattoo Parlor/Body Piercing Studio within an 889 square-foot suite within the existing 53,266 square-foot shopping center.

The Tattoo Parlor/Body Piercing Studio is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit. The Tattoo Parlor/Body Piercing Studio use is defined as “An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment. The proposed application meets category one of the definition, as the applicant is proposing to create skin art (tattoos) on their clients. There are no minimum Special Use Permit requirements associated with this use.

Shopping centers are intended for a variety of commercial uses. As the proposed Tattoo Parlor/Body Piercing Studio is consistent with uses allowed in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area, staff recommends approval of this request.

FINDINGS (22-0112-SUP1)

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

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

   The proposed Tattoo Parlor/Body Piercing Studio would occupy a suite within a commercial shopping center. The site does not have direct access to the residential neighborhood east of the subject site. The proposed use can be conducted in a manner that is harmonious with the existing land uses projected by the current zoning designations.

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

   The subject suite is located within an established commercial shopping center, which was designed to accommodate a wide variety of commercial uses including the Tattoo Parlor/Body Piercing Studio use.

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

   The subject site is accessed from Rainbow Boulevard a 100-foot Primary Arterial, and Oakey Boulevard, an 80-foot Collector Street. Each of which is adequate in size to meet the requirements of the proposed use.

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

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

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/20/85	The Board of County Commissioners approved a request for a Zone Change (ZC-0013-85) located at 1750 South Rainbow Boulevard.
02/12/86	The City Council approved a Petition (A-0035-02) to Annex parcels of land generally located south of Charleston Boulevard, containing approximately 1,470 acres. The Annexation became effective on 02/12/86.
04/15/93	The City Council approved a request for a Special Use Permit (U-0043-92) for a Beer/Wine/Cooler On-Sale use located at 1770 South Rainbow Boulevard. The Planning Commission and staff recommended approval of the request. The Special Use Permit was approved 04/14/93.

Most Recent Change of Ownership	
10/11/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/03/15	A Business License (#G63-05954) was issued for General Retail Store, Other Than Listed at 1750 South Rainbow Boulevard, Suite #13. The license is inactive as of 03/01/18.
07/14/18	A Business License (#G66-04656) was issued for General Retail Store, Other Than Listed at 1750 South Rainbow Boulevard, Suite #13. The license is inactive as of 01/01/21.
06/16/21	A Business License (#G69-03731) was issued for General Retail Store, Other Than Listed at 1750 South Rainbow Boulevard, Suite #13. The license is inactive as of 12/01/21.

Pre-Application Meeting	
02/22/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Tattoo Parlor/Body Piercing Studio.

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

Field Check	
03/30/22	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Personal Service	TOC-2 (Transit Oriented Corridor – 2)	C-1 (Limited Commercial)
	General Retail		
	Restaurant		
North	Office, Medical or Dental		P-R (Professional Office)
South	Tavern Limited Establishment		C-1 (Limited Commercial)
East	Multi-Family, Detached		R-PD17 (Residential Planned Development - 17 Unit Per Acre)
West	General Personal Service		C-1 (Limited Commercial)
	General Retail		
	Restaurant		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Charleston	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1/2	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***
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Oakey Boulevard	Collector	Master Plan of Streets and Highways Map	80	Y

Pursuant to ZC-0013-85, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	53,266 SF	1 per 250 SF	213		180		
TOTAL SPACES REQUIRED			220	7	192	12	Y*

*Pursuant to ZC-0013-85, the Shopping Center was allowed to provide 184 parking spaces in 02/20/85.

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) 1750 S. Rainbow Blvd Suite 13, Las Vegas, NV 89146

Project Name Juan Carlos Sanchez Tattoo parlor/Body Piercing Studio **Proposed Use** Tattoo/Body Piercing Studio

Assessor's Parcel #(s) 163-02-212-001 **Ward #** 1-KNUDSEN

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

Additional Information _____

Property Owner Y&S H Inc. Contact Property Manager

Address 1820 E Warmsprings Rd. Suite 120 City Las Vegas State NV Zip 89119

E-mail Phyllis Hanley @ LV cambridge.com Phone 702.795.7900

Applicant Juan Carlos Sanchez Contact Juan Carlos Sanchez

Address 6311 La Palma Pkwy City Las Vgeas State NV Zip 89118

E-mail juancsanchez427@gmail.com Phone (702) 722-7698

Representative Juan Carlos Sanchez Contact Juan Carlos Sanchez

Address 6311 La Palma Pkwy City Las Vegas State NV Zip 89118

E-mail juancsanchez427@gmail.com Phone (702) 722-7698

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

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

Subscribed and sworn before me

This 25th day of February, 20 22

Veronica Patrick

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

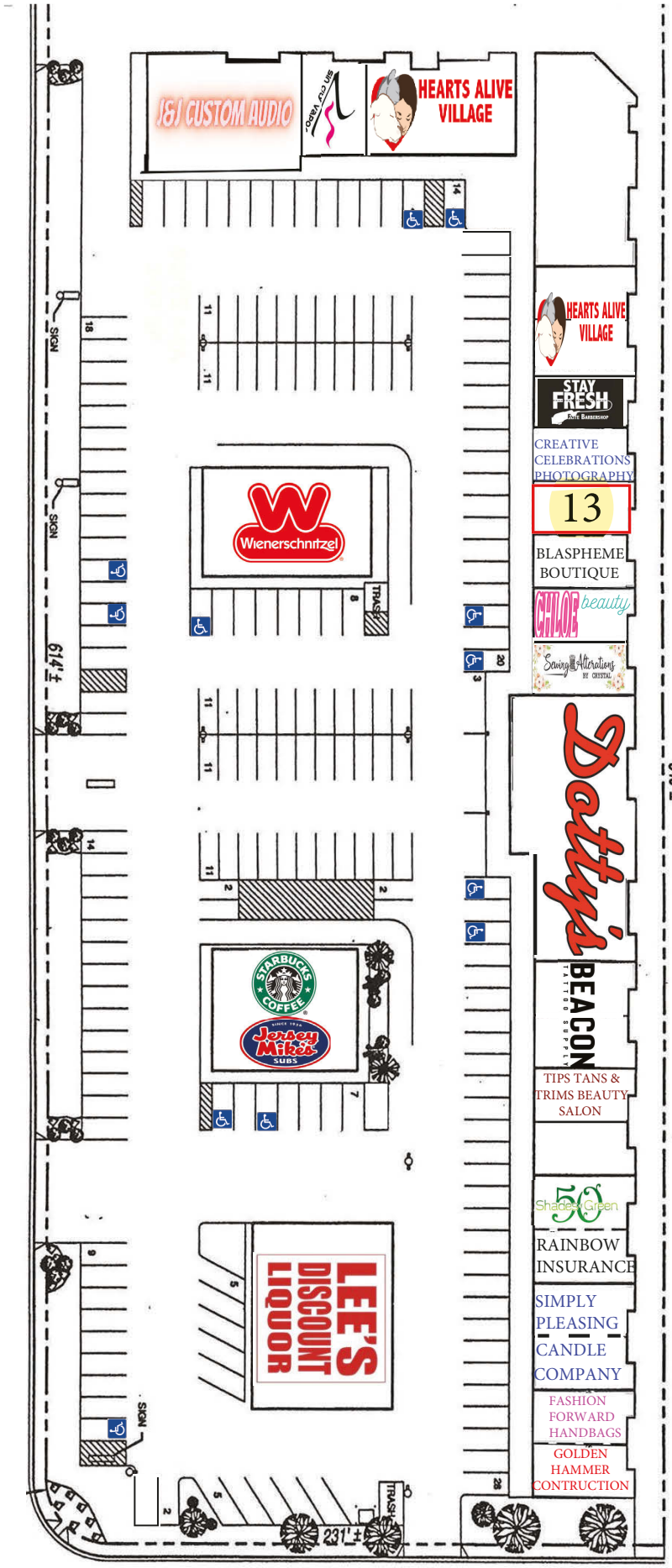
VERONICA PATRICK
Notary Public, State of Nevada
Appointment No. 20-1024-201
My Appointment Expires 03/03/2022

22-01-12

Juan Carlos Sanchez
1750 S. Rainbow Blvd Suite 13
Las Vegas, NV 89146

NORTH

PARKING SPACES
180 REGULAR
12 HANDICAP
192 TOTAL SPACES



SUITE 13

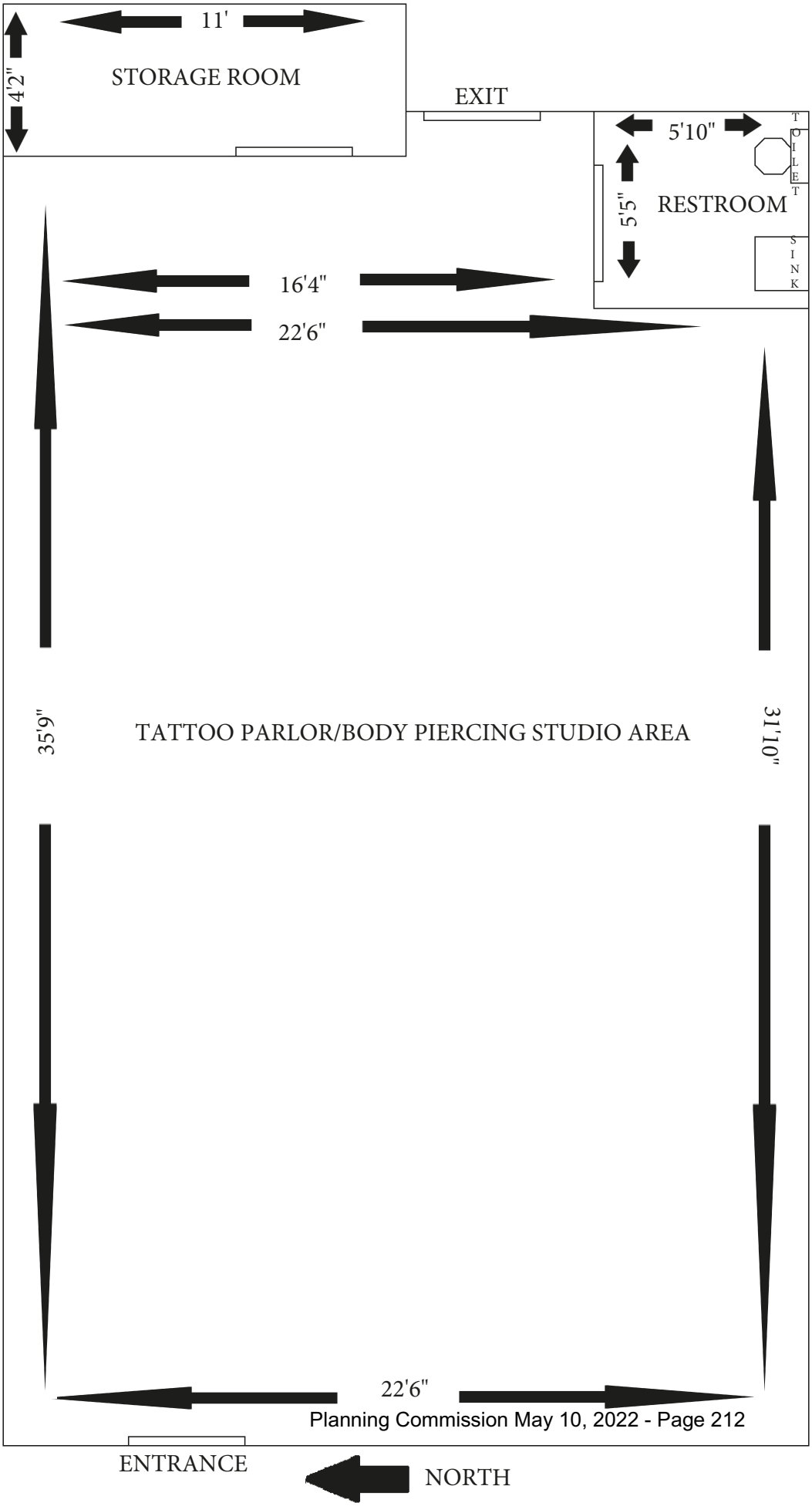
Rainbow Blvd

22-0112
03/03/2022

Oakey Blvd

Total Square Footage: 889 sq ft

Juan Carlos Sanchez
1750 S. Rainbow Blvd Suite 13
Las Vegas, NV 89146



22-0112
03/03/2022



22-0112-SUP1 - APPLICANT: JUAN CARLOS SANCHEZ - OWNER: Y & SH, INC.
1750 SOUTH RAINBOW BOULEVARD, SUITE #13

03/30/2022



22-0112-SUP1 - APPLICANT: JUAN CARLOS SANCHEZ - OWNER: Y & SH, INC.
1750 SOUTH RAINBOW BOULEVARD, SUITE #13

03/30/2022

To: City of Las Vegas, Department of Planning

From: Juan Carlos Sanchez

Date: February 11, 2022

Re: Justification Letter

Location: 1750 S. Rainbow Blvd., Ste. 13, Las Vegas, Nevada 89146

Dear City of Las Vegas:

I am seeking a Special Use Permit to open and operate a tattoo parlor/body piercing studio at the subject location. Upon receipt of the Special Use Permit I will trademark the shop name and obtain my Las Vegas business license. I anticipate the shop's operating hours will be from 10 a.m. to 10 p.m., open Monday through Saturday. Additionally, I anticipate having two employees.

While promoting a quiet, clean, and friendly environment for patrons to obtain body art, the shop will adhere to the highest safety and health standards. I will obtain and maintain a health permit from the Clark County Health District, along with all other required business licenses and permits that are necessary for operation. The shop shall adhere to all state/county/municipal laws, statutes, regulations, and policies regarding health and safety. Additionally, the shop will not sell tobacco or alcohol products, and consumption of such products will not be permitted on the premises.

In support of my application, I affirm the following:

a. My tattoo shop will 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. I do not anticipate my shop generating any conflicts or burdens on the surrounding premises or properties.

b. The site of my tattoo shop is physically suitable for the type and intensity of land use being proposed. I am able to meet the health permit requirements of the Clark County Health District regarding use of space for a tattoo parlor, and I do not anticipate a high volume of people in the establishment at any given time, provided that most of the services will be appointment-based.

c. The main cross-streets of the tattoo shop, S. Rainbow Blvd. and W. Oakey Blvd., provide multiple access points to the property and are of adequate size to meet the requirements of the proposed use. Additionally, there are adequate parking spaces (including for handicap parking) available.

d. Approval of the Special Use Permit for my tattoo shop at this location will not compromise the public health, safety and welfare or primary objectives of the General Plan, as the use will be subject to regular inspections and licensing requirements.

22-0112
03/03/2022

Lastly, to the extent that any of following sustainability questions are applicable to my tattoo shop, my answer is "no" for each of the following questions.

Sustainability (if applicable – if yes, please explain)	***Yes***	***No***
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.)		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		X
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		X
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access communityamenities needed to conduct routine activities of daily life within a ½ mile.)		X
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		X
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

Please let me know if I may provide any additional information for your consideration of my application. Thank you for your time and consideration.

Sincerely,



Juan Carlos Sanchez
6311 La Palma Pkwy.
Las Vegas, NV 89118
(702) 722-7698
juancsanchez427@gmail.com

22-0112
03/03/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning

CASE: 22-0112-SUP1

SUBJECT: APPLICANT: JUAN CARLOS SANCHEZ - OWNER: Y & SH, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Juan Sanchez
Signature

05/09/2022
Date

Juan Carlos Sanchez
Please Print Name

Silver Squid Ink
Company Name

Sincerely,

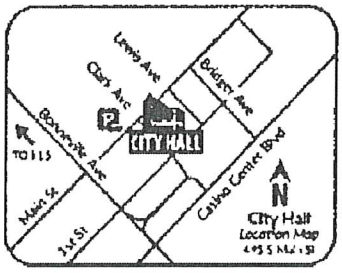
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#13

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

Return Service Requested

Official Notice of Public Hearing



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

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

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0112-SUP1

Planning Commission Meeting of **05/10/2022**

22-0112-SUP1
16302311005
LUI WILLIAM & JEAN
1250 MAYAPAN RD
LA HABRA HEIGHTS CA 90631

54 BRDFMP1 90631

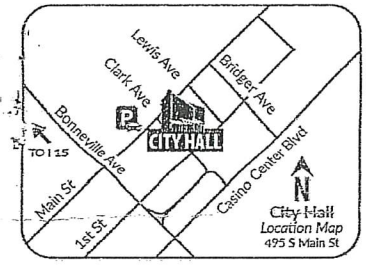
6-May-2022 19:53 From William Lui. Phone #9144342587 FaxZero.com p.2

Submitted after final agenda

13P

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

Return Service Requested
Official Notice of Public Hearing



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

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Las Vegas, NV
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RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0112-SUP1
Planning Commission Meeting of **05/10/2022**

22-0112-SUP1
16302213045
SWEETMAN CAROL B
1610 SANDECKER CT # 202
LAS VEGAS NV 89146-0876

97 BRDFNP1 89146

13P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
14

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

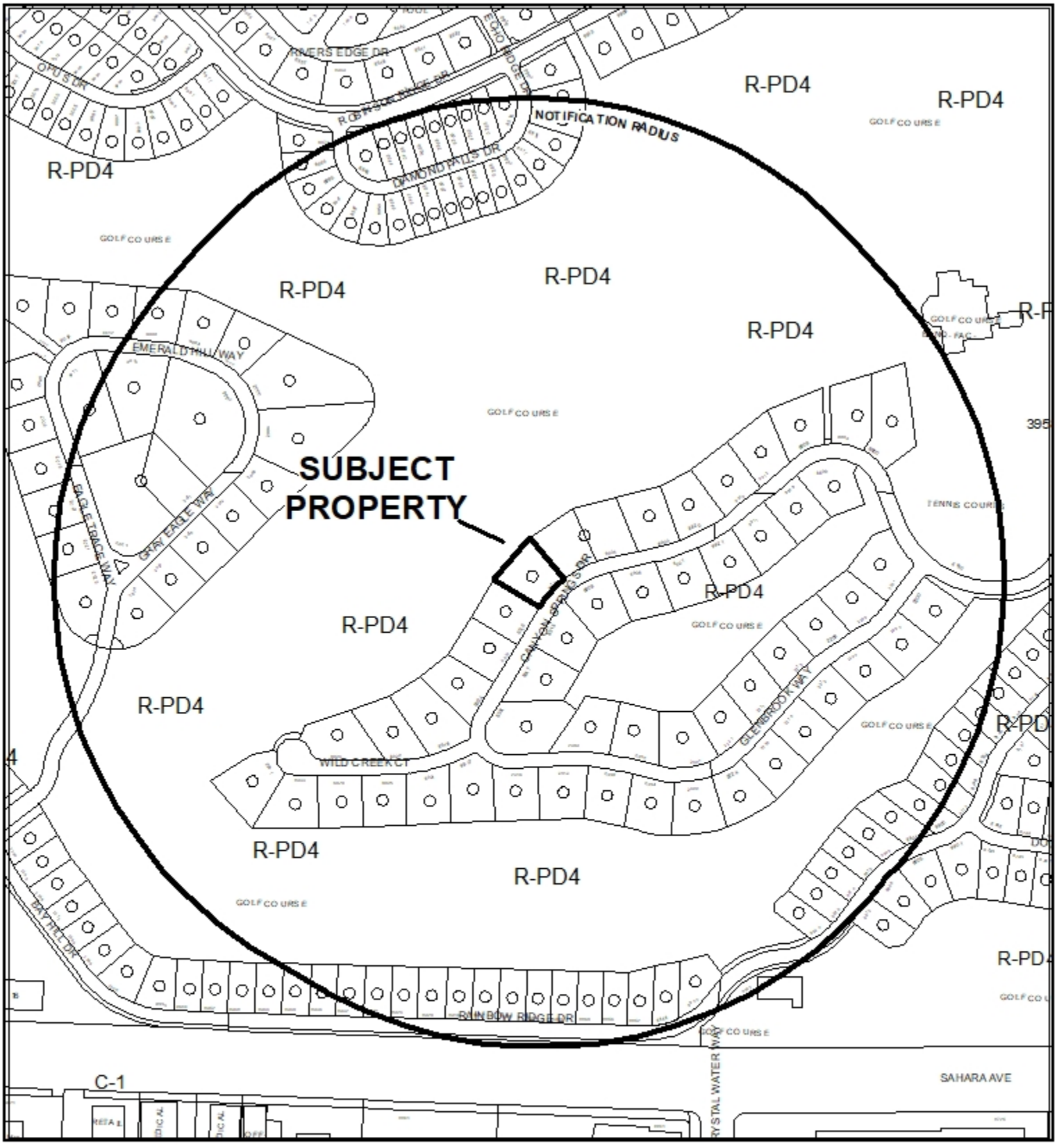
SUBJECT:
22-0115-VAR1- VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: BOZIC AND BOJANA BRANISLAV - For possible action on a Land Use Entitlement project request TO ALLOW A 19-FOOT REAR YARD SETBACK WHERE 25 FEET IS REQUIRED FOR A PROPOSED BALCONY ADDITION TO AN EXISTING SINGLE FAMILY DWELLING on 0.29 acres at 8912 Canyon Springs Drive (APN 163-05-412-020), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

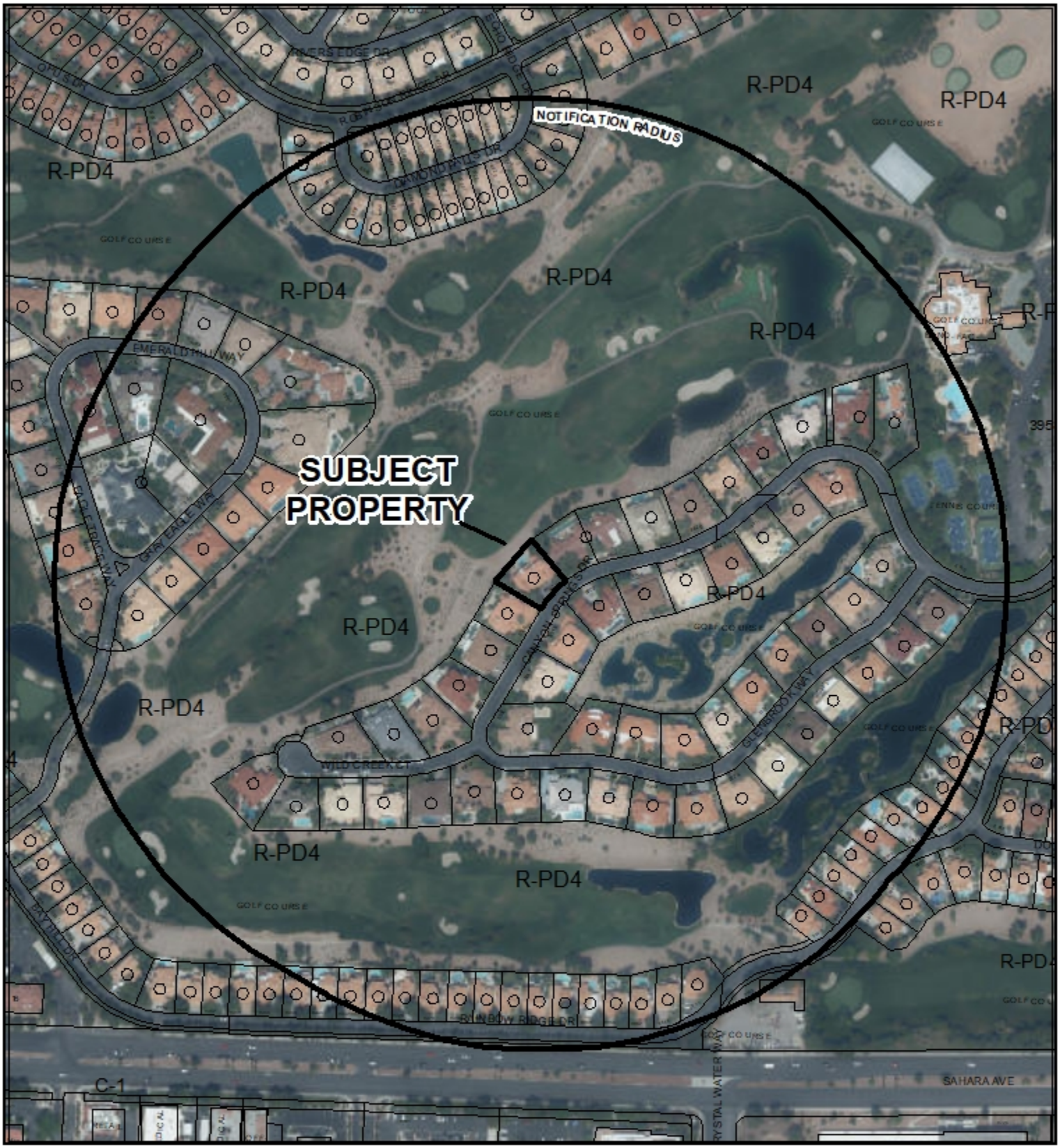
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards



CASE: 22-0115-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



0 260 520 Feet

CASE: 22-0115-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER - BOZIC AND BOJANA BRANISLAV

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0115-VAR1	Staff recommends APPROVAL, subject to conditions	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 135

NOTICES MAILED 19

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0115-VAR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a balcony addition to an existing single family dwelling located at 8912 Canyon Springs Drive. The proposed addition will not meet the minimum rear yard setback requirements for the Peccole Ranch Golf and Country Club development standards and a Variance is requested.

ISSUES

- A Variance (22-0115-VAR1) is requested to allow a proposed balcony addition to an existing single family dwelling with a 19-foot rear yard setback where 25 feet is required. Staff is supportive of this request.

ANALYSIS

The subject site is located in the R-PD4 (Residential Planned Development - 4 Units per Acre) zoning district and is subject to the Peccole Ranch Golf and Country Club development standards which requires a minimum rear-yard setback of 25 feet. The proposed balcony addition would have a 19-foot rear yard setback. Per the submitted justification letter, due to the shape of the subject site, the rear property line is not parallel to the existing dwelling. The applicant also states that this proposed balcony nearly matches the setback of the existing chimney from the rear property line.

While the proposed balcony addition is not compliant with Peccole Ranch Golf and Country Club development standards, the subject property is irregularly shaped and abuts a golf course where the proposed balcony would not have a negative impact on adjacent properties. The proposed balcony would also not encroach past the existing dwelling's building footprint. Therefore, staff recommends approval of this Variance request. If denied, the applicant will have to modify the proposed balcony to comply with Foothills Country Club Unit #2A development standards.

FINDINGS (22-0115-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

Due to the unique layout of the subject property, staff finds sufficient evidence has been presented to allow approval of the requested reduction in rear yard setbacks. 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.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/17/91	The City Council at a regular meeting approved the request for a Plot Plan and Building Elevation Review (Z-97-86) of proposed single family dwellings. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
05/27/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/30/21	A building permit was submitted and issued (R21-12308) for an interior remodel.

Pre-Application Meeting	
02/23/22	A pre-application meeting was held where submittal requirements for a Variance was discussed.

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

Field Check	
03/30/22	A field check was performed by staff where nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	0.29

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)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
North	Commercial Recreation/Amusement (Outdoor) [Golf Course]	PR-OS (Park, Recreation, Open Space)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
South	Single Family, Detached	L (Low)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
East	Single Family, Detached	L (Low)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
West	Single Family, Detached	L (Low)	R-PD4 (Residential Planned Development – 4 Units Per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Angel Park	N/A
Sahara West 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Peccole Ranch Golf and Country Club, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	12,632 SF	Y
Min. Lot Width	60 Feet	106 Feet	Y
Min. Setbacks			Y
• Side	15 Feet	23 Feet	Y
• Rear	25 Feet	19* Feet	N*

* The applicant has requested a Variance (22-0115-VAR1) to allow a 19-foot rear yard setback, where 25 feet is the minimum 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) VARIANCE

Project Address (Location) 8912 CANYON SPRINGS DR LAS VEGAS NV 89117

Project Name NEW BALCONY **Proposed Use** INCORP

Assessor's Parcel #(s) 163-05-412-020 **Ward #**

General Plan: Existing L Proposed N/A **Zoning:** Existing R-PD4 Proposed N/A

Additional Information

Property Owner BOZIC BRANISLAV AND BOJANA BRANISLAV Contact BOZIC BRANISLAV
Address 8912 CANYON SPRINGS DR City LAS VEGAS State NVN Zip 89117
E-mail vegascht@gmil.com Phone 614-806-0223

Applicant BOZIC BRANISLAV AND BOJANA BRANISLAV Contact BOZIC BRANISLAV
Address 8912 CANYON SPRINGS DR City LAS VEGAS State NV Zip 89117
E-mail vegascht@gmil.com Phone 614-806-0223

Representative AL VELASCO Contact AL VELASCO
Address 2120 RAMROD AVE City HENDERSON State NV Zip 89014
E-mail alvelasco7@hotmail.com Phone 702 439 0422

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

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

City Official **Partner(s)**

Partner(s)

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

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

State of Nevada)
County of Clark)

Property Owner Signature

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

Print Name Bozic Branislav and Bojana Branislav

Subscribed and sworn before me
This 15th day of March, 20 22

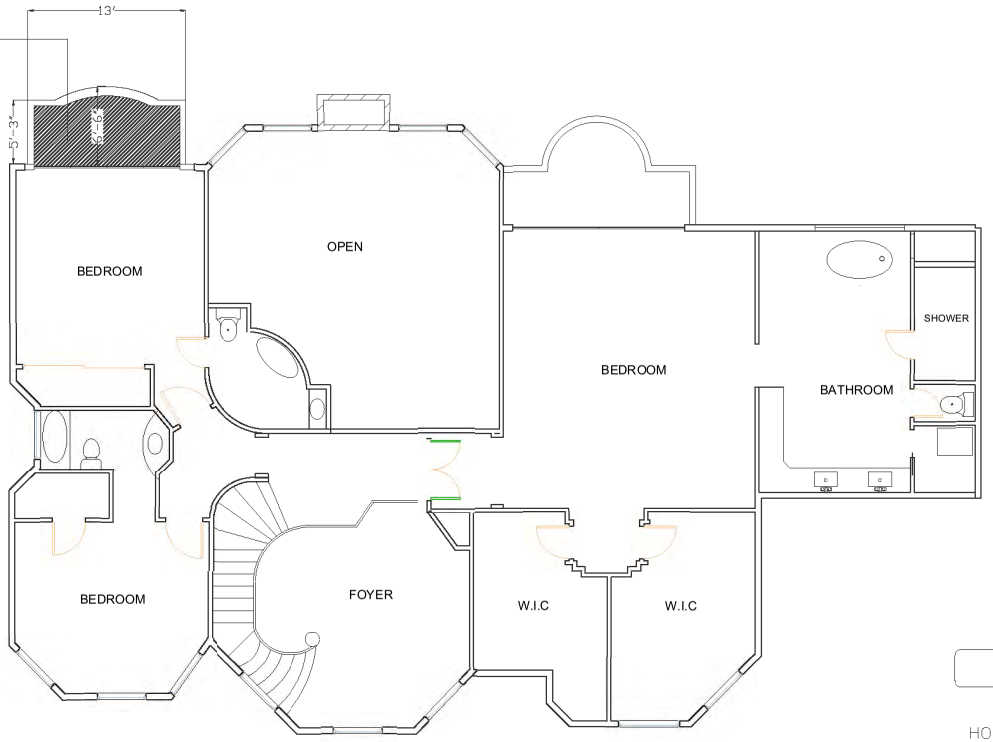
Notary Public in and for said County and State

A-EVM Maps
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 15-1003-1
My Appt. Expires 12/04/2022

22-0115
03/15/2022

Planning Commission May 10, 2022 - Page 230

PROPOSED BALCONY



AREAS	
HOUSE	5263 SF
GARAGE	576 SF
BALCONY	78 SF

SECOND FLOOR

22-0115
03/15/2022

OWNER:

BOZIC BRANISLAV
& BOJANA

PROJECT:

NEW BALCONY

ADDRESS:

8912 CANYON SPRINGS DR
LAS VEGAS, NV 89117



SEAL:

REVISIONS

	DATE
△	
△	
△	
△	
△	

SHEET TITLE:

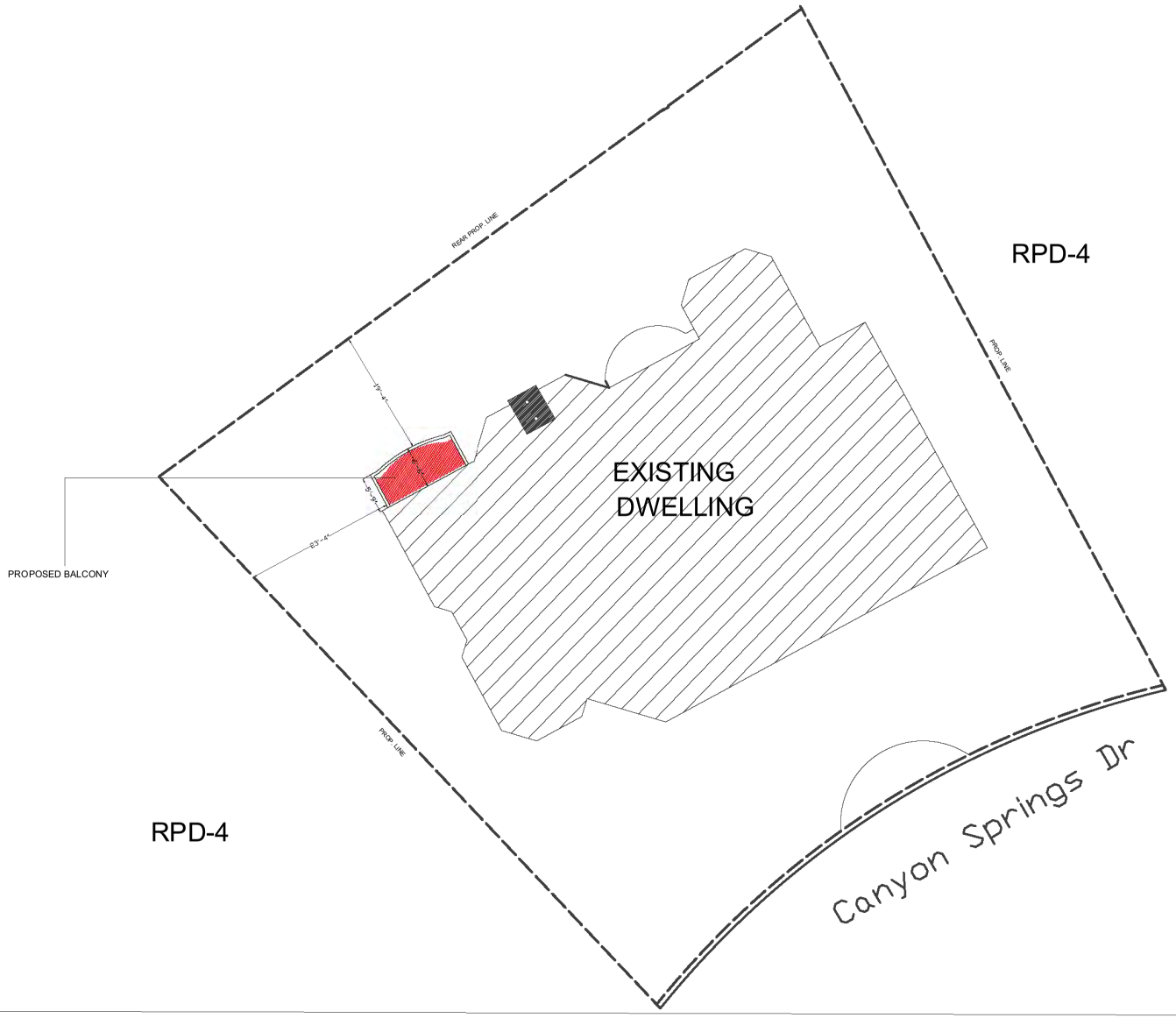
SECOND FLOOR PLAN

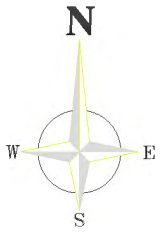
SCALE: 3/16"=1'

DATE: MARCH/2022

SHEET :

A1.0





BOZIC BRANISLAV
& BOJANA

PROJECT:

NEW BALCONY

ADDRESS:

8912 CANYON SPRINGS DR
LAS VEGAS, NV 89117



REVISIONS	
△	DATE
△	
△	
△	
△	

SHEET TITLE:

SITE PLAN

22-0115
03/15/2022

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

DATE: MARCH/2022

SHEET : SP.0



22-0115-VAR1 - APPLICANT/OWNER: BOZIC AND BOJANA BRANISLAV
8912 CANYON SPRINGS DRIVE

03/30/2022



22-0115-VAR1 - APPLICANT/OWNER: BOZIC AND BOJANA BRANISLAV
8912 CANYON SPRINGS DRIVE

03/30/2022

JUSTIFICATION LETTER

Branislav Bozic

8912 Canyon Springs Dr.
Las Vegas NV 89117

FEB/8/2022

To Whom it may concern,

I am formally requesting a Variance to allow a 19'-4" feet rear yard setback where 25' feet is required.
The structure is a Balcony on the second floor.
We have the approval letter from the Canyon Gate Master Association to build the balcony with the set backs proposed.
Due to the shape of the property the rear property line is not parallel to the house making the balcony to be closer at that point from the property line, but it still will be almost in the same line of the existing chimney.
Balcony does not obstruct the view of any neighbor.
Please consider this letter for the justification to recommend approval of the Variance.L
Looking forward for your response

Branislav Bozic

Attached Approval Letter.

22-0115
03/15/2022

Canyon Gate Master Association
8687 W Sahara Ave #170
Las Vegas , NV 89117

Phone: (702) 869-0937
Fax: (702) 243-0250

December 16, 2021

Branislav & Bojana Bozic
8912 Canyon Springs Drive
Las Vegas, NV 89117

RE: Architectural Submittal for 8912 Canyon Springs Drive
Account#: 56304

Dear Homeowner,

The Architectural Review Committee for Canyon Gate Master Association has reviewed and **APPROVED** your architectural submittal for the addition of a second floor balcony and the replacement of the backyard windows per the plans submitted.

If the conditions require additional information, paperwork or permits, they must be re-submitted within ten (10) days from the date of this correspondence or you will have to resubmit a new Architectural Request.

All construction must commence within 120 days of this approval letter, if construction has not been commenced within the 120 days such approval shall be deemed withdrawn. Once construction is commenced, all work shall be completed within 180 days of commencement.

Your patience and cooperation with the architectural review process is appreciated. If you have any questions, please contact the association at (702) 869-0937.

Sincerely,

Peter Bartholow, Community Manager
Managing Agent for
Canyon Gate Master Association

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

22-0115
03/15/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 04 2022
City of Las Vegas
Department of Planning

CASE: 22-0115-VAR1

SUBJECT: APPLICANT/OWNER: BOZIC AND BOJANA BRANISLAV

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

05-04-2022
Date

BRANISLAV BOZIC
Please Print Name

Company Name

Sincerely,

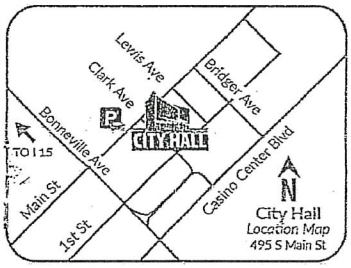
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#14

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

Return Service Requested

Official Notice of Public Hearing



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Las Vegas, NV.
Permit No. 1630

RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Vehemently

Please use available blank space on card for your comments.

22-0115-VAR1

Planning Commission Meeting of **05/10/2022**

22-0115-VAR1
16305414003
ABBOTT FRANK & FRAN FAMILY TRUST
ABBOTT FRANK MILTON & MARY
FRANCES TRS
2021 EAGLE TRACE WAY
LAS VEGAS NV 89117-5743

143 BRDFNP1 89117

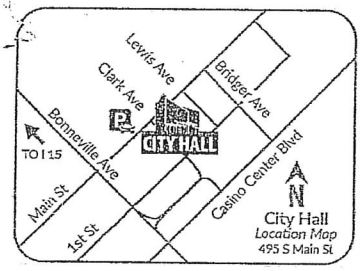
Submitted after final agenda

14p

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0115-VAR1

Planning Commission Meeting of **05/10/2022**

22-0115-VAR1
16305414005
REIGNER CHERYL H
2024 GRAY EAGLE WAY
LAS VEGAS NV 89117-5738

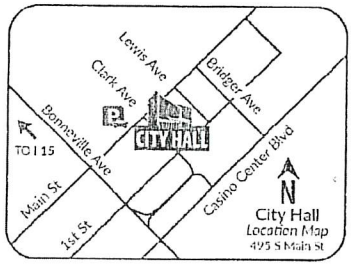
14 BRDFNP1 89117

14P

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

Return Service Requested

Official Notice of Public Hearing



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RECEIVED
MAY 09 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0115-VAR1

Planning Commission Meeting of **05/10/2022**

22-0115-VAR1
16305810015
BLUM MICHAEL A & TATIANA
2212 GLENBROOK WAY
LAS VEGAS NV 89117

143 BRDFNP1 89117

Submitted after final agenda

14A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
15

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

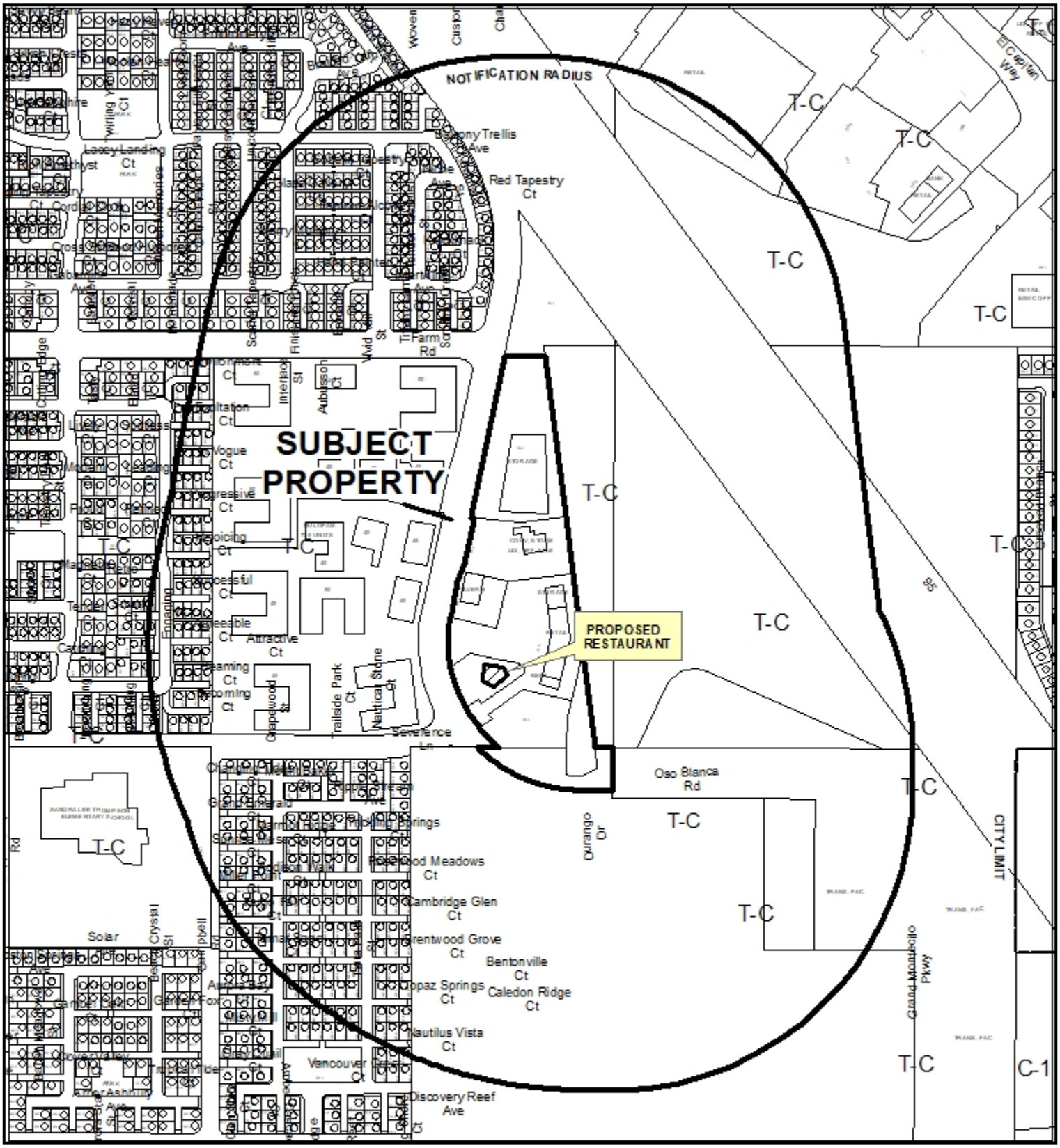
SUBJECT:
22-0126 - PUBLIC HEARING - APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC - For possible action on the following Land Use Entitlement requests on 0.61 acres at 7530 Oso Blanca Road (APN 125-17-314-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0126-SDR1
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards



CASE: **22-0126**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **22-0126**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0126-SUP1	Staff recommends APPROVAL, subject to conditions:	
22-0126-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0126-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 460

NOTICES MAILED 58

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

22-0126-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0126-SDR1) shall be required.

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

3. All 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.

22-0126-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0126-SUP1) shall be required, if approved.

2. Conformance to the Conditions of Approval for previously approved Site Development Plan Review (SDR-58128), Site Development Plan Review (SDR-63961) and Site Development Plan Review (SDR-65976).

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 03/14/22, except as amended by conditions herein.

5. A Waiver from Town Center Exterior Colors development standards is hereby approved, to allow building façade colors which do not match the natural landscape (light, pastel and earth tones).

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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

Public Works

10. 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 permits, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit and Site Development Plan Review for a proposed 1,900 square-foot Restaurant with a Drive-Through on 0.61 acres at 7530 Oso Blanca Road.

ISSUES

- A Special Use Permit is required for the proposed Restaurant with Drive-Through use per Town Center Development Standards within the GC-TC (General Commercial - Town Center) Special Land Use Designation.
- The applicant has requested a Waiver of Town Center Exterior Colors development standards to allow building façade colors which do not match the natural landscape (light, pastel and earth tones). Staff supports the request.

ANALYSIS

This project proposes to construct a Restaurant with Drive-Through use totaling 1,900 square feet of floor area. The subject site has a zoning designation of T-C (Town Center). Furthermore, the subject site is located within the GC-TC (General Commercial - Town Center) Special Land Use Designation, which requires approval of a Special Use Permit for the proposed Restaurant with Drive-Through use.

The subject site is currently one undeveloped building pad located within the interior of an existing shopping center development at 7530 Oso Blanca Road. The shopping center site design was established by approved Site Development Plan Review (SDR-52128), which was approved by the Planning Commission on April 14th, 2015. This approved plan indicated the subject building pad would be developed with a 1,975 square-foot Restaurant with Drive-Through use. However, the applicant for this Site Development Plan Review (22-0126-SDR1) has proposed a redesigned drive-through and building footprint.

The Town Center Development Standards indicate that there are no minimum special use permit conditions associated with the Restaurant with Drive-Through land use. In lieu of applying minimum special use permit conditions chapter section B(4)(B)50(a) of the Town Center Development Standards indicates the proposed use will be reviewed and conditioned on a case by case basis. The proposed double lane drive-through is approximately 237 feet long, with sufficient queuing for approximately 12 vehicles and will allow adequate vehicle circulation within the site.

The submitted building elevations indicate that the proposed structure will be one-story (36 feet, 8 inches) in height, with a white and light pink stucco finish. The applicant has requested a waiver of Town Center building exterior colors development standards to allow building façade colors which do not match the natural landscape (light, pastel and earth tones). Staff finds the requested waiver will have minimal negative impact to the existing commercial uses located within the shopping center.

The submitted site plan indicates 19 parking spaces will be installed on the building pad within the existing shopping center, where Title 19.12 requires a minimum of 14 spaces. Furthermore, the subject building pad is part of a larger shopping center, pursuant to approved Site Development Plan Review (SDR-58128) the existing shopping center is significantly over parked (149 required, 304 provided).

The submitted landscape plan indicates the existing perimeter landscaping adjacent to Oso Blanca Road will remain as previously approved for the shopping center development pursuant to approved Site Development Plan Review (SDR-58128). The proposed drive through aisle and interior parking lot area will be landscaped with 24-inch box Desert Museum Palo Verde and 24-inch box Texas Laurel trees; with a combination of five-gallon Texas Sage, Rosemary, Deer Grass and Red Yucca shrubs, which are consistent with the Southern Nevada Regional Plant List.

The floor plan shows a typical layout for a Restaurant with Drive-Through, with no dining room. The interior service area depicts a front sales area for walk-up customers with reasonable queuing area in front of the walk-up counter, as well as a drive-through service area. In addition, the floor plan depicts a dry storage, dish washing room, office area and restroom.

Staff has determined the requested Special Use Permit and Site Development Plan Review for the proposed Restaurant with Drive-Through will have no negative impact to development in the surrounding area and is appropriate for this area; therefore, staff recommends approval of this project with conditions.

FINDINGS (22-0126-SUP1)

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

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

The proposed Restaurant with Drive-Through use is compatible with the surrounding land uses within the existing shopping center and can be conducted in a manner that is harmonious with surrounding land uses.

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

   The subject site is physically suitable for the intensity of the proposed land use.

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

   Access to subject site will remain unchanged and is provided by Oso Blanca Road, a 90-foot Town Center Frontage Road as defined by the Town Center Development Standards Manual. Both roadways are adequate in size to serve the proposed commercial development.

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

   The proposed use will be subject to a variety of regular inspections by multiple entities to ensure the public health, safety, and welfare are not compromised.

5. **The use meets all of the applicable conditions per the Town Center Development Standards.**

   The proposed Restaurant with Drive Through use complies with all Town Center Development Standards.

FINDINGS (22-0126-SDR1)

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

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

   The proposed commercial development is located in the GC-TC (General Commercial - Town Center) Special Land Use Designation area and will serve as a Restaurant with Drive Through use that is complementary to the other restaurants and general retail uses in the area and is the type of use that is encouraged.

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

   This project is consistent with the General Plan and the uses allowed in the GC-TC (General Commercial - Town Center) Special Land Use Designation.

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

   Access to subject site will remain unchanged and is provided by Oso Blanca Road, a 90-foot Town Center Frontage Road as defined by the Town Center Development Standards Manual. Both roadways are adequate in size to serve the proposed commercial development.

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

   The submitted building elevations indicate that the proposed structure will be one-story tall with a multi-colored stucco finish, which is appropriate for the existing shopping center and surrounding area.

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

   The submitted building elevations are consistent with the desert environment and surrounding land uses located within the Town Center plan area.

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

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/14/15	The Planning Commission approved a Special Use Permit (SUP-58125) for a Restaurant with a Drive Through. Staff had recommended approval.
	The Planning Commission approved a Special Use Permit (SUP-58126) for a Restaurant with a Drive Through. Staff had recommended approval.
	The Planning Commission approved a Special Use Permit (SUP-58127) for a Convenience Store with Fuel Pumps and a waiver to allow a 250-foot distance separation from a single family dwelling were 330 feet is required. Staff had recommended approval.
	The Planning Commission approved Site Development Plan Review (SDR-58128) for a 37,220 square-foot shopping center with a waiver to allow a reduction of perimeter landscaping along the east property line. Staff had recommended approval.
07/14/15	The Planning Commission approved request for a Tentative Map (TMP-59501) for a one-lot commercial subdivision. Staff had recommended approval.
05/10/16	The Planning Commission approved a request for a Special Use Permit (SUP-63960) for a proposed Auto Parts (Accessory Installation) use with a waiver to allow service bay doors to face a public right-of-way at the northwest corner of Oso Blanca Road and Durango Drive. Staff recommended approval
	The Planning Commission approved a request for a Site Development Plan Review (SDR-63961) for a proposed 5,220 square-foot Auto Parts (Accessory Installation) building on 6.49 acres at the northwest corner of Oso Blanca Road and Durango Drive. Staff recommended approval.
09/13/16	The Planning Commission approved a request for a Special Use Permit (SUP-65974) for a proposed Liquor Establishment (Tavern) at the northwest corner of Oso Blanca Road and Durango Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-65975) for a proposed Gaming Establishment, Restricted license with a waiver to allow such use within 330 feet of a single-family detached dwelling at the northwest corner of Oso Blanca Road and Durango Drive.
	The Planning Commission approved a request for a Major Amendment (SDR-65976) to a previously approved Site Development Plan Review (SDR-58128) for a proposed 5,336 square-foot Liquor Establishment (Tavern) on Pad “C” located at the northwest corner of Oso Blanca Road and Durango Drive.

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

Related Building Permits/Business Licenses	
06/02/16	A building permit (#L-61891) was issued for off-site improvements located at the intersection of Durango Drive and Oso Blanca Road. The permit has not been finalized.
07/12/16	A building permit (#C-296789) was issued for on-site improvements located at 7500 Oso Blanca Road. The permit has not been finalized.

Pre-Application Meeting	
03/01/22	Staff conducted a routine pre-application meeting where the submittal requirements for a Special Use Permit and Site Development Plan Review were discussed.

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

Field Check	
03/31/22	During a routine field check performed by staff, the subject site was observed to be an undeveloped building pad within an existing shopping center. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	GC-TC (General Commercial - Town Center)	T-C (Town Center)
North	Shopping Center	GC-TC (General Commercial - Town Center)	T-C (Town Center)
South	Shopping Center	GC-TC (General Commercial - Town Center)	T-C (Town Center)
East	Shopping Center	GC-TC (General Commercial - Town Center)	T-C (Town Center)
West	Multi-Family Residential	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050: Centennial Hills	N/A
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (name and location)	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front (west)	15 Feet	60 Feet	Y
• Side (north)	10 Feet	164 Feet	Y
• Side (south)	10 Feet	170 Feet	Y
• Rear (east)	20 Feet	318 Feet	Y
Max. Building Height	Two Stories	One Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to approved Site Development Plan Review (SDR-58128) and Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • West	1 Tree / 30 Linear Feet	37 Trees	37 Trees	Y
TOTAL PERIMETER TREES		**37 Trees**	**37 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	83 Trees	83 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oso Blanca Road	Town Center Frontage Road	Town Center Development Standards Manual	90	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Frontage Road	A four-foot amenity zone with single alternating palm trees at intervals of 35 feet-on-center and a five-foot sidewalk.	A four-foot amenity zone with single alternating palm trees at intervals of 35 feet on-center and a five-foot sidewalk.	Y

Pursuant to Title 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	
Restaurant with Drive-Through	1,900 SF	1:50 SF public seating (300 SF) and waiting 1:200 SF of remaining gross floor (1,600 SF) area	14				
TOTAL SPACES REQUIRED			14		19		Y*
Regular and Handicap Spaces Required			13	1	17	2	Y

*The subject pad is part of a larger shopping center that is significantly over parked (149 required, 304 provided) pursuant to approved Site Development Plan Review (SDR-58128). The addition of the proposed Restaurant with Drive Through will not have a detrimental effect on the remainder of the site.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 7530 OSO BLANCA ROAD (OSO BLANCA & DURANGO)

Project Name PINKBOX DOUGHNUTS **Proposed Use** RESTAURANT W/ DRIVE THRU

Assessor's Parcel #(s) 125-17-314-010 **Ward #** 4-ANTHONY

General Plan: Existing INCORP Proposed _____ **Zoning:** Existing T-C Proposed _____

Additional Information Proposed to develop 1,900 square foot restaurant with drive through within existing shopping center in Town Center

Property Owner OSO BLANCO P B HOLDINGS LLC Contact SEAN THUESON

Address 3790 PARADISE RD. STE 250 City LAS VEGAS State NV Zip 89169

E-mail STHUESON@SIEGELCOMPANIES.COM Phone 702-947-8330 X2312

Applicant OSO BLANCO P B HOLDINGS LLC Contact SEAN THUESON

Address 3790 PARADISE RD. STE 250 City LAS VEGAS State NV Zip 89169

E-mail STHUESON@SIEGELCOMPANIES.COM Phone 702-947-8330 X2312

Representative SCA DESIGN Contact SHELDON COLEN

Address 2525 W. HORIZON RIDGE PKWY. STE 230 City HENDERSON State NV Zip 89052

E-mail SHELDON@SCADESIGN.COM Phone 702-719-2020

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name SEAN D THUESON FOR MANAGER

Subscribed and sworn before me

This 11th day of March, 20 22

Notary Public in and for said County and State

Kristine O'Quinn
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-25-22
Certificate No: 18-4647-1

2220126
03/14/2022

22-0126
03/14/2022

FLOOR PLAN

SCALE: 1/4"=1'-0"
02.07.2022
21403

A1

PINKBOX DOUGHNUTS AT OSO BLANCA

APN: 125-17-314-010

sca design
2525 W. HORIZON RIDGE PKWY.
SUITE 230
HENDERSON, NEVADA 89052
PH (702) 719-2020 FX (702) 269-9673



GENERAL NOTES

1. LANDSCAPE IS TO COMPLY WITH THE REGIONAL PLANTS LIST.
2. LANDSCAPE SHALL ALLOW UNOBSTRUCTED VIEWS FROM PATRONS COMING AND GOING FROM THE BUILDING.
3. TREE CANOPIES SHOULD BE NO LOWER THAN 6'-0" AND SHRUBS/BUSHES NO TALLER THAN 3'-0" IN HEIGHT.

22-0126
03/14/2022

LANDSCAPE CALULATIONS

LANDSCAPE BREAKDOWN

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

NEW LANDSCAPE BEDS: 14,878 S.F.

% OF SITE COVERED BY LANDSCAPE:

LANDSCAPE S.F. / SITE S.F.
6,433 S.F. / 26,571 S.F. = .24 = 24%

ARTIFICIAL TURF S.F./ SITE S.F.
3,347 S.F. / 26,571 S.F. = .12 = 12%

TREE RATIO REQUIREMENTS:

1 MEDIUM CANOPY TREE FOR EVERY 4 PARKING SPACES
REQUIRED MEDIUM CANOPY TREES: 9 TREES
PROVIDED MEDIUM & LARGE CANOPY TREES: 7 TREES

LANDSCAPE LEGEND

All tree sizes to meet or exceed Southern Nevada Regional Planning Coalition (SNRPC) Specifications

Proposed Trees				
Item		Size	Quantity	Comments
	Existing Tree	Existing		
	Existing Palm Tree	Existing		
	Existing Shrub	Existing		
	Existing Shrub	Existing		
	Existing Shrub	Existing		
	Existing Shrub	Existing		

Proposed Trees				
Item		Size	Quantity	Comments
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Single Trunk	9	
	Dermatophyllum secundiflorum Texas Mountain Laurel	24" Single Trunk	12	

Proposed Shrubs and Accents				
Item		Size	Quantity	Comments
	Leucophyllum Frutescens Texas Sage	15 gal	12	
	Rosmarinus officinalis Rosemary	5 gal	10	
	Muhlenbergha rigens Deer Grass	5 gal	20	
	Hesperaloe Parviflora Red Yucca	5 gal	12	

Proposed Groundcovers				
Item		Size	Quantity	Comments
	3/4" 'Apache Brown' Gravel (2" Thick Min.)	3/4"	6,433 S.F.	
	ARTIFICIAL TURF		3,347 S.F.	

SCALE: 1/16"=1'-0"
03.14.2022
21403

LANDSCAPE PLAN

sca design
2525 W. HORIZON RIDGE PKWY.
SUITE 230
HENDERSON, NEVADA 89052
PH (702) 719-2020 FX (702) 269-9673

PINKBOX DOUGHNUTS AT OSO BLANCA

APN: 125-17-314-010

NORTH

L1

EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"
03.14.2022
21403



COLORED RENDERING - 1

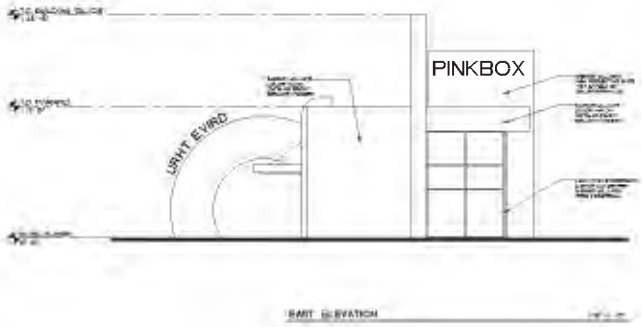


COLORED RENDERING - 2

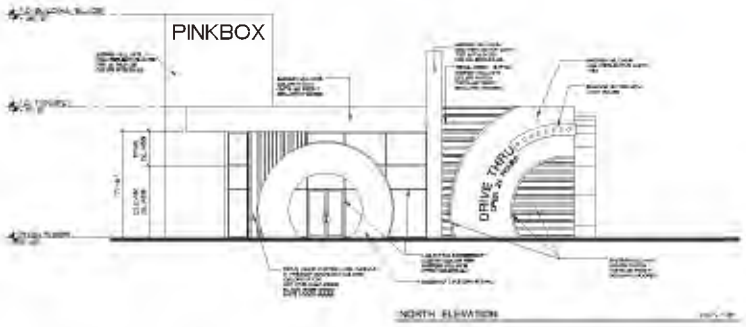


COLORED RENDERING - 3

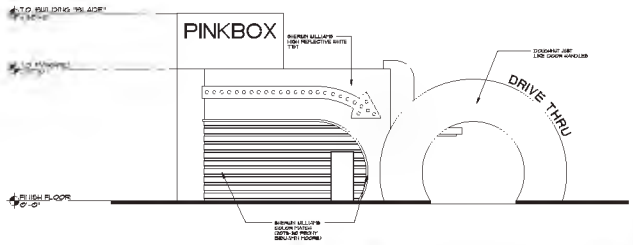
22-0126
03/14/2022



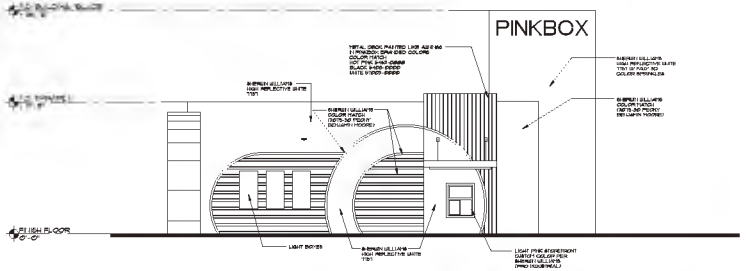
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



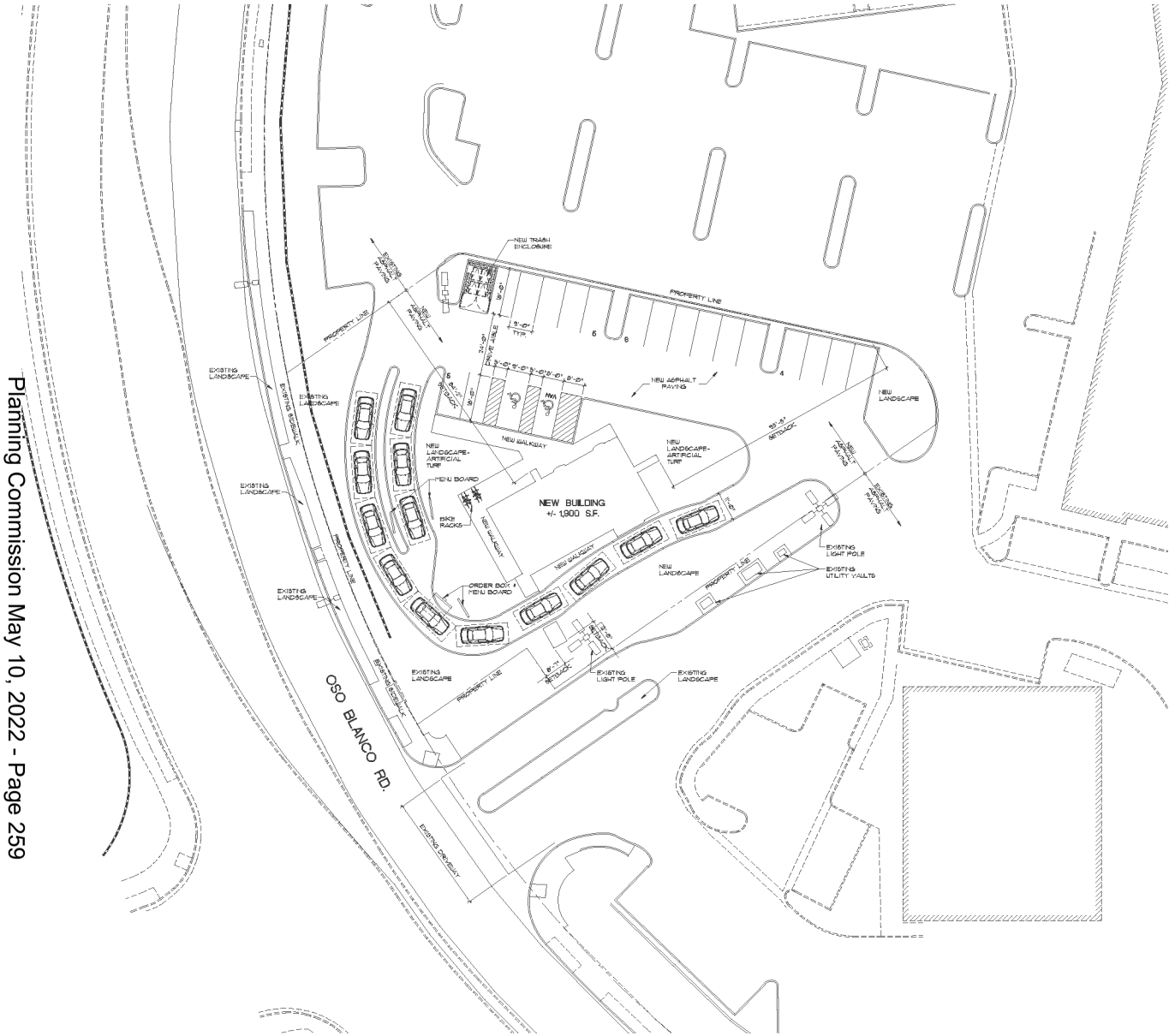
SOUTH ELEVATION

sca design
2525 W. HORIZON RIDGE PKWY.
SUITE 230
HENDERSON, NEVADA 89052
PH (702) 719-2020 FX (702) 269-9673

PINKBOX DOUGHNUTS AT OSO BLANCA

APN: 125-17-314-010

A2



SITE INFORMATION

APN: 125-17-314-010

ZONING: TOWN CENTER DISTRICT (T-C)

SITE AREA:

+/- 26,571 S.F. = .6161 ACRES

BUILDING FOOTPRINT:

1,900 S.F.

% OF SITE COVERED BY BUILDING:

BUILDING FOOTPRINT S.F. / PROPERTY S.F.
1,900 S.F. / 26,571 S.F. = .071 = 8%

SETBACKS:

NORTH SETBACK: 84'-3" SOUTH SETBACK: 17'-8"
EAST SETBACK: 193'-9" WEST SETBACK: 8'-7"

22-0126
03/14/2022

PARKING CALCULATION

REQUIRED PARKING:

"PINKBOX DOUGHNUTS" (RESTAURANT USE) 1 PER 100 S.F. = 1,900 S.F. / 100 S.F. = 19 SPACES

TOTAL REQUIRED PARKING: 19 SPACES

REQUIRED ACCESSIBLE PARKING:

2 SPACES

PROVIDED ON-SITE PARKING:

STANDARD SPACES: 17 SPACES
ACCESSIBLE SPACES: 2 SPACES (1 CAR & 1 VAN)

TOTAL SPACES: 19 SPACES

REQUIRED BICYCLE PARKING:

4 BICYCLE SPACES

PROVIDED BICYCLE SPACES:

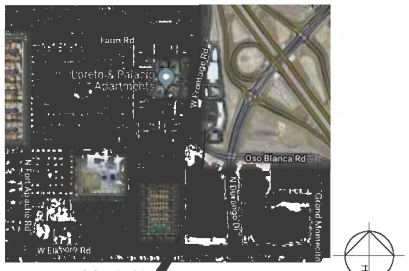
4 BICYCLE SPACES

REQUIRED LOADING SPACES:

REQUIRED: 0 (BUILDING UNDER 5,000 S.F.)

PROVIDED: 1

VICINITY MAP



SITE PLAN

SCALE: 1/16"=1'-0"
03.14.2022
21403

Planning Commission May 10, 2022 - Page 259

sca design
2525 W. HORIZON RIDGE PKWY.
SUITE 230
HENDERSON, NEVADA 89052
PH (702) 719-2020 FX (702) 269-9673

PINKBOX DOUGHNUTS AT OSO BLANCA

APN: 125-17-314-010

NORTH

AS1



22-0126, 22-0126-SUP1 AND 22-0126-SDR1 - APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC
7530 OSO BLANCA ROAD

03/31/2022



22-0126, 22-0126-SUP1 AND 22-0126-SDR1 - APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC
7530 OSO BLANCA ROAD

03/31/2022

sca design LLC

2525 Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

March 14, 2022

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

RE: Justification Letter for a proposed Pinkbox Doughnuts at Oso Blanca Rd. & N. Durango Dr.

Please accept this letter as justification for the construction of a new Pinkbox Doughnuts located at Oso Blanca Dr. & N. Durango Dr. currently zoned as Town Center District (T-C). Through this pre-application review, on behalf of our client, we respectfully ask for your approval to move forward to a design review:

The proposed Pinkbox Doughnuts will be placed in an existing ready to build pad. The building area is 1,900 sq. ft. and stands 36'-8" tall. The design intent, color scheme, and finishes are representative of the Pinkbox Doughnuts franchise. The site is accessible via an existing driveway and ADA compliant pedestrian walkways from Osa Blanco Rd.

Where 19 parking spaces are required, a total of 19 parking spaces are provided, including 1 car and 1 van accessible space. A total of 4 bicycle spaces are provided within 100 feet of the building entrance. All parking can be easily accessed by customers and employees via walkways located at building entrance. All parking will be illuminated by existing down-light posts. Additional wall mounted lighting will be provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. Artificial turf is being provided at areas directly adjacent to building and drive thru. There is one proposed trash enclosure, which will have 6-foot-high CMU walls finished to match the proposed building. An open lattice cover over the trash enclosure will be provided which consists of tube steel beams and columns to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this Pinkbox Doughnuts will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, on behalf of you client, we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

22-0126
03/14/2022

22-0126-SDR1
Oso Blanco PB Holdings, LLC

7530 Oso Blanca Road

Proposed 1.9 thousand square foot donut shop with drive-through.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/ DRIVE THRU [1000SF]	1.9	820.38	**1,559**
AM Peak Hour			88.99	**169**
PM Peak Hour			43.38	**82**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Oso Blanca Road	
Average Daily Traffic (ADT)	36,281
PM Peak Hour	2,902

(heaviest 60 minutes)

Durango Drive	
Average Daily Traffic (ADT)	35,883
PM Peak Hour	2,871

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Oso Blanca Road	41,790
Durango Drive	62,895

This project is expected to add an additional 1,559 trips per day on Oso Blanca Rd., Severance Ln. and Durango Dr. Currently, Oso Blanca is at about 87 percent of capacity and Durango is at about 57 percent of capacity. With this project, Oso Blanca is expected to be at about 91 percent of capacity and Durango to be at about 60 percent of capacity. Counts are not available in this vicinity for Severance, but it is believed to be under capacity.

Based on Peak Hour use, this project will add into the area roughly 169 additional peak hour trips, or about three every minute.

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

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

RECEIVED
MAY 04 2022
City of Las Vegas
Department of Planning

CASE: 22-0126, 22-0126-SUP1 AND 22-0126-SDR1

SUBJECT: APPLICANT/OWNER: OSO BLANCO PB HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

May 4, 2022
Date

Sean D. Thueson
Please Print Name

Oso Blanco PB Holdings LLC
Company Name

Sincerely,

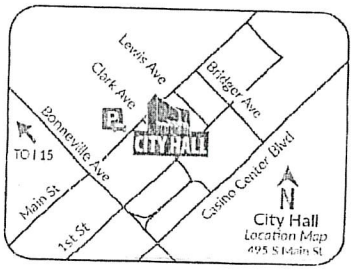
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#15

LOS ANGELES CA 900
4 MAY 2022 PM 1 1 L

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

Return Service Requested
Official Notice of Public Hearing



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

RECEIVED
MAY 09 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0126 and 22-0126-SUP1 and 22-0126-SDR1
Planning Commission Meeting of **05/10/2022**

22-0126
12517211240
LEVINE GARY REVOCABLE LIVING TR
LEVINE GARY TRS
PO BOX 309
SEAL BEACH CA 90740

90740-090909 BRDFNP1 90740

Submitted after final agenda

15a-b P

MAY. 5. 2022 8:26AM NO. 529 P. 1

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning

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

Return Service Requested
Official Notice of Public Hearing

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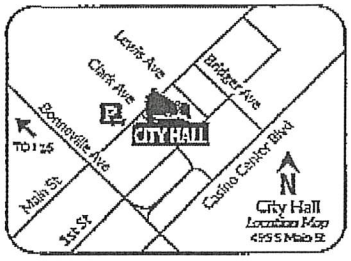
Las Vegas, NV
Permit No. 1630



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

3

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

22-0126
12517301014
DURANGO 95 MINI STORAGE PTNRS L L C
5105 S DURANGO DR # 100
LAS VEGAS NV 89113

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0126 and 22-0126-SUP1 and 22-0126-SDR1
Planning Commission Meeting of **05/10/2022**

135 BADFNP1 89113

Submitted after final agenda

15a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
15a

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

SUBJECT:
22-0126-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
15b

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

SUBJECT:
22-0126-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,900 SQUARE-FOOT RESTAURANT DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
16

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

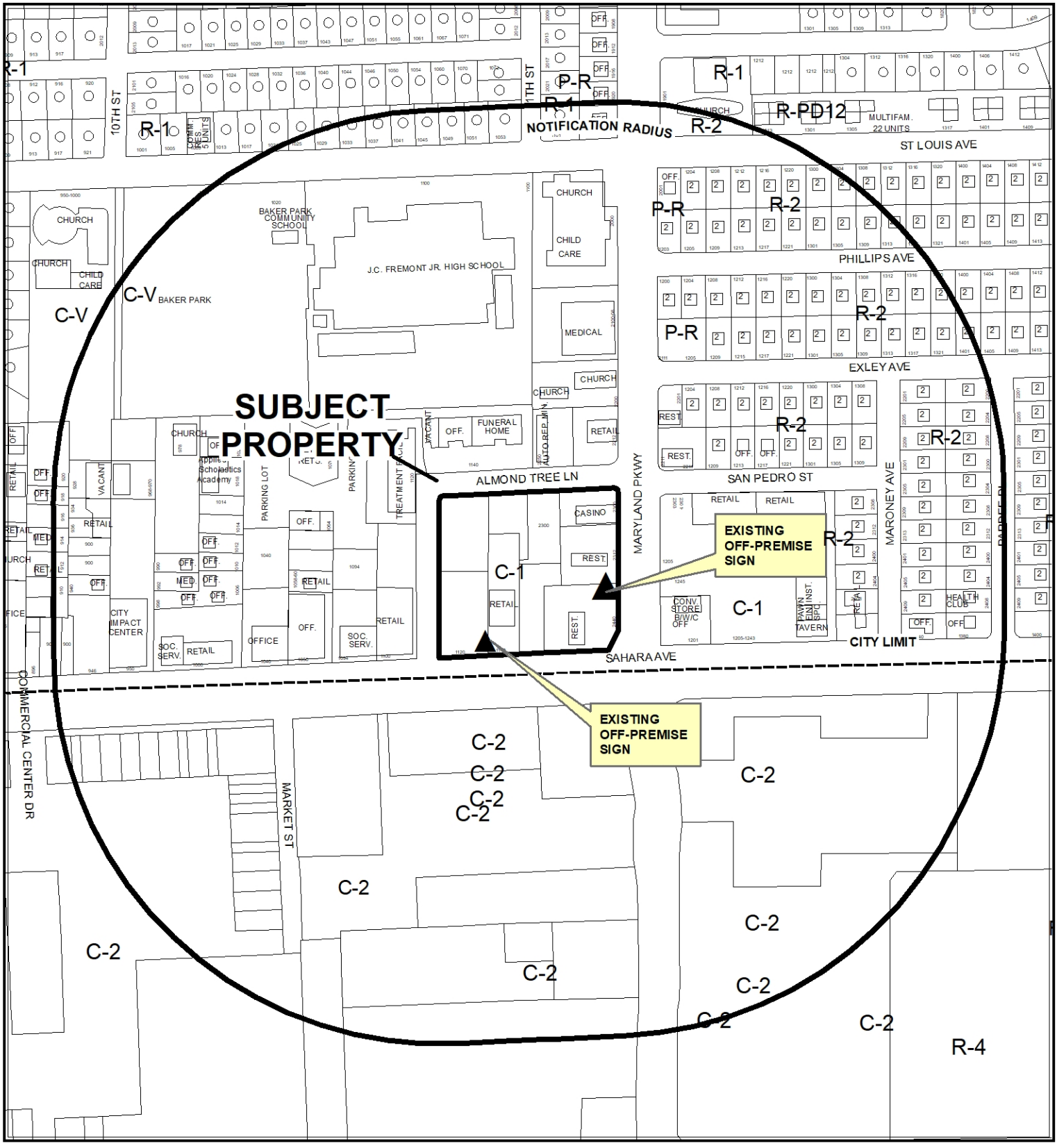
SUBJECT:
22-0133 - PUBLIC HEARING - APPLICANT: AURA OUTDOOR, LLC - OWNER: FEM, LLC - For possible action on the following Land Use Entitlement project requests on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

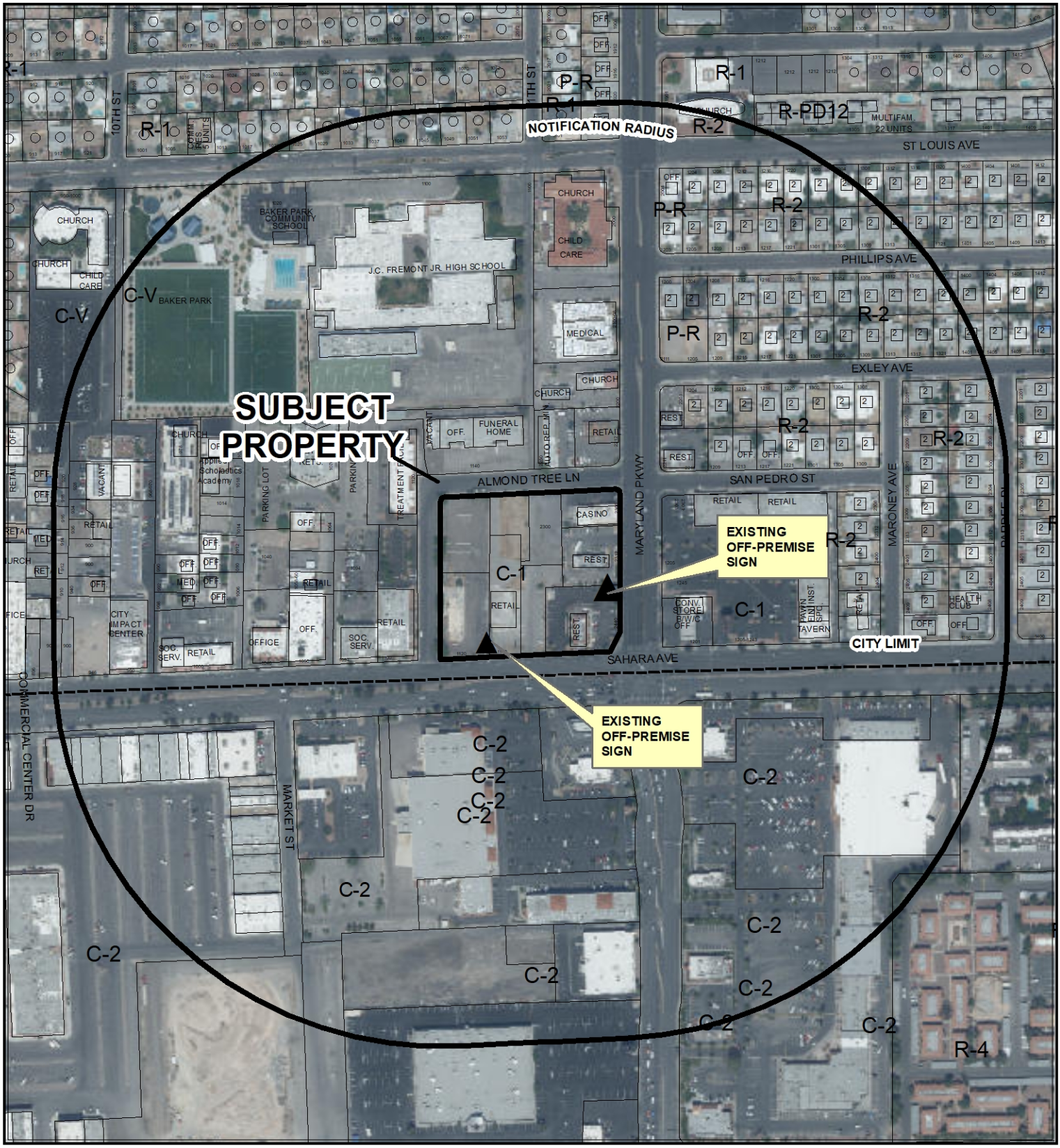
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard



CASE: 22-0133

RADIUS: 1000 FEET

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



0 295 590 Feet

CASE: **22-0133**

RADIUS: 1000 FEET

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

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AURA OUTDOOR, LLC - OWNER: FEM, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0133-SDR1	Staff recommends APPROVAL, subject to conditions:	
22-0133-SDR2	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 225

NOTICES MAILED 16

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0133-SDR1 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, date stamped 03/09/22, except as amended by conditions herein.

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

22-0133-SDR2 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, date stamped 03/09/22, except as amended by conditions herein.

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. 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. 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 Site Development Plan Review request to convert one side of two existing Off-Premise Signs to a Digital Display Unit (LED) located at the northwest corner of Sahara Avenue and Maryland Parkway.

ISSUES

- The digital conversion of an existing Off-Premise sign requires the approval of a Site Development Plan Review.
- The subject signs are not located within 660 feet of any highway classified by the state of Nevada as part of the interstate or primary highway system; therefore they cannot be approved by means of a Minor Site Development Plan Review.
- The City Council approved Special Use Permit (21-0009-SUP1) for a proposed Off-Premise Sign (Billboard) at the northwest corner of Sahara Avenue and Maryland Parkway.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is developed with two existing Off-Premise Signs. On April 21, 2021, the City Council approved Site Development Plan Review (21-0009-SDR1) for a proposed 23,304 square-foot commercial development at the subject site. The applicant now proposes to convert the south face of the existing Off-Premise Sign located on the Maryland Parkway and the east face of the existing Off-Premise Sign located on Sahara Avenue to a Digital Display Unit (LED).

Pursuant to Title 19.12.120(G), “The Director shall have the authority to grant approval, by means of a Minor Site Development Plan Review under LVMC 19.16.100(F), to do any of the following regarding an off-premise sign within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system:

a. Adjust the height or angle of an off-premise sign to a height or angle that:
    i. Restores the visibility of the sign to the same or comparable visibility as before the construction of a noise abatement or highway improvement project;
    ii. Is not more than 45 feet above the noise abatement improvement project, measured from the tallest point of the improvement project to the top of the sign; and
    iii. Is not more than 65 feet from the existing grade at the base of the sign to the top thereof;
b. Relocate a sign to another location on the same existing parcel in order to achieve visibility that was obstructed by a noise abatement or highway improvement project; or
c. Make a structural modification to allow a digital display on a sign that adjoins a controlled-access freeway, in compliance with the size limitations and other applicable requirements of this Title."

As the subject billboards are not located within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, staff has determined that a Major Site Development Plan Review is required. The proposed LED conversions should have no substantial impact on the surrounding residents as the nearest residentially zoned property is more than 375 feet from the subject site. Therefore, staff recommends approval of both Site Development Plan Review requests, subject to conditions. If denied, the existing Off-Premise Signs will remain as is.

FINDINGS (22-0133-SDR1 and SDR2)

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 face conversions of existing billboards to digital use will remain compatible with adjacent 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 digital conversion conforms to all applicable city plans and codes.

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

   Site access and circulation will not be impacted by the proposed digital conversion.

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

   The proposed building materials are appropriate for the area and for the City. The digital conversions are not unsightly or obnoxious and are 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 Off-Premise signs are consistent in architectural design and aesthetic features with other billboards throughout the Valley.

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

   The project will be subject to building permit reviews and inspections during construction and prior to operating the LED billboard. Therefore, appropriate measures will be taken to protect public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/05/80	The Board of City Commissioners approved a Rezoning (Z-0090-80) from C-1 (Limited Commercial), C-C (Neighborhood Commercial Center), and C-M (Commercial/ Industrial) to C-1 (Limited Commercial) for a proposed bank and high-rise offices. The Planning Commission recommended approval.
01/04/89	The City Council approved a request for a Special Use Permit (U-0044-86) to allow the relocation of an existing 14' x 48' single pole, double face, 40-foot Off-Premise Sign (Billboard) on property generally located on the north side of Sahara Avenue, east of Almond Tree Lane.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/17/06	The City Council Approved a General Plan Amendment (GPA-9219) to change the land use designations to C (Commercial), MXU (Mixed Use), Industrial or PF (Public Facilities) on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and Staff recommended approval.
01/12/16	A Site Development Plan Review (SDR-62738) was approved administratively by staff for a new wireless communication facility, stealth design on an existing off-premise sign at 1140 East Sahara Avenue.
10/02/18	A Code Enforcement Case (CE-193444) was processed for 20-30 homeless and semi-permanent structures being built by the homeless along with trash and debris (Parcel 001). The case was resolved on 12/04/18.
01/14/19	A Code Enforcement Case (CE-195818) was processed for a large vagrant encampment throughout an empty parking lot (Parcel 001). The case was resolved on 01/29/19.
07/15/19	A Code Enforcement Case (CE19-01189) was processed for a tremendous amount of trash, debris, and waste at 1140 East Sahara Avenue (Parcel 007 and 008). The case was resolved on 07/24/19.
08/14/19	A Code Enforcement Case (CE19-01900) was processed for a vagrant encampment throughout an empty parking lot (Parcel 001). The case was resolved on 08/21/19.
09/11/19	A Code Enforcement Case (CE19-02639) was processed for a property with overgrown weeds, significant trash, and frequent homeless on site at 1140 East Sahara Avenue (Parcel 007 and 008). The case was resolved on 10/28/19.
06/09/20	The Planning Commission approved a request for a Tentative Map (TMP-78658) for a one-lot commercial subdivision on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009). Staff recommended approval of the request.
07/21/20	The Department of Planning administratively approved a request for a Site Development Plan Review (20-0022-SDR1) for the relocation and rebuild of an existing Legal, Nonconforming Liquor Establishment (Tavern) on 0.54 acres on the west side of Maryland Parkway, approximately 170 feet north of Sahara Avenue.
04/21/21	The City Council approved Special Use Permit (21-0009-SUP1) for a proposed 40-foot tall, 672 square-foot off-premise sign (billboard) at the northwest corner of Sahara Avenue and Maryland Parkway.
	The City Council approved Site Development Plan Review (21-0009-SDR1) for a proposed 23,304 square-foot commercial development at the northwest corner of Sahara Avenue and Maryland Parkway.

Most Recent Change of Ownership	
08/16/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/28/02	A Business License (G07-00064) was issued for a non-restricted gaming, limited establishment at 2300 South Maryland Parkway. The license is set to expire on 10/01/20.
08/26/15	A Business License (G63-06029) was issued for an automated teller machine at 2300 South Maryland Parkway. The license is set to expire on 08/01/20.
11/16/15	A Business License (G63-00639) was issued for a restaurant at 2440 South Maryland Parkway. The license is set to expire on 05/01/20.
06/25/19	A Building Permit (C19-02827) was issued for a complete building demolition at 1140 East Sahara Avenue.

Pre-Application Meeting	
03/02/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed static billboard face conversion to digital.

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

Field Check	
03/31/22	Staff conducted a routine field check and found an undeveloped lot with two existing billboards. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurants Gaming Establishment, Non-Restricted	C (Commercial)	C-1 (Limited Commercial)
North	General Retail Store, Other than Listed Shopping Center Auto Repair Garage, Minor	C (Commercial)	C-1 (Limited Commercial)
South	Shopping Center – Clark County	CG (Commercial General) - Clark County	C-2 (General Commercial) - Clark County
East	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
West	Shopping Center	C (Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Beverly Green/Southridge Plan	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 – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Off-Premise Sign (Billboards) fronting Sahara Avenue and Maryland Parkway			
Pursuant to Special Use Permits (U-0044-86) and (21-0009-SUP1)			
Standards	**Code Requirements**	**Provided**	**Compliance**
Location	No Off-Premise Sign may be located within public right-of-way	The sign is not located in public right-of-way, nor is in the Off-Premise Exclusionary Sign Zone	Y
Zoning	Permitted in the C-1, C-2, C-V, C-PB, C-M and M Zoning Districts	The site is zoned C-1	Y
Area	Maximum surface area of 672 SF, except that an embellishment of up to 128 SF is allowed to extend up to 5 feet from the rectangular surface of the sign	672 SF with no embellishments.	Y
Height	No higher than 40 feet from grade at the point of construction	The proposed Off-Premise Sign height is 40 feet.	Y
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view	All structural elements of the signs are screened from public view.	Y
Off-Premise Sign	At least 300 feet to another Off-premise Sign (if not along US-95)	The nearest off-premise sign is approx. 313 feet from the subject sign.	Y
Off-Premise Sign Separation	At least 300 feet to the nearest property line of a lot in any “R” or U” zoned districts.	The sign is more than 375 feet from any property line zoned either “R” or “U.”	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is permanently attached to the ground and would be detached from any other structures.	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways Map	104	Y
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	95	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) Site Development Review

Project Address (Location) 2440 & 2360 Maryland Pkwy

Project Name Aura outdoor **Proposed Use** Electronic Billboards

Assessor's Parcel #(s) 162-03-802-009 **Ward #** 3

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

Additional Information SDR's to convert one side of two off-premise signs to elctronic

Property Owner FEM,LLC Contact B.Mason

Address 8804 Spanish Ridge AVE # 100 City Las Vegas State NV Zip 89148

E-mail _____ Phone _____

Applicant Aura Outdoor, LLC Contact Chad Harris

Address 6223 Dean Martin City LasVegas State NV Zip 89118

E-mail chad@lasvegasbillboards.com Phone 702-528-8804

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 William Mason for FEM, LLC

22-0133
03/09/2022

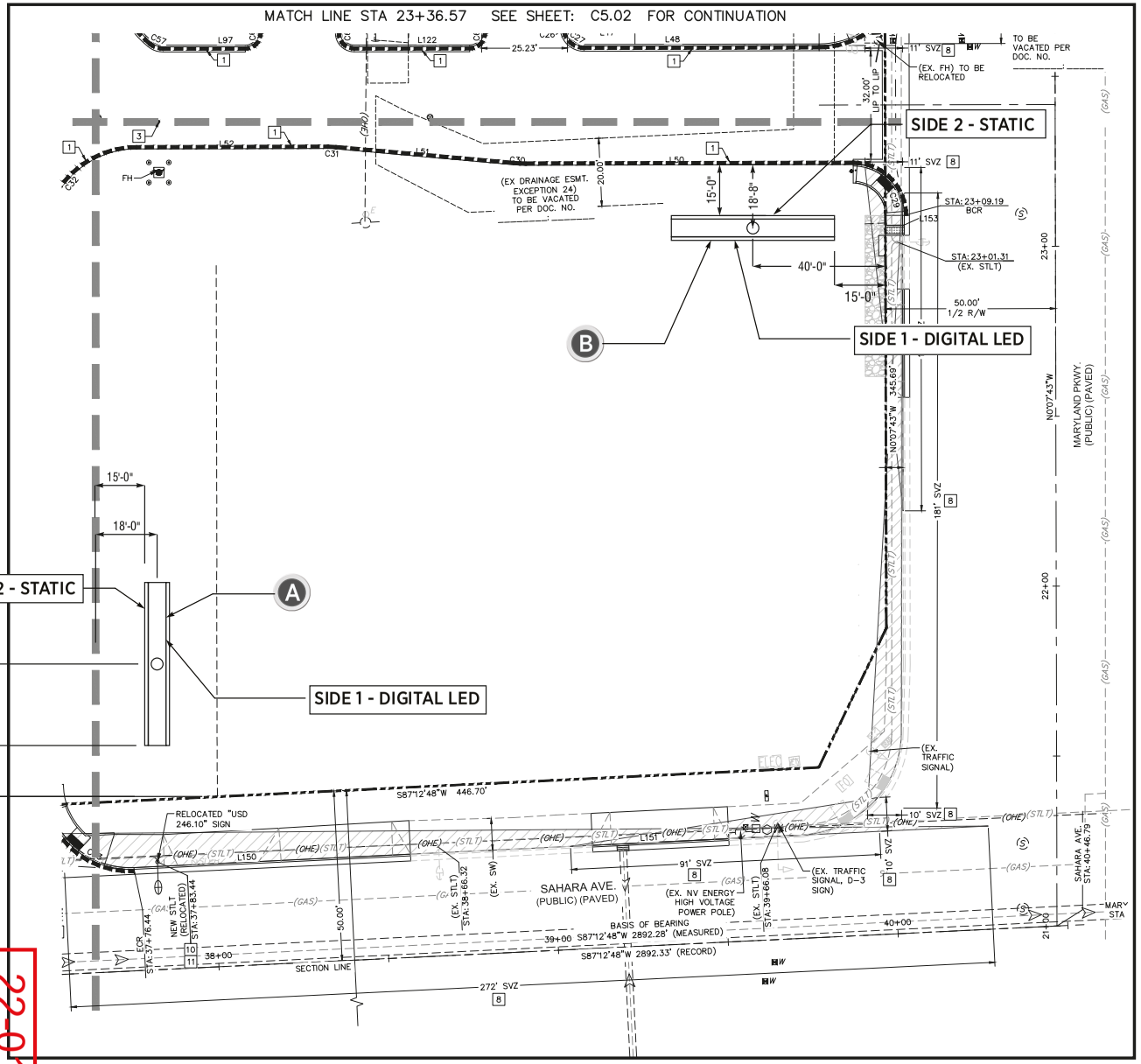
Subscribed and sworn before me

This 9th day of March, 20 22

Ann Marie Roner

Notary Public in and for said County and State

ANN MARIE RONER
Notary Public, State of Nevada
No. 20-4217-01
My Appt. Exp. Sept. 17, 2024



Planning Commission May 10, 2022 - Page 286

22-0133
03/09/2022

FILE LOCATION AND NAME:
ART FILES_2021\G-L\LV BILLBOARDS_PROPOSAL ART\212463-08-LV BILLBOARDS-DIGITAL LED

212463

5

COMPANY NAME:

AURA OUTDOOR, LLC

6223 Dean Martin Drive
LV, NV 89118

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE

SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM

DESIGNER:
G.BLOK

FONTS:
N/A

PROJECT NUMBER:
212463-08

INITIAL PROOF DATE:
08/13/21 GB

MOST RECENT REVISION DATE AND INITIAL:
01/19/22 GB

DESCRIPTION OF CHANGE:
UPDATED SITE MAP

PREVIOUS REVISION DATES:

R1 R5 R9
R2 R6 R10
R3 R7 R11
R4 R8 R12

HIGH IMPACT ELECTRIC SIGNS

LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
STATE LIC# 47418A
CONT. LIC. LIMIT: UNLIMITED
MJ# 1002123944

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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.

SIGN A - PROPOSED BILLBOARD SIGN LOCATION - SIDE 1 EAST - DIGITAL LED

SCALE: N.T.S.





EXISTING BILLBOARD SIGN LOCATION - SIDE 1

SIGN A - PROPOSED BILLBOARD SIGN LOCATION - SIDE 2 WEST - STATIC IMAGE

SCALE: N.T.S.





EXISTING BILLBOARD SIGN LOCATION - SIDE 2

Planning Commission May 10, 2022 - Page 287

22-0133
03/09/2022

FILE LOCATION AND NAME:
ART FILES_2021\G-L\LV BILLBOARDS\ _PROPOSAL ART\212463-08-LV BILLBOARDS-DIGITAL LED

212463

1

COMPANY NAME:

AURA OUTDOOR, LLC

6223 Dean Martin Drive
LV, NV 89118

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE

SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM

DESIGNER:
G.BLOK

FONTS:
N/A

PROJECT NUMBER:
212463-08

INITIAL PROOF DATE:
08/13/21 GB

MOST RECENT REVISION DATE AND INITIAL:
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UPDATED SITE MAP

PREVIOUS REVISION DATES:

R1 R5 R9
R2 R6 R10
R3 R7 R11
R4 R8 R12

HIGH IMPACT ELECTRIC SIGNS

LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
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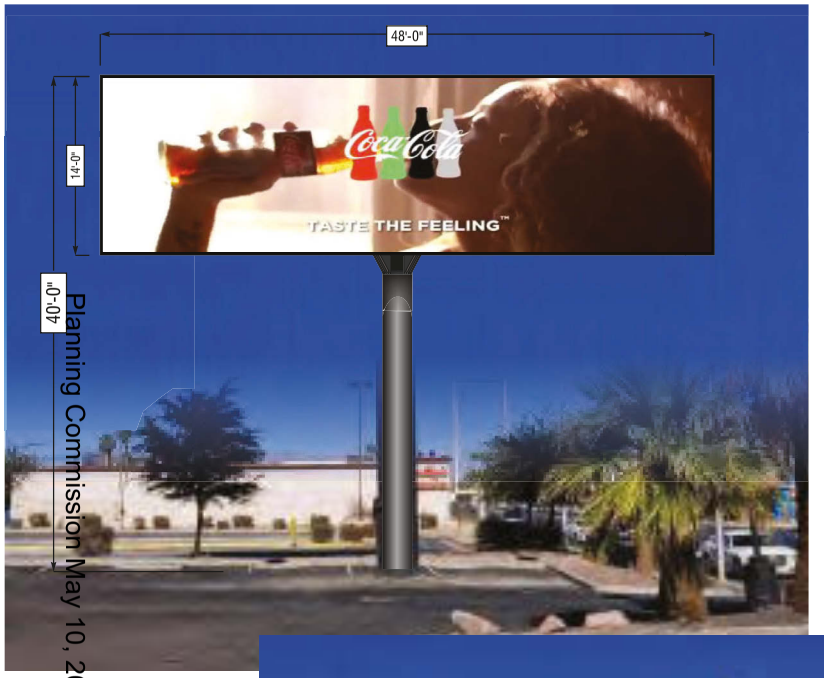
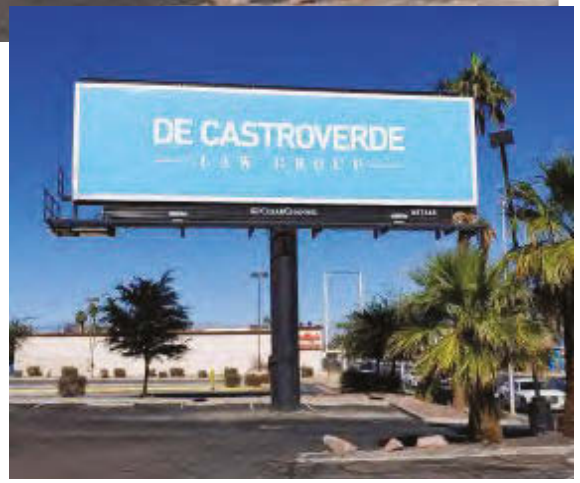
SIGN B - PROPOSED BILLBOARD SIGN LOCATION - SIDE 1 SOUTH - DIGITAL LED

SCALE: N.T.S.





EXISTING BILLBOARD SIGN LOCATION - SIDE 1

SIGN B - PROPOSED BILLBOARD SIGN LOCATION - SIDE 2 NORTH - STATIC IMAGE

SCALE: N.T.S.





EXISTING BILLBOARD SIGN LOCATION - SIDE 2

Planning Commission May 10, 2022 - Page 288

22-0133
03/09/2022

FILE LOCATION AND NAME:
ART FILES_2021\G-L\LV BILLBOARDS\ _PROPOSAL ART\212463-08-LV BILLBOARDS-DIGITAL LED

212463

3

COMPANY NAME:

AURA OUTDOOR, LLC

6223 Dean Martin Drive
LV, NV 89118

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON: MARK WHITEHOUSE
SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: G.BLOK
FONTS: N/A

PROJECT NUMBER: 212463-08
INITIAL PROOF DATE: 08/13/21 GB
MOST RECENT REVISION DATE AND INITIAL: 01/19/22 GB
DESCRIPTION OF CHANGE: UPDATED SITE MAP

PREVIOUS REVISION DATES:

R1	R5	R9
R2	R6	R10
R3	R7	R11
R4	R8	R12

HIGH IMPACT ELECTRIC SIGNS
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22-0133, 22-0133-SDR1 AND 22-0133-SDR2 - APPLICANT: AURA OUTDOOR, LLC - OWNER: FEM, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND MARYLAND PARKWAY

03/31/2022



22-0133, 22-0133-SDR1 AND 22-0133-SDR2 - APPLICANT: AURA OUTDOOR, LLC - OWNER: FEM, LLC
NORTHWEST CORNER OF SAHARA AVENUE AND MARYLAND PARKWAY

03/31/2022

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

February 23, 2022

Mr. Courey Stewart, Senior Planner
Comprehensive Planning Department
City of Las Vegas
495 S. Main St.
Las Vegas NV 89101

RE: Justification Letter- APN: 162-03-802-006, 007, & 009

Dear Mr. Stewart:

There are two existing static billboards on the northwest corner of Sahara Ave and Maryland Pkwy. Each board has two faces, the one on Maryland Parkway sign face are directed to north-south traffic on Maryland Parkway. The one on Sahara Avenue sign faces are directed to east-west bound traffic on Sahara Avenue.

These signs, once completed, will be an improvement to the area, the existing signs are older and changing out the faces to electronic will improve the appearance. Only one face on each sign is being converted to electronic. The south face on the Maryland Parkway sign is being changed, and the east side of the Sahara Avenue sign is being converted. Both of these sign faces are facing away from residential towards the commercial area. Each sign will have automatic timers on them that will adjust the brightness, so the lights are dimmer at night. We respectfully request approval to convert these sign faces. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

22-0133
03/09/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning

CASE: **22-0133, 22-0133-SDR1 AND 22-0133-SDR2**

SUBJECT: **APPLICANT: AURA OUTDOOR, LLC - OWNER: FEM, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

lucy stewart
Signature

5-3-22
Date

Lucy Stewart
Please Print Name

LAS Consulting
Company Name

Sincerely,

Submitted after final agenda

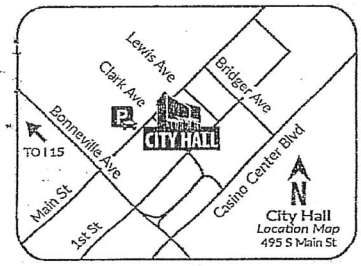
#16

Eric McCammond
Sr. Management Analyst
Case Planning Division

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

Return Service Requested

Official Notice of Public Hearing



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www.lasvegasnevada.gov/meetings

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Permit No. 1630

RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0133 and 22-0133-SDR1 and 22-0133-SDR2

Planning Commission Meeting of **05/10/2022**

22-0133
16203801054
1018 SAHARA L L C
1208 ANIME DR
LAS VEGAS NV 89144

131 BRDFNP1 89144

Submitted after final agenda

11 6a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
16a

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

SUBJECT:
22-0133-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE EAST SIDE OF AN EXISTING OFF-PREMISE SIGN [SIGN A]

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
16b

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

SUBJECT:
22-0133-SDR2 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO THE SOUTH SIDE OF AN EXISTING OFF-PREMISE SIGN [SIGN B]

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
17

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

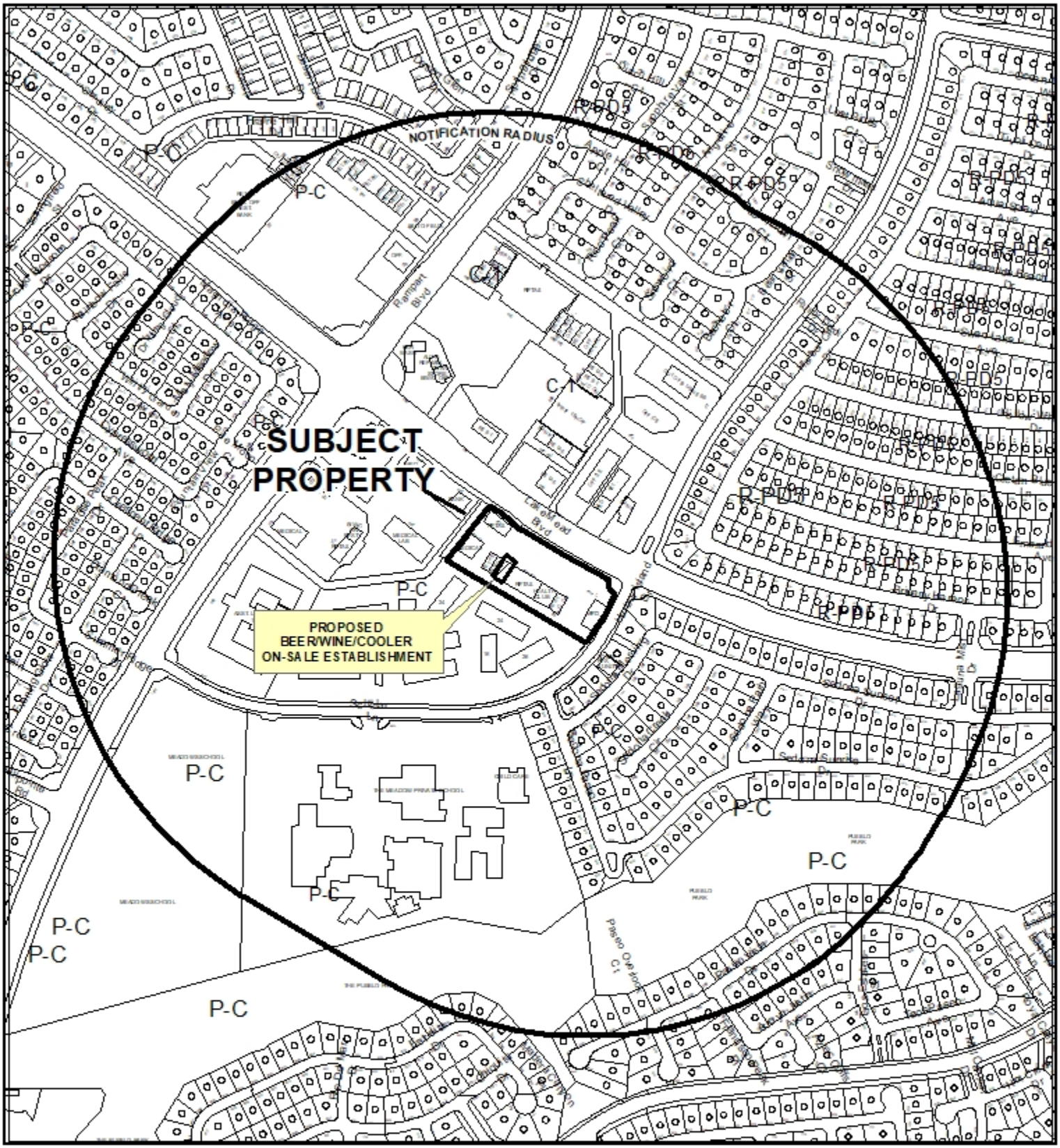
SUBJECT:
22-0137-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED ROCK PIZZA - OWNER: ELBERT L. ADMAS CHARITABLE REMAINDER ANNUITY TRUST - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,512 SQUARE-FOOT PUBS, BARS & LOUNGES ESTABLISHMENT USE WITH 288 SQUARE FEET OF OUTDOOR PATIO AREA at 8455 West Lake Mead Boulevard (APN 138-20-614-004), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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 APPROVAL, subject to conditions:

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



CASE: 22-0137-SUP1

RADIUS: 1500 FEET

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



CASE: 22-0137-SUP1

RADIUS: 1500 FEET

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

N



22-0137-SUP1

Beer/Wine/Cooler On-Sale

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Resort Bar
- Beer/Wine/Cooler On-Sale

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, March 22, 2022

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RED ROCK PIZZA - OWNER: ELBERT L. ADMAS CHARITABLE REMAINDER ANNUITY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0137-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 611

PROTESTS 0

APPROVALS 1

**** CONDITIONS ****

22-0137-SUP1 CONDITIONS

Planning

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Pub, Bar or Lounge (Beer/Wine/Cooler On-Sale) use at 8455 West Lake Mead Boulevard.

ISSUES

- A Pub, Bar, or Lounge use is permitted in the VC (Village Center) Summerlin Land Use District with the approval of a Special Use Permit. Staff supports the request.

ANALYSIS

The subject site is zoned P-C (Planned Community) with a VC (Village Center) Summerlin Land Use Designation. It is home to an existing shopping center and subject to Summerlin Development Standards. The proposed Pub, Bar or Lounge (Beer/Wine/Cooler On-Sale) is an existing restaurant. Per the submitted Justification Letter, the alcohol served will be offered in conjunction with meals. The submitted plans depict a 1,512 square-foot tenant space with a 288 square-foot outdoor seating area.

A Pubs, Bars & Lounges use is defined by the Summerlin Development Standards as “A place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required.” There are no minimum Special Use Permit requirements listed. No waivers are required for distance separation requirements; however, the proposed use will be located within a shopping center with an existing Pub, Bar, or Lounge use and is located within 1,500 feet of an existing Public or Private School, Secondary Use. The school is approximately 360 feet away, south of Scholar Lane, which is 40 feet in width.

As the proposed use meets the requirements of the Summerlin Development Standards, staff recommends approval of the Special Use Permit request, subject to conditions.

FINDINGS (22-0137-SUP1)

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

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

The proposed Pub, Bar, or Lounge use is located within a shopping center that includes other compatible uses. The proposed Pub, Bar, or Lounge use meets the intent of the VC (Village Center) land use designation.

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

The subject site operates as a shopping center which was designed to accommodate a variety of uses and parking needs, including the proposed Pub, Bar, or Lounge use.

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

The proposed use is located within a commercial subdivision that is accessed by Lake Mead Boulevard and Scholar Lane, both of which are adequate in size to meet the needs of the proposed use.

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

The Pub, Bar, or Lounge use is will be subject to regular licensing inspections and will not compromise the public health, safety, and welfare or overall objectives of the General Plan.

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

There are no minimum requirements listed for the Pub, Bar, or Lounge use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/20/93	The Summerlin Referral Group approved a request for a review (SV-0013-93) of the Pueblo at Summerlin commercial center located at the southwest corner of Lake Mead Boulevard and Scholar Lane in Summerlin Village 2.
07/25/94	The Summerlin Referral Group approved a request for a review (SV-0012-94) of a proposed retail pad site, located at the southwest corner of Lake Mead Boulevard and Scholar Lane in Summerlin Village 2 Commercial Center.
08/17/94	The City Council approved a request for a Special Use Permit (U-0178-94) for a Restaurant Service Bar in a proposed restaurant on property located at 8427 West Lake Mead Boulevard. The Board of Zoning Adjustment recommended approval.
06/07/06	The City Council approved a request for a Special Use Permit (SUP-12348) for a proposed Pub, Bar & Lounge in conjunction with an existing restaurant at 8427 West Lake Mead Boulevard. The Planning Commission and staff recommended approval.
04/21/10	The City Council approved a request for a Special Use Permit (SUP-37358) for a proposed Pub, Bar & Lounge in conjunction with an existing restaurant at 8427 West Lake Mead Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/28/2012	A deed was recorded for change of ownership.

Related Building Permits/Business Licenses	
04/11/07	A business license (#R10-00932) was issued for a restaurant at 8455 West Lake Mead Boulevard. The license is inactive as of 05/06/08.
05/11/14	A business license (#G62-04067) was issued for a restaurant at 8455 West Lake Mead Boulevard. The license is set for renewal on 05/01/22.

Pre-Application Meeting	
03/02/22	A pre-application meeting was held with the applicant, where the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
03/30/22	During a routine site inspection performed by staff, the subject property was noted as a well maintained within a shopping center.

Details of Application Request	
Site Area	
Net Acres	3.42

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Personal Service General Retail Restaurant	VC (Village Commercial)	P-C (Planned Community)
North	Office, Medical or Dental General Personal Service General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-family, Detached	VC (Village Commercial)	P-C (Planned Community)
East	Single Family, Detached	SF2 (Single Family Residential, 6 Units Per Acre	P-C (Planned Community)
West	General Personal Service Office, Medical or Dental	VC (Village Commercial)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1/2	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	34,600	1 per 250 SF	133		142		
TOTAL SPACES REQUIRED			138	5	148	5	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

Project Address (Location) 8455 W Lake Mead Blvd

Project Name 22-0137 **Proposed Use**

Assessor's Parcel #(s) 13820614004 **Ward #** 2

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

Additional Information

Property Owner Elbert Adams TTEE of CRAT Contact Jessica Saldana

Address 5960 S Jones Blvd City Las Vegas State NV Zip 89128

E-mail jsaldana@mdlgroup.com Phone 702-388-1800

Applicant Paolo Ciulla Contact same

Address 8325 Cavaricci Ave City Las Vegas State NV Zip 89129

E-mail paul@redrockpizza.com Phone 702-622-1555

Representative Contact

Address City State Zip

E-mail Phone

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

☐ **Yes**
☒ **No**

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature

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

22-0137
03/17/2022

Print Name

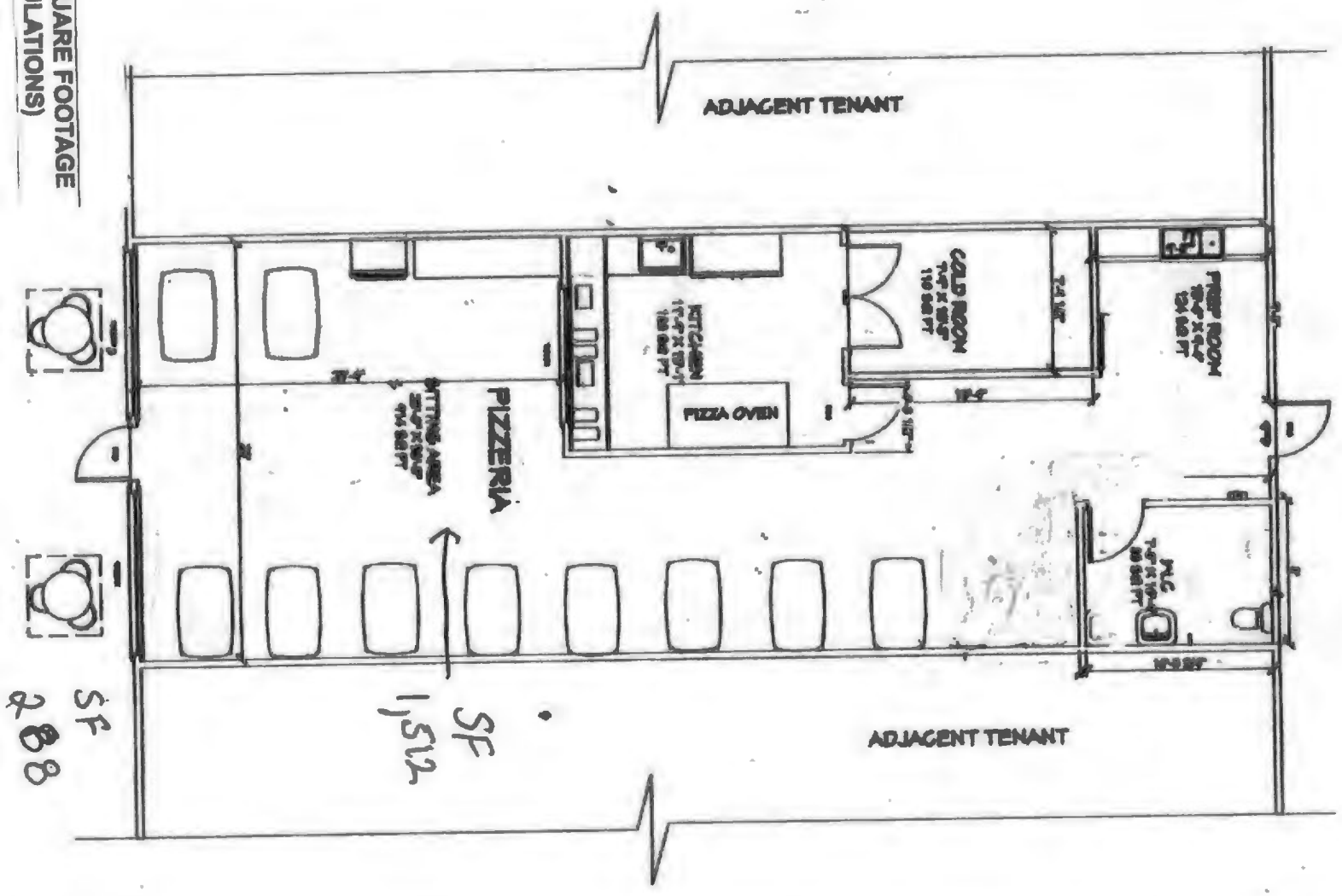
Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

22-0137
03/17/2022

BUILDING SQUARE FOOTAGE
(AREA CALCULATIONS)



PROPOSED FLOOR PLAN
Red Rock Pizza

8455 W LAKE MEAD BLVD
LAS VEGAS NV 89128

DATE: 4/12/2021

SCALE:



22-0137
03/23/2022



22-0137-SUP1 - APPLICANT: RED ROCK PIZZA - OWNER: ELBERT L. ADMAS CHARITABLE REMAINDER ANNUITY TRUST
8455 WEST LAKE MEAD BOULEVARD

03/30/2022

03/23/2022
22-0137

To: The city of Las Vegas

From: Paolo Ciulla

Red Rock Pizza was Established 2008
We have been serving gourmet pizzas for over 14 years.
I am looking to add a special use permit on sale for beer / wine cooler for my business.

Thank you very much

Paolo Ciulla
Owner Red Rock Pizza
702 304 0400
8455 West Lake Mead Blvd.
Las Vegas, NV 89128

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

Return Service Requested

Official Notice of Public Hearing

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City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0137-SUP1

Planning Commission Meeting of **05/10/2022**

22-0137-SUP1
13821317012
FREUND GREG & LISA M
8304 ARROYO JUSTIN AVE
LAS VEGAS NV 89128

23 BRDFNP1 89128

17A

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

RECEIVED
MAY 04 2022
City of Las Vegas
Department of Planning

CASE: 22-0137-SUP1

SUBJECT: APPLICANT: RED ROCK PIZZA - OWNER: ELBERT L. ADMAS CHARITABLE REMAINDER ANNUITY TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Paolo Ciulla — 5/4/2022

Signature — Date

Paolo Ciulla

Please Print Name

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#17

1 of 1
To: +17024647499
From: +17752435433 (Marian Tapia)
May 03, 2022 14:57 (UTC-07)

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

Return Service Requested

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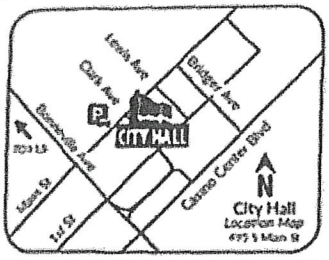

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0137-SUP1

Planning Commission Meeting of 05/10/2022

131 BRDFNP1 89134

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Department of Planning

22-0137-SUP1
13820613013
MENCHACA JUAN G
TAPIA MARIAN IRAN
8704 DIAMOND CREEK CT
LAS VEGAS NV 89134-0323

Submitted after final agenda

17P

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

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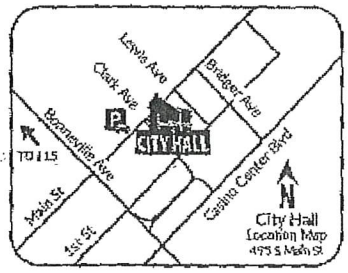
Department of Planning



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0137-SUP1

Planning Commission Meeting of **05/10/2022**

22-0137-SUP1
13820518007
SEGGEV FAMILY TRUST
SEGGEV JORAM S & VARDA TRS
2108 RICO PEAK CT
LAS VEGAS NV 89128-7634

29 BRDFNP1 89128

17P

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

Return Service Requested

Official Notice of Public Hearing

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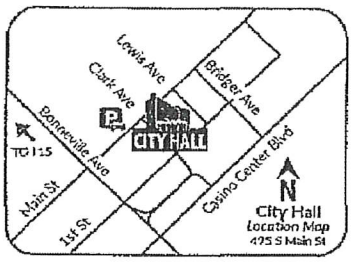
MAY 09 2022
City of Las Vegas
Department of Planning



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0137-SUP1

Planning Commission Meeting of **05/10/2022**

22-0137-SUP1
13821310009
MCFADDEN PATRICK M SR & INCI G
REVOCABLE TRUST
MCFADDEN PATRICK M SR & INCI G TRS
2004 SEDONA PATH WAY
LAS VEGAS NV 89128

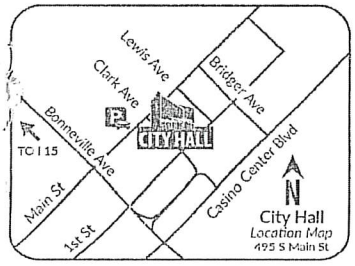
23 BRDFMP1 89128

17p

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

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0137-SUP1

Planning Commission Meeting of **05/10/2022**

RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

22-0137-SUP1
13821215034
LOMBARDO ROCKY J & RUTH N
8332 BRITTANY HARBOR DR
LAS VEGAS NV 89128-7492

23 BRDFNP1 89129

Submitted after final agenda

17A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
18

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

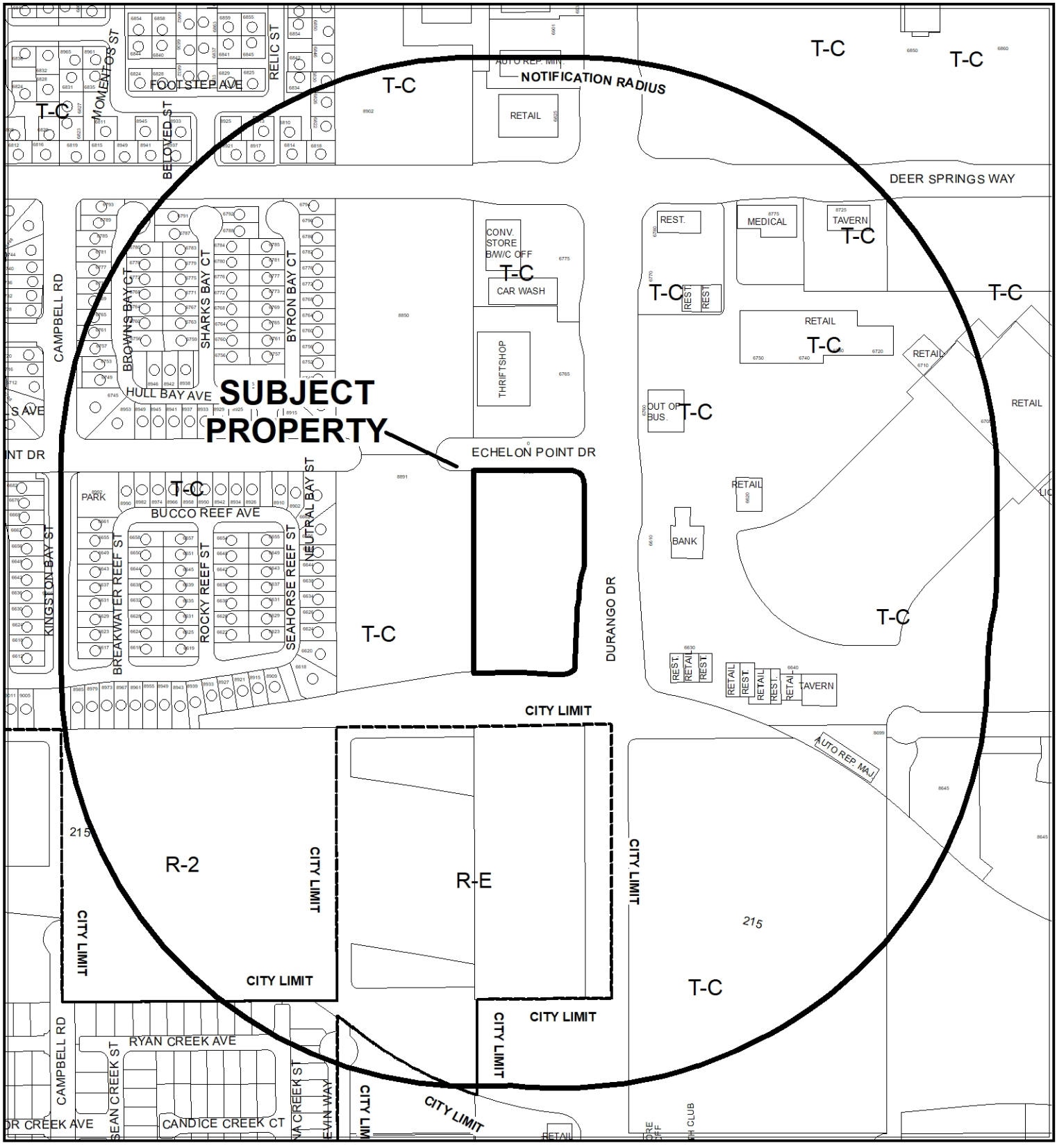
SUBJECT:
22-0139 - PUBLIC HEARING - APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC - For possible action on the following Land Use Entitlement project requests on 2.91 acres on the southwest corner of Echelon Point Drive and Durango Drive (APN 125-20-319-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0139-SDR1
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: **22-0139**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **22-0139**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0139-SUP1	Staff recommends APPROVAL, subject to conditions:	
22-0139-SUP2	Staff recommends APPROVAL, subject to conditions:	
22-0139-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0139-SUP1 22-0139-SUP2

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 197

NOTICES MAILED 29

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

22-0139-SUP1 CONDITIONS

Planning

1. A Special Use Permit is hereby approved, to allow a Restaurant with Drive-Through use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0139-SUP2) and Site Development Plan Review (22-0139-SDR1) shall be required, if approved.

3. Conformance to the approved conditions for Site Development Plan Review (20-0205-SDR1), except as amended herein.

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

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

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

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

22-0139-SUP2 CONDITIONS

Planning

1. A Special Use Permit is hereby approved, to allow a Restaurant with Drive-Through use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0139-SUP1) and Site Development Plan Review (22-0139-SDR1) shall be required, if approved.

3. Conformance to the approved conditions for Site Development Plan Review (20-0205-SDR1), except as amended herein.

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

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

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

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

22-0139-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0139-SUP1) and Special Use Permit (22-0139-SUP1) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (20-0205-SDR1), except as amended herein.

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/17/22, except as amended by conditions herein.

5. A Waiver from Title 19.08 and the Town Center Development Standards Manual is hereby approved, to allow a five-foot wide landscape buffer where 10 feet is required adjacent to Durango Drive and Echelon Point Drive.

6. A Waiver from Title 19.08 and the Town Center Development Standards Manual is hereby approved, to allow the landscape buffer adjacent to south property line to taper down to one-foot in width where 15 feet is required adjacent to right-of-way (CC 215 on-ramp).

7. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow drive-through lanes to wrap around more than two sides where limited to two sides of the building.

8. An Exception from Title 19.08 and the Town Center Development Standards Manual is hereby approved, to allow only shrubbery in the southern landscape buffer adjacent to the CC 215 on-ramp.

9. All roof and ground mounted equipment or other obtrusive features shall be screened from view on all sides and from the top or painted to match the roof or parapet when roof mounted.

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

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

12. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes (west property line adjacent to the car wash portion of the overall development). The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Street trees shall be planted along every street within Town Center and shall be included in all plans for street improvements in accordance with the Town Center Street Hierarchy.
    - Internal landscaped areas may have any tree type as specified on the approved landscape plan for the site provided they are consistent with the Southern Nevada Regional Planning Coalition Regional Plant List.

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

15. All Town Center Development Standards Manual, City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Town Center Development Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

18. Contact the City Engineer's Office at 702-229-2186 to coordinate the development of this project with the 215 Beltway Trail Segment C project (MWA684) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

19. 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. 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. 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.

21. Comply with all applicable conditions of approval for 20-0205-SDR1 and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to amend an existing car wash development currently under construction on the southwest corner of Echelon Point Drive and Durango Drive by adding two restaurants with drive through, a coffee shop, and leasable “vanilla” office space.

ISSUES

- The Town Center Development Standards Manual requires an approved Special Use Permit for each Restaurant with Drive Through proposed. Staff supports this request.
- A Waiver is requested to allow a five-foot wide landscape buffer adjacent to Durango Drive and Echelon Point Drive where 10 feet is required. Staff supports this request.
- Waiver is requested to allow the landscape buffer adjacent to south property line to taper down to one-foot in width where 15 feet is required adjacent to right-of-way (CC 215 on-ramp). Staff supports this request.
- A Waiver from the Town Center Development Standards Manual is requested to allow drive-through lanes to wrap around more than two sides where limited to two sides of the building. Staff supports this request.
- An Exception is requested to allow one, 24-inch box shade tree within the southern landscape buffer where 12 are required. Staff supports this request as the landscape buffer tapers in size and shrubbery is proposed in lieu of the required trees.
- Building signage depicted in the proposed elevations are not part of this review and will be reviewed under separate building permit applications.

ANALYSIS

The subject site is located within the General Commercial District of the Master Plan Area of Town Center. All development plans shall comply with the adopted Town Center Development Standards as well as all other applicable regulations in the city, county, state and federal jurisdictions. These Standards are not intended to override or contradict the Las Vegas Municipal Code or other requirements. Where differences occur, the most stringent shall apply in all cases, and where the Town Center Development Standards Manual is silent, Title 19 shall apply.

The General Commercial District of Town Center allows all types of retail, service, office and other general business uses of a more intense commercial character. The most intense of the land uses will normally require a Special Use Permit, such as the two proposed Restaurants with Drive-Through.

Special Use Permits

The Restaurant with Drive-Through use is not defined by the Town Center Development Standards Manual. Title 19.12 does not specifically list Restaurant with Drive Through as a land use, but separately as a "Restaurant" use and a "Drive Through" use.

Title 19.12 describes the Restaurant use as "an establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses;" and the Drive Through use as "the use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service."

The Town Center Development Standards Manual does not have Minimum Special Use Permit Requirements for the Restaurant with Drive-Through use, only that it is "reviewed and conditioned on a case-by-case basis.

Staff finds the proposed Restaurants with Drive-Through can be conducted in a manner that is harmonious and compatible with the existing and future development in the surrounding area and is recommending approval of both Special Use Permits with conditions.

Site Development Plan Review

The two proposed restaurants with drive-through include "Building A" that is located on the northern portion of the site and is 2,309 square feet with a 245 square foot outdoor dining area. The second drive-through restaurant, "Building B," is 2,004 square feet with a 350 square foot outdoor dining area. Proposed commercial "Building C" consists of 3,501 square feet of leasable "vanilla" office space, and a 902 square-foot restaurant with 690 square feet of outdoor dining area. This restaurant does not contain a drive-through. Access to the site is provided by both Durango Drive to the east and Echelon Point Drive on the north.

As required by the Town Center Development Standards Manual, the design of the proposed fast food restaurants have been designed to integrate with other commercial structures along Durango Drive while exhibiting the corporate "brand" of he restaurant. The proposed freestanding "fast food" buildings are setback an additional 10 feet from the required setback as required by the Town Center Development Standards Manual. Drive-through lanes are limited to two sides of a restaurant by the Town Center Development Standards Manual, and a Waiver is requested to allow the drive-through lane to wrap around three sides of the building. Staff supports this request as the expanded drive-through lanes will aid in the prevention of drive-through stacking from spilling out into drive aisles and the right-of-way. Additional landscaping is provided throughout the interior of the site to aid in the buffering of the drive through aisles and provide the outdoor dining/patio areas shade.

The Town Center Development Standards Manual requires the architectural features of all buildings to contribute to an attractive, integrated environment consistent with the intent of the Town Center Land Use Plan and the adjacent neighborhood or projects.

These building designs are required incorporate patterns and materials that are visually interesting, particularly at street level. This must be accomplished through the use of a combination of expression lines and areas, and features of the facade that include changes in material, color and/or relief, which in this instance the proposed buildings do provide.

The use of visually interesting features such as awnings, signage, windows and doors are required, particularly along primary pedestrian routes. Such features are subject to review and approval by the Department, which the Planning Department has reviewed and found the proposed development provides a variety of such features including covered walkways and canopies.

As encouraged by the Town Center Development Standards manual, the proposed development provides design consistency and the use of varying texture and color and there are no large areas of flat uniform texture, unarticulated, windowless or mono-color building facades as prohibited by the standards.

The proposed color palette will unify and identify individual structures within the proposed development and create visually coherent streetscape. The proposed color palette is a range of basic and accent colors which meet the requirements of the Town Center Development Standards Manual while adhering to the "brand" for the proposed drive-through restaurants.

Staff finds the proposed commercial development is compatible with the surrounding area, and meets the minimum design requirements set forth by the Town Center Development Standards Manual and Title 19.08 where applicable. Therefore, staff is recommending approval of the Site Development Plan Review with conditions.

FINDINGS (22-0139-SUP1 and SUP2)

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 uses can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as it is part of a commercial corridor surrounded by other commercial land uses.

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

   The subject site is adjacent to an arterial roadway along a commercial corridor and is physically suited for the type and intensity of the land uses 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.**

   Durango Drive is a 120-foot wide Town Center Parkway Arterial and is adequate n size to meet the requirements of the proposed use.

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

   The proposed Restaurants with Drive-Through are subject to both building permit reviews as well as regular inspections and oversight by multiple governmental agencies to ensure the public health, safety, and welfare are not compromised.

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

   There are no applicable conditions per the Town Center Development Standards Manual.

FINDINGS (22-0139-SDR1)

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

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

   Durango Drive is a commercial corridor and the proposed commercial development is compatible with the adjacent development and 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 consistent with the Town Center Development Standards Manual.

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

   Site Access is provided by Durango Drive and Echelon Point Drive and will not negatively impact adjacent roadways.

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

   Both building and landscape materials are in accordance with the Town Center Development Standards Manual and are appropriate for the area.

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

   The proposed building elevations create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

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

   The proposed development is subject to building permit review and regular inspections during construction to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/20	The City Council approved a request for a Rezoning (20-0205-ZON1) From: U (Undeveloped) [TC (Town Center) General Plan Designation] To: T-C (Town Center) on the southwest corner of Echelon Point Drive and Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Major Modification (20-0205-MOD1) of the Town Center Land Use Plan From: UC-TC (Urban Center Mixed Use – Town Center) To: GC-TC (General Commercial – Town Center) on the southwest corner of Echelon Point Drive and Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Petition to Vacate (20-0205-VAC1) U.S. Government Patent Easements generally located on the southwest corner of Echelon Point Drive and Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (20-0205-SDR1) for a 5,416 Square-Foot Car Wash Development with Waivers of the Town Center Development Standards on the southwest corner of Echelon Point Drive and Durango Drive. The Planning Commission and staff recommended approval.
01/12/21	The Planning Commission approved a request for a Tentative Map (20-0303-TMP1) for a One-Lot Commercial Subdivision on 3.34 acres on the southwest corner of Echelon Point Drive and Durango Drive. Staff recommended approval.

Most Recent Change of Ownership	
03/2021	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/18/21	A Building Permit (L21-00614) was issued for offsite improvements and partial onsite development at 6653 North Durango Drive. The permit is active as of 05/01/22.

Pre-Application Meeting	
02/22/22	Staff conducted a pre-application meeting to discuss the proposed development and the necessary land use entitlement applications.

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

Field Check	
03/31/22	Staff observed the subject site during a routine field check. Staff observed the car wash portion of the development to be under construction and the site was secured with construction fencing.

Details of Application Request	
Site Area	
Gross Acres	2.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Car Wash (Under Construction)	TC (Town Center)	T-C (Town Center)
North	Thrift Store	TC (Town Center)	T-C (Town Center)
South	CC 215	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Shopping Center	TC (Town Center)	T-C (Town Center)
West	Undeveloped	TC (Town Center)	T-C (Town Center)

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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	15 Feet	33 Feet	Y
• Side	10 Feet	N/A	N/A
• Corner	15 Feet	33 Feet	Y
• Rear	20 Feet	N/A	N/A
Max. Building Height	2 Stories	1 Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

Pursuant to the Town Center Development Standards Manual and Title19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	12 Trees	1 Trees	N*
• East	1 Tree / 20 Linear Feet	19 Trees	19 Trees	Y
• West	N/A	N/A	N/A	N/A
TOTAL PERIMETER TREES		**41 Trees**	**30 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	20 Trees	32 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		5 Feet	N**
• South	15 Feet		1 Feet	N**
• East	10 Feet		5 Feet	N**
• West	N/A		N/A	N/A

**An Exception is requested to allow one tree where 12 are required. Staff supports this request.*
***The subject site is required to provide a detached sidewalk adjacent to the north and east properties lines. This includes a five-foot wide landscape buffer adjacent to the right-of-way followed by a five-foot wide sidewalk and then a 10-foot wide landscape buffer. The applicant is requesting a Waiver to allow a five-foot wide landscape in lieu of the required 10-foot wide landscape buffer adjacent to north and east property lines; and for the landscape buffer adjacent to the south property line (CC 215 on-ramp) to taper down to one-foot in width where 15 feet is required. Staff supports this request as additional trees and landscaping have been provided within the development itself to buffer the drive-through lanes and provide additional shade for the proposed patio areas.*

Open Space – Town Center					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
126,760 SF*	20%	15,253 SF	23%	17,232 SF	Y

**This includes the entire site, including the previously approved car wash development. The above 17,232 square feet of open space provided is for the addition of the new development to the car wash facility currently under construction.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Durango Drive	Town Center Parkway Arterial	Town Center Development Standards Manual	114	Y*

**Half street improvements including curb, gutter and sidewalk are required and a Condition of Approval has been added for compliance.*

Town Center Parkway Arterial:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Development Standards Manual, Figure 28	Sidewalk; Amenity Zone; Traffic Lanes; Landscape Median	By Condition	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	ADA	Regular	ADA	
Restaurant with Drive Through "A" (2,309 SF) + 245 SF Patio	745 SF	Public 1:50 SF	15				
	1,809 SF	Back-of-House 1:200 SF	9				
Restaurant with Drive Through "B" (2,004 SF) + 350 SF Patio	750 SF	Public 1:50 SF	15				
	1,604 SF	Back-of-House 1:200 SF	8				
Office	3,501 SF	1:300 SF	12				
Restaurant (Coffee Shop) 902 SF + 690 SF Patio	892 SF	Public 1:50 SF	18				
	700 SF	Back-of-House 1:200 SF	4				
Car Wash	353 SF	1:150 SF	3				
TOTAL SPACES REQUIRED			84		88		Y
Regular and Handicap Spaces Required			80	4	82	6	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Detached Sidewalk (15-foot wide Amenity Zone): five-foot wide landscape buffer adjacent to right-of-way, five-foot wide sidewalk, 10-foot wide landscape buffer.	To allow a five-foot landscape buffer where 10 feet is required.	Approval
15-foot wide landscape buffer adjacent to right-of-way.	To allow the landscape buffer adjacent to the south property line to taper down to one-foot in width.	Approval.
Drive-through lanes are not to wrap around more than two sides of a building.	To allow the drive-through lanes to wrap around three sides of each building.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One, 24-inch box shade tree every 20 feet on-center within the southern landscape buffer	To allow one, 24-inch box shade tree and the remaining landscaping to be shrubbery.	Approval

Department of Public Works Traffic Study

Proposed 8.716 Thousand Square-Foot Commercial Development – SWC Echelon Point Drive & Durango Drive				
First Proposed Use				
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.309	470.95	1,087
AM Peak Hour			40.19	93
PM Peak Hour			32.67	75
Second Proposed Use				
Average Daily Traffic (ADT)	COFFEE/DOUGHNUT SHOWW/O DRIVE THROUGH [1000 SF]	0.902	754.55	681
AM Peak Hour			101.14	91
PM Peak Hour			36.31	33
Third Proposed Use				
Average Daily Traffic (ADT)	FAST-FOOD W/O DRIVE THROUGH [1000 SF]	2.004	346.23	694
AM Peak Hour			25.10	50
PM Peak Hour			28.34	57
Fourth Proposed Use				
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.501	9.74	34
AM Peak Hour			1.16	4
PM Peak Hour			1.15	4
Total Use				
Average Daily Traffic (ADT)	TOTAL USE	8.716		2,496
AM Peak Hour				238
PM Peak Hour				169

Existing Traffic on Nearby Streets	
Durango Drive	
Average Daily Traffic (ADT)	34,144
PM Peak Hour (Heaviest 60 Minutes)	2,732
Deer Springs Way	
Average Daily Traffic (ADT)	10,877
PM Peak Hour (heaviest 60 minutes)	870
Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
Durango Drive	62,895
Deer Springs Way	25,935
Summary	
This project will add approximately 2,496 trips per day on Durango Drive, Echelon Point Drive and Deer Springs Way. Currently, Durango Drive is at about 54 percent of capacity and Deer Springs Way is at about 42 percent of capacity. With this project, Durango Drive is expected to be at about 58 percent of capacity and Deer Springs Way to be at about 52 percent of capacity. Counts are not available for Echelon Point Drive in this vicinity, but it is believed to be under capacity.	
Based on Peak Hour use, this development will add into the area roughly 238 additional cars, or about four every minute.	

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) North Durango Drive & Echelon Point Drive

Project Name Durango & Echelon **Proposed Use** Office Building, 3 Restaurants

Assessor's Parcel #(s) 125-20-319-001 **Ward #**

General Plan: Existing GC- TC Proposed N/A **Zoning:** Existing TC Proposed N/A

Additional Information Proposed Use - Office Building, 3 Restaurants and 2 drive through/s

Property Owner Durango Point Capital Management, LLC **Contact** Susan Crosbie

Address 3755 Breakthrough Way Suite 250 City Las Vegas State NV Zip 89135

E-mail SCrosbie@jakrec.com Phone 702.405.3122

Applicant Joseph Kennedy : J.A. Development Company **Contact** Susan Crosbie

Address 3755 Breakthrough Way Suite 250 City Las Vegas State NV Zip 89135

E-mail SCrosbie@jakrec.com Phone 702.405.3122

Representative Jay Brown/Lebene Ohene **Contact** Lebene Ohene

Address 520 S. Fourth Street City Las Vegas State NV Zip 89101

E-mail lohene@brownlawlv.com Phone 702-598-1429

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

☐ Yes ☒ No

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

Durango Point Capital Management, LLC

Property Owner Signature

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

Print Name Joseph A. Kennedy, Manager

Subscribed and sworn before me

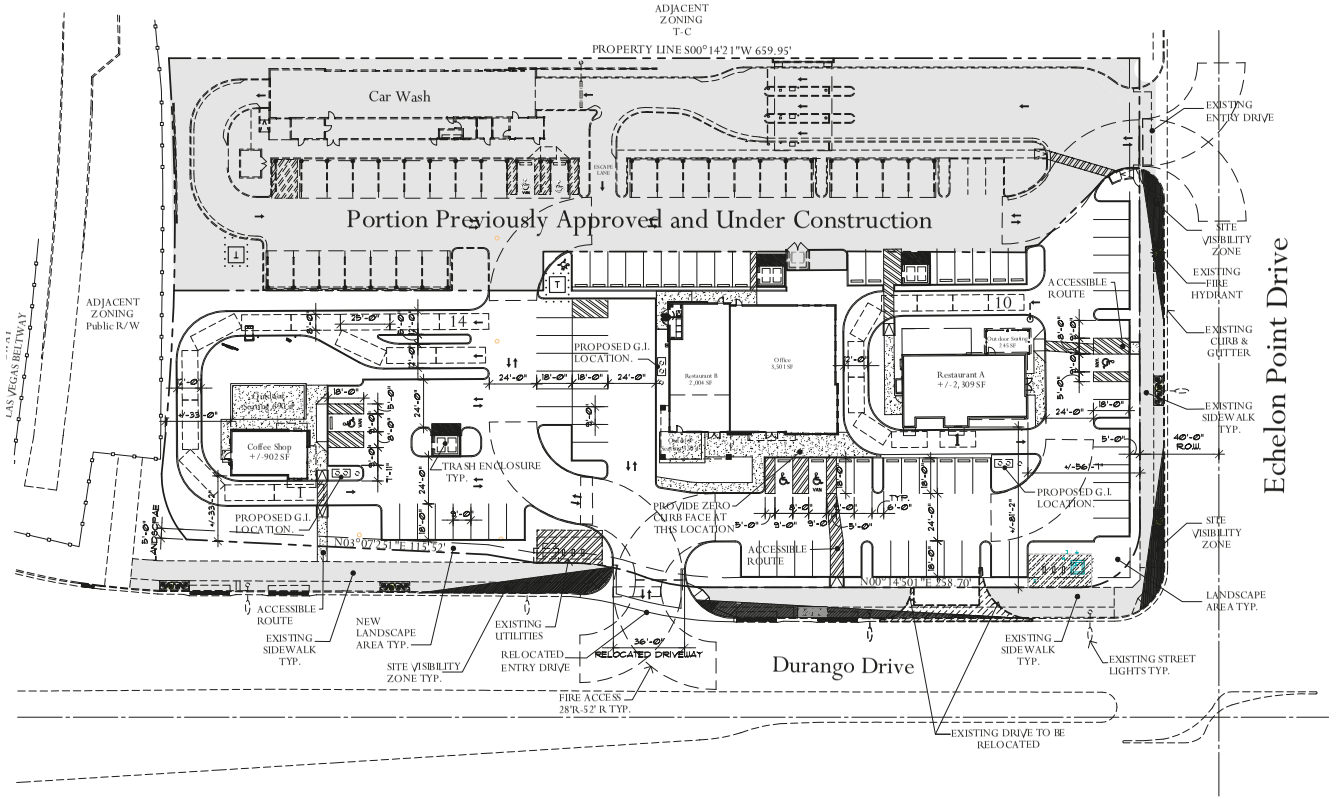
This 9th day of March, 20 22

Jennifer Ferguson

Notary Public in and for said County and State

Jennifer Ferguson
Notary Public, State of Nevada
My Commission Expires: 03-17-2022
Certificate No: 03-83741-1

22-0139



Site Plan #47

Scale: 1" = 30'-0"

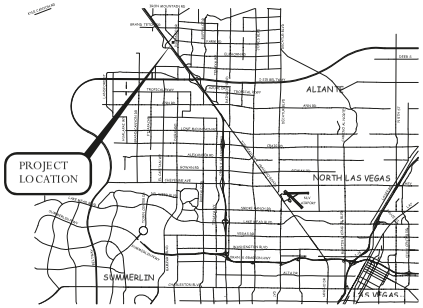
0' 15' 30' 60'

Scale: 1" = 30'-0"

Site Data:

ASSESSORS PARCEL NUMBERS (APN)	(PORTION OF 125-20-301-019)
JURISDICTION	CITY OF LAS VEGAS - 89149
CURRENT ZONING	TC - UNDEVELOPED GC-TC-GENERAL COMMERCIAL
PARCEL AREA	
CAR WASH GROSS (Not a Part)	+/- 1.23 ACRES GROSS 53,382 S.F.
RETAIL GROSS	+/- 1.75 ACRES GROSS 76,269 S.F.
BUILDING COVERAGE	11%
BUILDING AREA GROSS	+/- 8,716 S.F.
OPEN SPACE REQUIRED	+/- 15,253 SF 20%
OPEN SPACE PROVIDED	+/- 17,232 SF 23%
PARKING REQUIRED	
RESTAURANT A (2,309 SF) 1/50 S.F. SEATING AREA & OUTDOOR SEATING + 1/200 REMAINING S.F.	500 SF SEATING + 245 SF OUTDOOR = 15 SPACES +1,809 SF REMAINING = 9 SPACES 24 SPACES
OFFICE (3,501 SF) 1/300 GSF	12 SPACES
RESTAURANT B (2,004 SF) 1/50 S.F. SEATING AREA & OUTDOOR SEATING + 1/200 REMAINING S.F.	400 SF SEATING + 350 SF OUTDOOR = 15 SPACES +1,604 SF REMAINING = 8 SPACES 23 SPACES
COFFEE SHOP (902 SF) 1/50 S.F. SEATING AREA & OUTDOOR SEATING + 1/200 REMAINING S.F.	200 SF SEATING + 690 SF OUTDOOR = 18 SPACES +700 SF REMAINING = 4 SPACES 22 SPACES
CAR WASH (353 SF) 1/150 GSF	3 SPACES
TOTAL PARKING REQUIRED	84 SPACES
ACCESSIBLE PARKING REQUIRED	4 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
PROVIDED INCLUDING ACCESSIBLE SPACES	9.5/1000 S.F. 88 SPACES

Vicinity Map:



Owner/Developer:

Durango Point Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 302-8233

Project No. MISC 2021

22-0139
03/17/2022

North

Durango Point

Las Vegas, Nevada

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March 9, 2022

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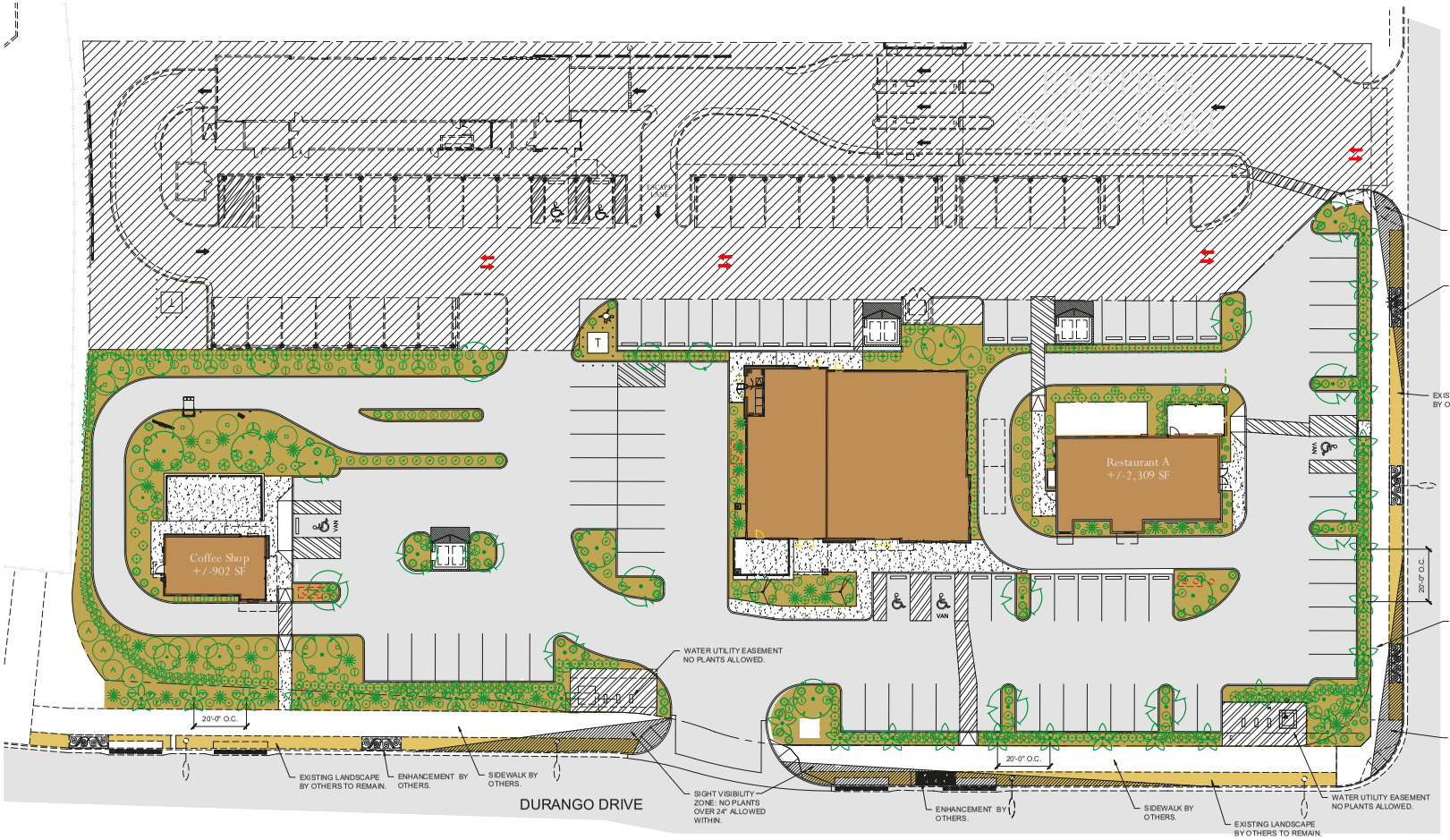


PLANTING LEGEND - TREES

SYMBOLS MAY BE ROTATED IN PLAN

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
	30	15' BTH	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	-	PRIME-QUALITY SUBMIT PHOTOS
	2	24" BOX	LAGERSTROEMIA INDICA "RED"	RED CRAPE MYRTLE	7' X 3' X 1"	STANDARD TRUNK ENHANCED
	16	24" BOX	PISTACIA CHINENSIS "RED PUSH"	RED PUSH PISTACHE	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	7	24" BOX	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	8' X 3' X 1"	STANDARD TRUNK
	3	24" BOX	VITEX AGNUS-CASTUS	CHASTE TREE	4' X 4'	MULTI-TRUNK
	5	24" BOX	ACACIA ANEURA	MULGA TREE	7' X 3' X 1"	STANDARD TRUNK

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOLS MAY BE ROTATED IN PLAN

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	142	5 GALLON	CALLISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	FULL	-
	136	5 GALLON	LEUCOPHYLLUM L. 'RIO BRAVO'	COMPACT TEXAS RANGER	FULL	-
	45	5 GALLON	NERIUM "HARDYPINK"	HARDYPINK OLEANDER	FULL	-
	26	5 GALLON	MUHLENBERGIA 'REGAL MIST'	REGAL MIST GRASS	FULL	-
	18	5 GALLON	ROSMARINUS 'PROSTRATUS'	TRAILING ROSEMARY	FULL	-
	68	5 GALLON	DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA	FULL	-
	33	5 GALLON	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	FULL	-
	20	5 GALLON	EREMOPHILA 'BLUE BELLS'	BLUE BELLS EMU BUSH	FULL	-
	14	5 GALLON	EREMOPHILA G. 'MINGENEW GOLD'	SUNRISE EMU BUSH	FULL	-
	14	5 GALLON	PYRACANTHA 'SANTA CRUZ'	RED BERRIED FIRETHORN	FULL	-
	27	5 GALLON	RHAPHIOLEPIS INDICA 'PINK LADY'	PINK LADY HAWTHORN	FULL	ENHANCED
	35	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	-
	23	5 GALLON	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL	-
	13	5 GALLON	LANTANA 'RADICANS'	RADIATION LANTANA	FULL	-
	9	5 GALLON	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	FULL	ENHANCED
	6	5 GALLON	TEUCRIUM CHAMAEDRYS	COMPACT GERMANDER	FULL	-
	5	5 GALLON	TECOMA STANS 'BELLS OF FIRE'	BELLS OF FIRE TECOMA	FULL	-
	23	1 GALLON	CHRYSACTINIA MEXICANA	DAMINITIA	FULL	-
A	7	5 GALLON	ACACIA R. 'DESERT CARPET'	DESERT CARPET	FULL	-

SITE DATA:

RETAIL GROSS SF: 76,269

OPEN SPACE REQUIRED (20%) = 15,253 SF

OPEN SPACE PROVIDED: (23%) 17, 232 SF

north

0 10' 20' 40'

22-0139
03/17/2022

John Jones Landscape Architect PLLC
8275 S Eastern Avenue
Suite 200
Las Vegas, NV 89123
702.403.4320
NV LIC 554

REVISIONS/ADDENDUM

DATE	DESCRIPTION	BY

PROFESSIONAL SEAL

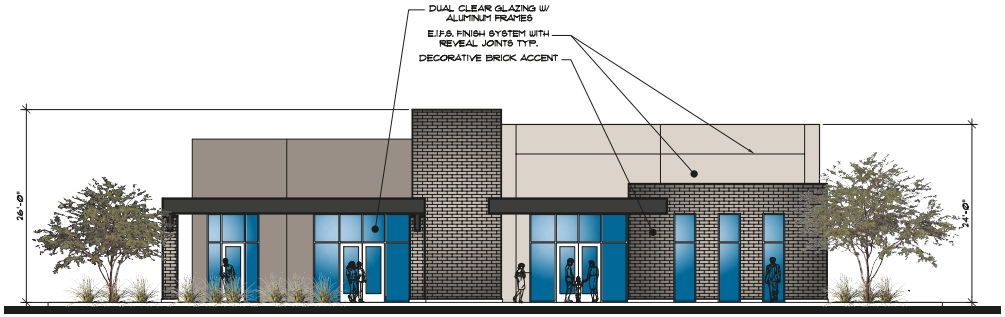
PLANTING ENTITLEMENT PLAN

DURANGO AND ECHELON POINT

ADDRESS
LAS VEGAS, NEVADA

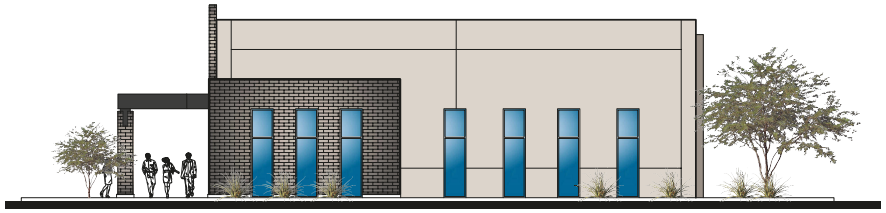
DATE: MARCH 4, 2022
JJLA PROJ. NO.: 22007
ISSUED FOR PLANCHECK:
N/A
ISSUED FOR BID:
N/A

LP-1



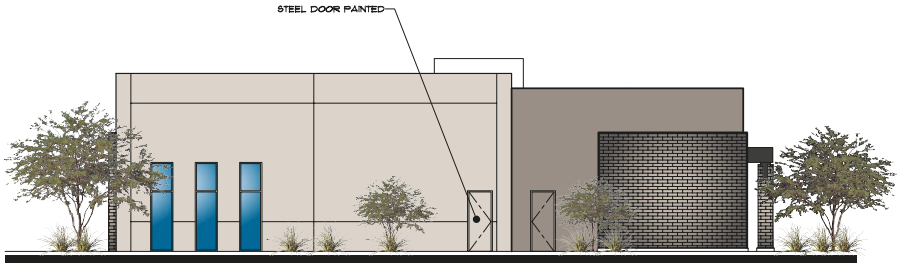
East Elevation (Durango View)

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



North Elevation (Echelon View)

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



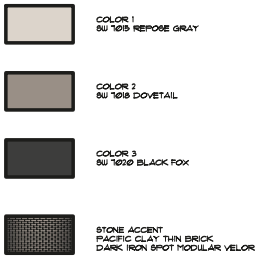
West Elevation

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



South Elevation

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



Office/Retail Elevations

Owner/Developer:

Durango Point Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-2482

Project No. Misc 2021

22-0139
03/17/2022

Durango Point

Las Vegas, Nevada

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February 24, 2022

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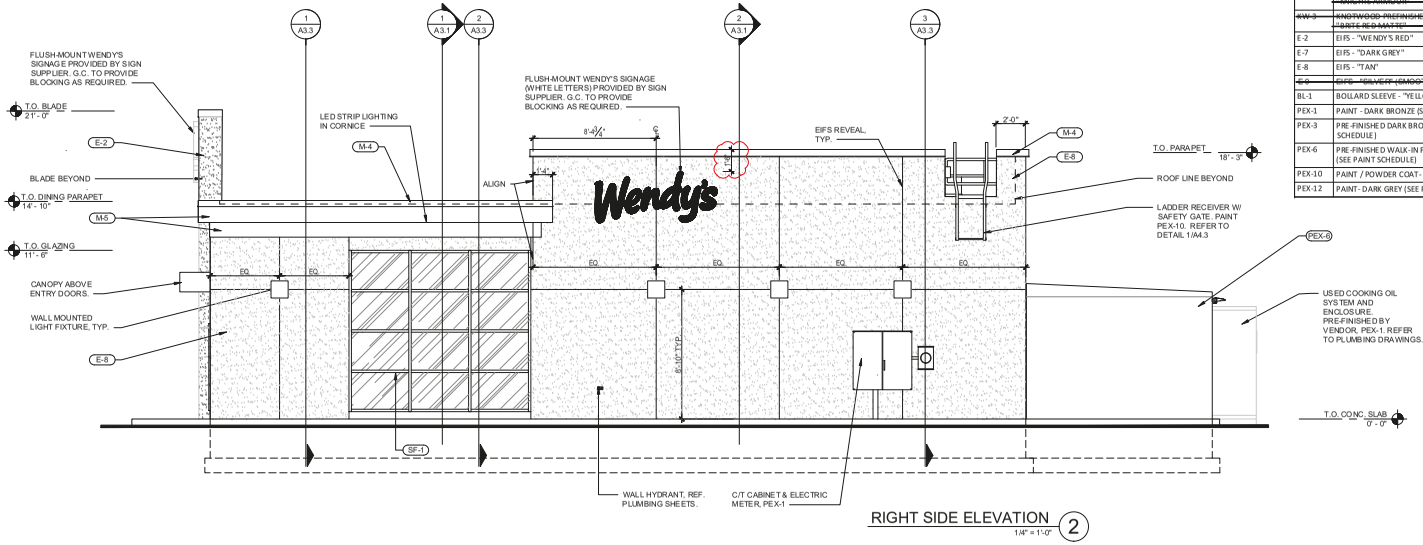
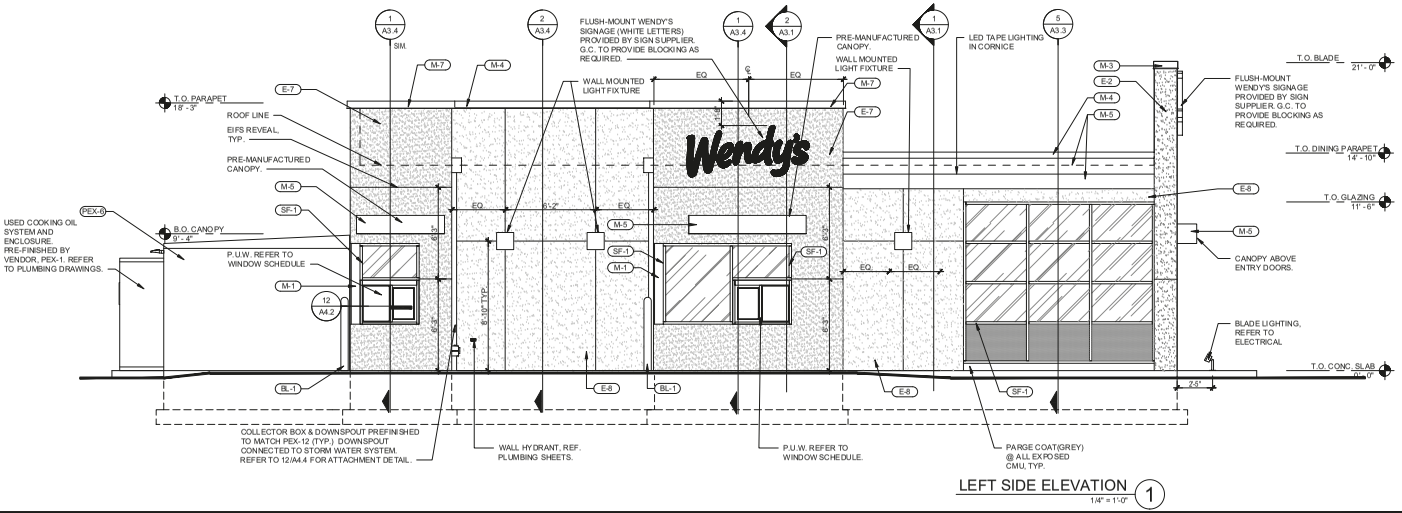


RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	KNOTWOOD -PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
KW-2	KNOTWOOD -PREFINISHED ALUMINUM SIDING MATERIAL "KNOTS ARMOUR"
KW-3	KNOTWOOD -PREFINISHED ALUMINUM SIDING MATERIAL "BRITE RED MATTE"
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
E-9	EIFS - "SILVER (SMOOTH FINISH)"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)

22-0139
03/17/2022

SITE NUMBER:	00000
BUILDING TYPE:	(2.0) SMART 30+
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	XXXX
DESIGN TYPE:	(2.0) UM BRITE
DRAWING RELEASE:	SUMMER 2021

PROJECT TYPE: NEW SMART 30+

Wendy's
123 SMART ST.
ANY CITY, ST 45678

REV.	DATE	DESCRIPTION
1	07-24-2019	JULY SPRINT 2019
2	12-4-2019	FALL RELEASE 2019
3	06-27-2020	SUMMER RELEASE 2020
4	06-21-2021	SPRING RELEASE 2021

ISSUE DATE: **/**/****
PROJECT NUMBER: ******
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
DESIGN GUIDELINE ONLY - NOT FOR CONSTRUCTION

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

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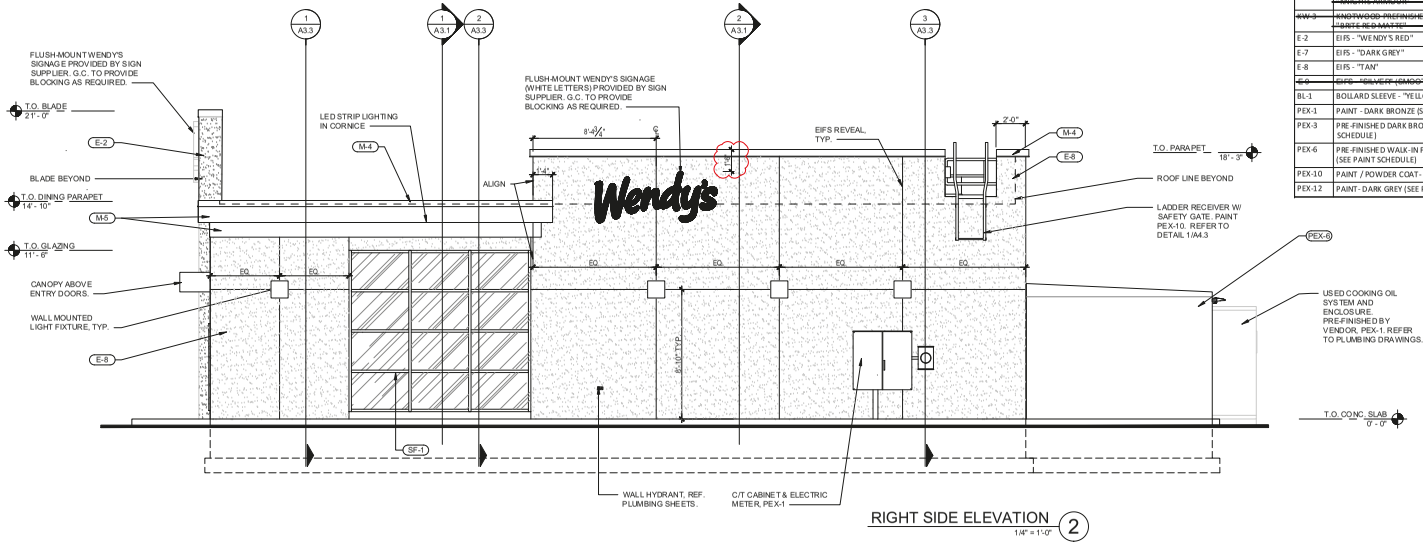
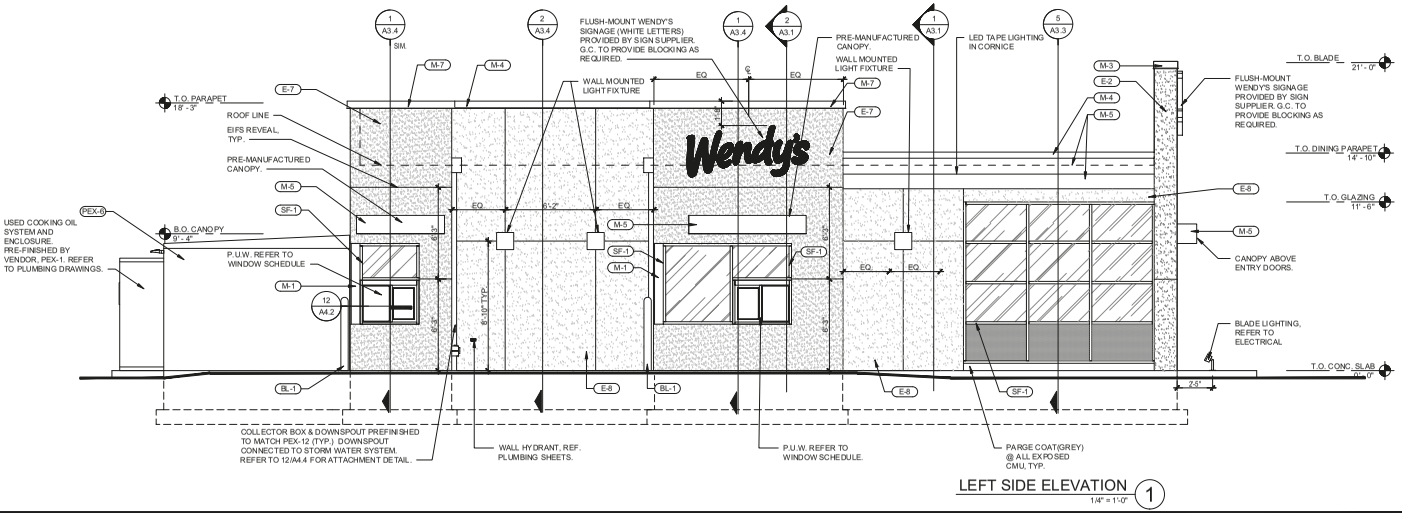


RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



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22-0139
03/17/2022

SITE NUMBER:	00000
BUILDING TYPE:	(2.0) SMART 30+
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	COMPANY/FRANCHISE
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UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	XXXX
DESIGN TYPE:	(2.0) UM BRITE
DRAWING RELEASE:	SUMMER 2021

PROJECT TYPE: NEW SMART 30+

Wendy's
123 SMART ST.
ANY CITY, ST 45678

REV.	DATE	DESCRIPTION
1	07-24-2019	JULY SPRINT 2019
2	12-4-2019	FALL RELEASE 2019
3	06-27-2020	SUMMER RELEASE 2020
4	06-21-2021	SPRING RELEASE 2021

ISSUE DATE: 11/21/2019
PROJECT NUMBER: ****
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
DESIGN GUIDELINE ONLY - NOT FOR CONSTRUCTION

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

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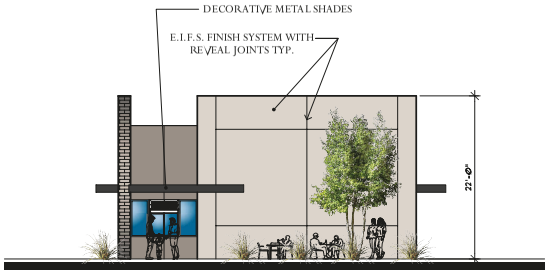
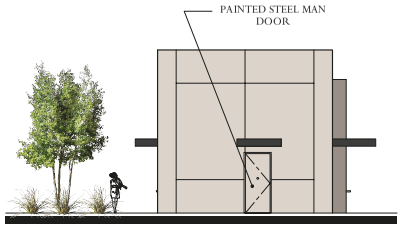
North Elevation (Echelon Point View)

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



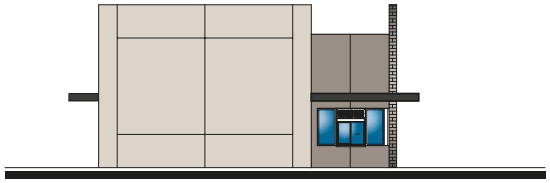
West Elevation

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



South Elevation

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



East Elevation (Durango View)

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



COLOR 1
SW 7015 REPOSE GRAY



COLOR 2
SW 7018 DOVETAIL



COLOR 3
SW 7020 BLACK FOX



STONE ACCENT
PACIFIC CLAY THIN BRICK
DARK IRON SPOT MODULAR VELOR

Owner/Developer:

Durango Point Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-2482

Coffee Shop Elevations

Project No. Misc 2021

22-0139
03/17/2022

Durango Point

Las Vegas, Nevada

February 24, 2022

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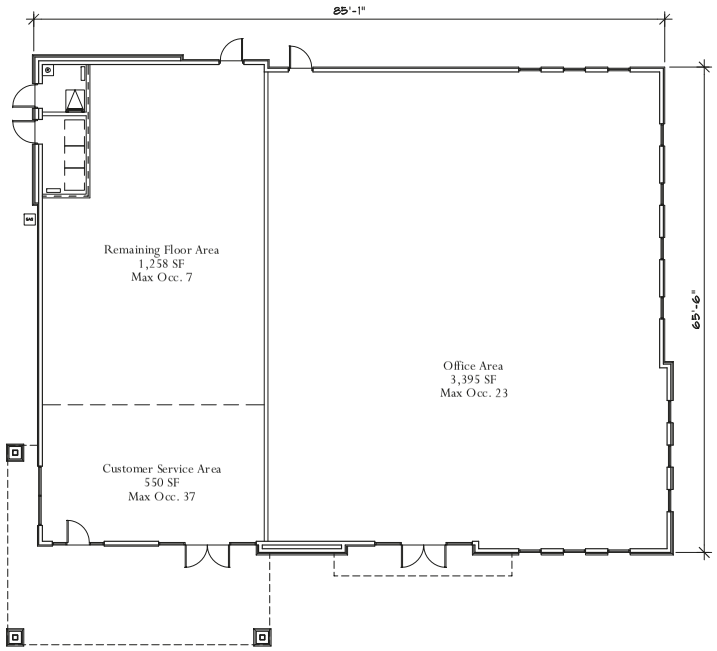

Floor Plan (Retail/Office)

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

Owner/Developer:

Durango Point Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-2482

22-0139
03/17/2022

Project No. Misc 2021

North

Durango Point

Las Vegas, Nevada

February 24, 2022

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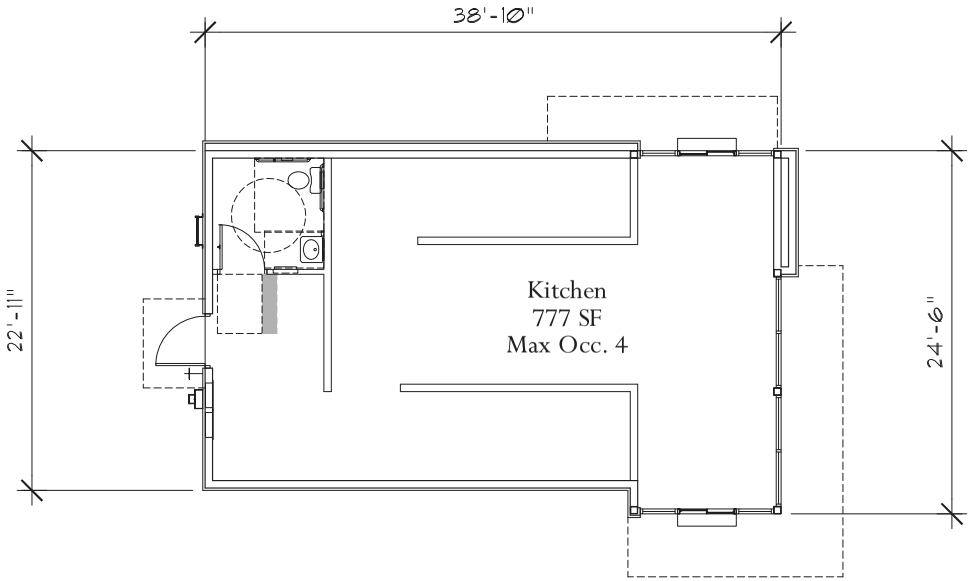

Floor Plan (Coffee Shop)

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

Owner/Developer:

Durango Point Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-2482

22-0139
03/17/2022

Project No. Misc 2021

North

Durango Point

Las Vegas, Nevada

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February 24, 2022

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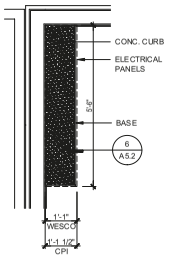
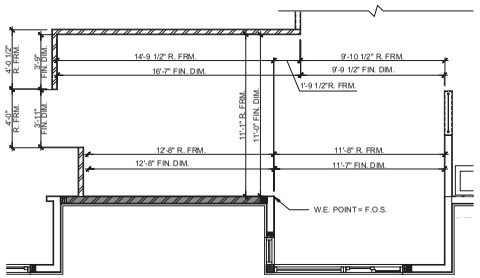
(702) 776-7774

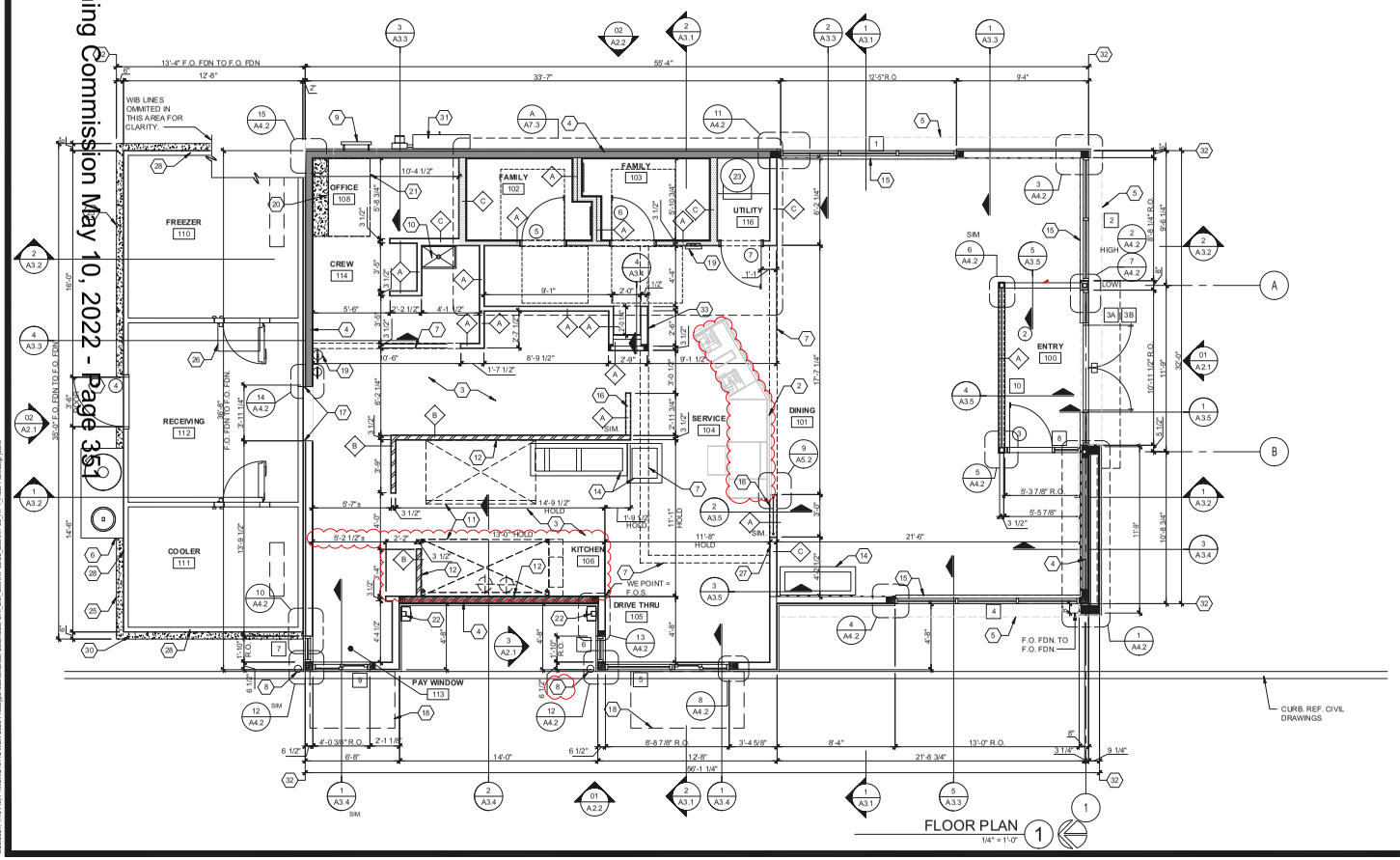


PLAN DETAIL 3
1/2" = 1'-0"



KITCHEN DIMENSION PLAN 2
1/4" = 1'-0"

Planning Commission May 10, 2022 - Page 35



FLOOR PLAN 1
1/4" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O.

B. COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.

C. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.

D. THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNERS CONSTRUCTION REPRESENTATIVE AS NECESSARY.

E. REFER TO WALL TYPES ON SHEET A4.3.

F. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.3.

G. AN OPTIONAL PANELIZED EXTERIOR WALL SYSTEM IS AVAILABLE THROUGH RED-BUILT- SEE SUPPLIER LIST FOR CONTACT INFORMATION. G.C. MUST COORDINATE WITH AOR, OWNER, AND RED-BUILT TO VERIFY CODE COMPLIANCE, PERMITTING REQUIREMENTS, AND INSTALLATION CRITERIA.

22-01139
03/11/2022

LEGEND

SHADED AREA = SHEAR WALL

DIAGONAL HATCH = METAL STUD WALLS

STIPPLE = SOUND BATT INSULATION

A — 2 X 4 @ 16" O.C.

B — 3 ½" METAL STUD @ 16" O.C.

C — 2 X 6 @ 16" O.C.

SEE A5.1 FOR ADDITIONAL INFORMATION

**Tags updated in plan

CODED NOTES:

1. WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR DOOR AS SCHEDULED.
2. APPROXIMATE LOCATION OF FRONT COUNTER. REF. SHEET A5.1 FOR LOCATION.
3. G.C. TO INSTALL STAINLESS STEEL CORNER GUARD, REFER TO FINISH PLAN SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
4. SHADED AREA INDICATES SHEAR WALL, REF. STRUCTURAL DRAWINGS. COORDINATE FINISHES WITH NUM. OF PLIES PROVIDED. EXTEND PLYWOOD AS REQUIRED TO MAINTAIN FINISH PLANE.
5. ROOF/ PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN, SECTIONS,AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
6. PREFABRICATED USED COOKING OIL MANAGEMENT ENCLOSURE. PROVIDE MIN. 6" THICK, 7'-4" X 3'-6" CONC. SLAB.
7. SOFFIT/ BULKHEAD ABOVE, REFER TO REFLECTED CEILING PLAN.
8. 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD W/ BOLLARD SLEEVE. INSTALL BOLLARD PER CIVIL DRAWINGS.
9. ROOF ACCESS LADDER RECEIVER & SAFETY GATE.
10. RECESSED MOP SINK. INSTALL WATERPROOF MEMRANE IN MOP SINK RECESS TO TIE INTO DRAIN. REF DETAIL ON A5.1.
11. EXHAUST HOOD, REF. MECHANICAL DRAWINGS.
12. STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
13. ~~INTERMEDIATE SUPPORT FOR BATTEN PATIO ENCLOSURE. COORDINATE WITH MANUFACTURER.~~
14. EQUIPMENT CURB BY KITCHEN EQUIPMENT DISTRIBUTOR. REF. SHEET A5.1 FOR LOCATIONS. REF. SHEET A5.2 FOR EQUIPMENT CURB DETAILS.
15. 6" C.M.U. CURB BELOW STOREFRONT. REFER TO SECTION AND STRUCTURAL DRAWINGS.
16. PARTIAL HEIGHT WALL, REFER TO INTERIOR ELEVATIONS AND SECTIONS.
17. STAINLESS STEEL CLOSURE TRIM / ANGLES BY GC.
18. AWNING / CANOPY ABOVE.
19. SEMI-RECESSED FIRE EXTINGUISHER CABINET, SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
20. PRE-MANUFACTURED SWITCHGEAR CABINET ON 6" CONC. CURB. REF. DETAILS 3/A1.1 & 6/A5.2.
21. CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN 3'-0" AS REQUIRED BY NEC.
22. PRE-FINISHED DOWNSPOUT. EXTEND 6" PVC W/ CAP UNDERGROUND & CONNECT TO STORM. SEE CIVIL AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
23. HOT WATER TANK ON SHELF. TOP OF SHELF 4'-0" AFF. REFER STRUCTURAL DRAWINGS, DETAIL 04/S2.3.
24. ~~1/2" ISOLATION JOINT.~~
25. EDGE OF CONCRETE SLAB / FOUNDATION FOR WALK-IN BOX / PATIO. REF. STRUCTURAL DRAWINGS.
26. RAMP BY WIB MANUFACTURER.
27. PROVIDE IN WALL BLOCKING FOR MOUNTING ARM OF CUSTOMER ORDER PICKUP SCREEN - COORDINATE WITH MOUNTING ARM SPEC. BOTTOM OF SCREEN TO BE MOUNTED 6'-10" AFF.
28. WALK-IN BOX. FREEZER SUPPLIED WITH INSULATED FLOOR.
29. ~~CONTROL JOINT.~~
30. HOLD DOWNS PROVIDED BY WIB MANUFACTURER G.C. TO DRILL AND EPOXY SET ANCHOR BOLTS AS REQUIRED. VERIFY LOCATIONS AND QUANTITY WITH MANUFACTURER.
31. GTC CABINET AND ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
32. FACE OF SHEATHING / FACE OF FOUNDATION
33. INSTALL 1/2" PLYWOOD SHEATHING BEHIND GYPSUM BOARD TO MAINTAIN FINISH ALIGNMENT WITH BULKHEAD ABOVE.

SITE NUMBER:	00000
BUILDING TYPE:	(2.0) SMART 30+
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	XXXX
DESIGN TYPE:	(2.0) UM BRITE
DRAWING RELEASE:	SUMMER 2021

PROJECT TYPE: NEW SMART 30+

Wendy's

123 SMART ST.
ANY CITY, ST 45678

REV.	DATE	DESCRIPTION
7	07-24-2019	JULY SPRINT 2019
6	12-4-2019	FALL RELEASE 2019
5	06-27-2020	SUMMER RELEASE 2020
4	06-21-2021	SPRING RELEASE 2021

ISSUE DATE: **/**/****
PROJECT NUMBER: ****
DRAWN BY: XXX
CHECKED BY: XXX

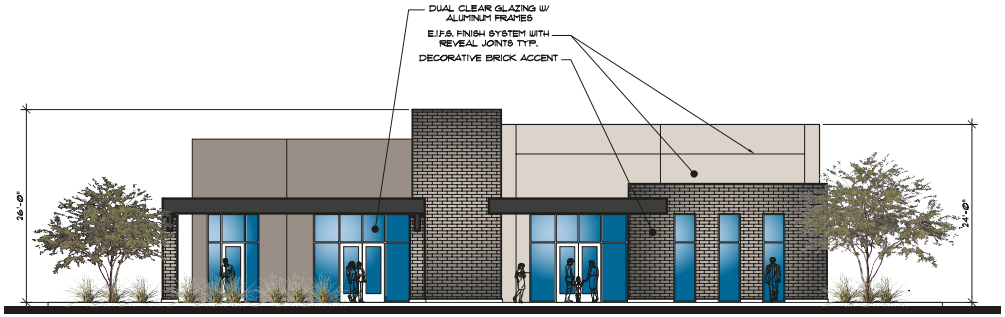
SEAL

DESIGN GUIDELINE ONLY - NOT FOR CONSTRUCTION

SHEET NAME
FLOOR PLAN

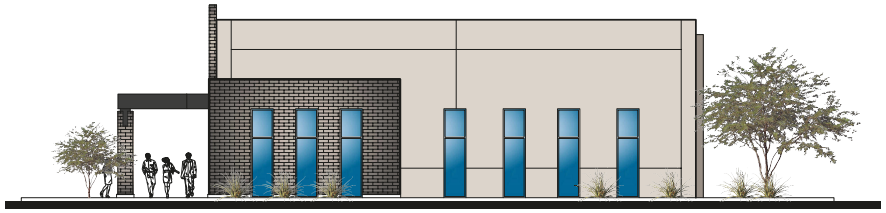
SHEET NUMBER
A1.1

4/28/2021 7:59:27 PM C:\Revit Projects\2021\21-0134 WENDY'S 2020 Prototype Maintenance, Columbus, OH_2.0_SMART 3000_SMART 30_A1.1 Floor Plan.dwg jjohn



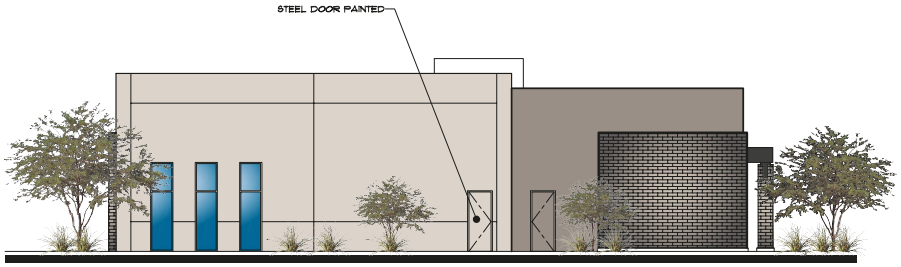
East Elevation (Durango View)

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



North Elevation (Echelon View)

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



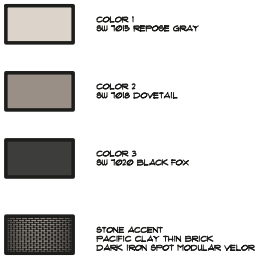
West Elevation

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



South Elevation

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



Office/Retail Elevations

Owner/Developer:

Durango Point Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-2482

Project No. Misc 2021

22-0139
03/17/2022

Durango Point

Las Vegas, Nevada

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February 24, 2022

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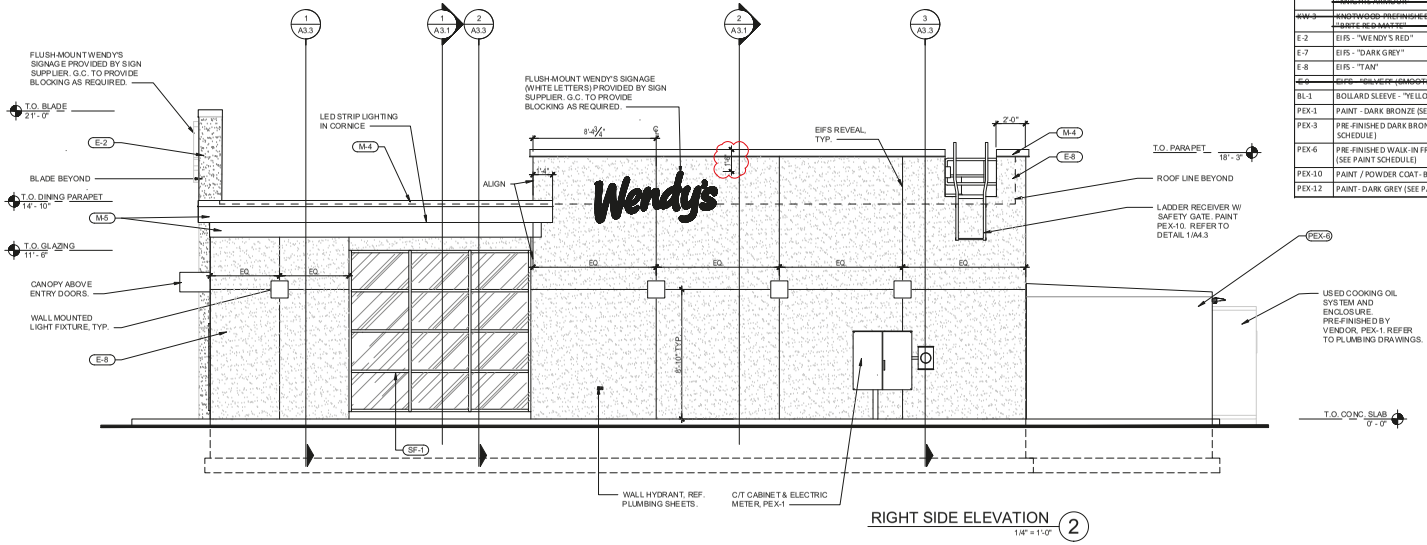
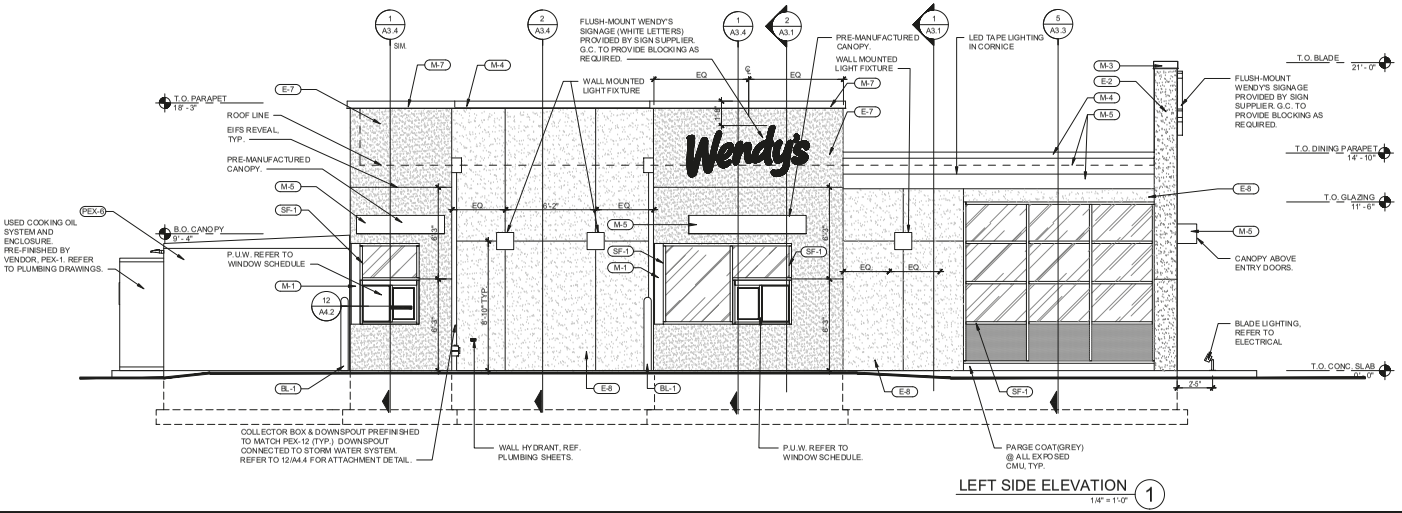
(702) 776-7774



RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"~~
KW-2	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "KNIGHTS ARMOUR"~~
KW-3	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "BRITE RED MATTE"~~
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
E-9	EIFS - "SILVER (SMOOTH FINISH)"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)

22-0139
03/17/2022

SITE NUMBER:	00000
BUILDING TYPE:	(2.0) SMART 30+
ASSET TYPE:	FREESTANDING
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Wendy's
123 SMART ST.
ANY CITY, ST 45678

REV.	DATE	DESCRIPTION
1	07-24-2019	JULY SPRINT 2019
2	124-2019	FALL RELEASE 2019
3	0827-2020	SUMMER RELEASE 2020
4	0621-2021	SPRING RELEASE 2021

ISSUE DATE: **/**/****
PROJECT NUMBER: ****
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
DESIGN GUIDELINE ONLY - NOT FOR CONSTRUCTION

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

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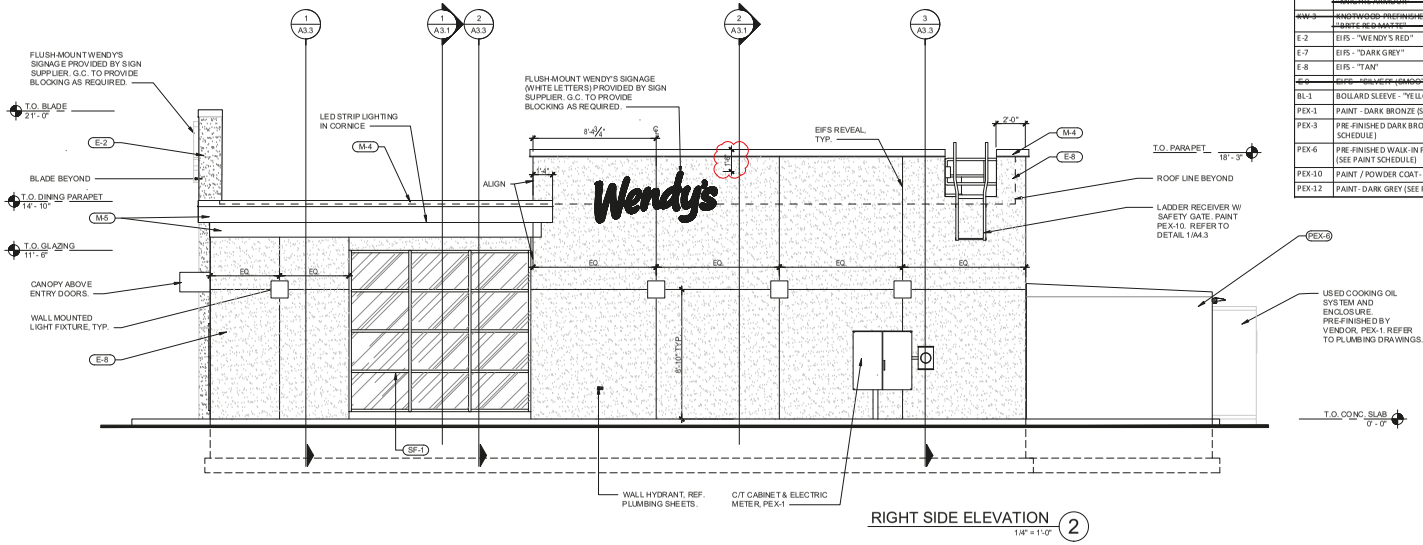
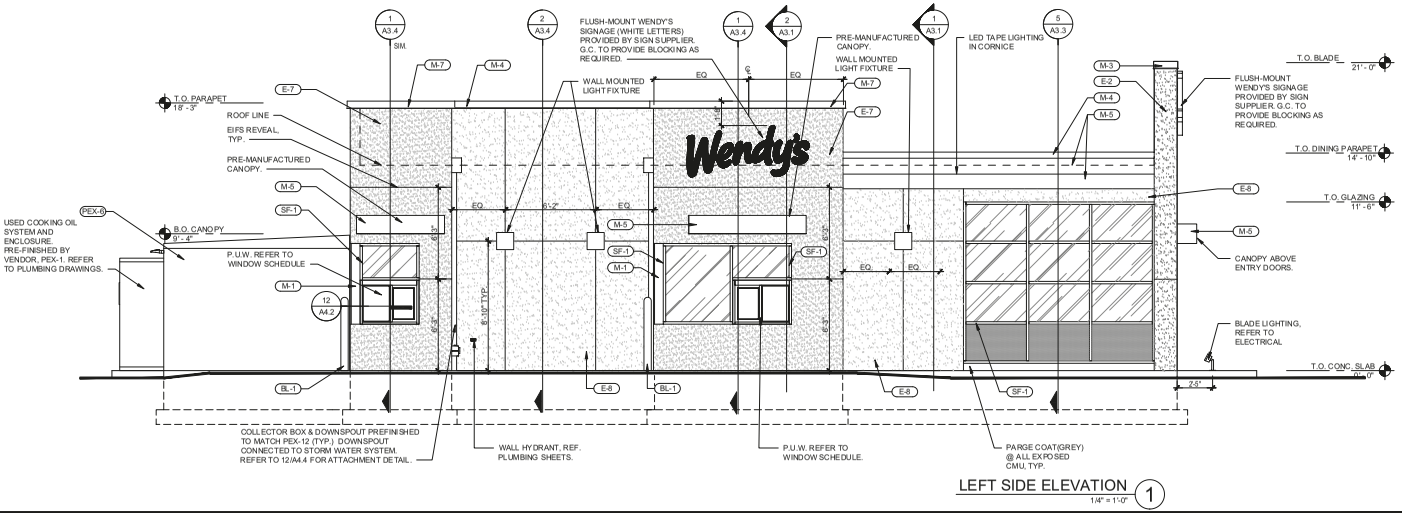


RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

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M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	KNOTWOOD -PREFINISHED ALUMINUM SIDING MATCH "LIGHT OAK"
KW-2	KNOTWOOD -PREFINISHED ALUMINUM SIDING MATCH "KNOTS ARAOUND"
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E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
E-9	EIFS - "SILVER (SMOOTH FINISH)"
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22-0139
03/17/2022

SITE NUMBER:	00000
BUILDING TYPE:	(2.0) SMART 30+
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	COMPANY/FRANCHISE
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Wendy's
123 SMART ST.
ANY CITY, ST 45678

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ISSUE DATE: **/**/****
PROJECT NUMBER: ****
DRAWN BY: XXX
CHECKED BY: XXX

SEAL
DESIGN GUIDELINE ONLY - NOT FOR CONSTRUCTION

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

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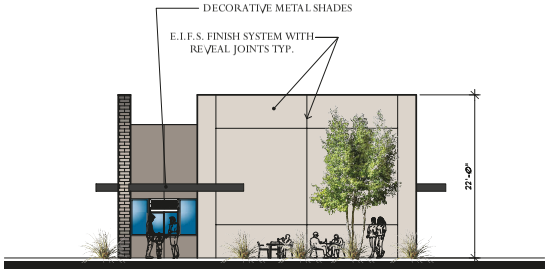
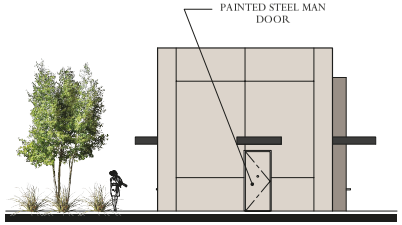
North Elevation (Echelon Point View)

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



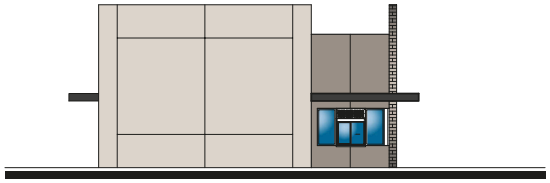
West Elevation

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



South Elevation

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



East Elevation (Durango View)

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

COLOR 1
SW 7015 REPOSE GRAY

COLOR 2
SW 7018 DOVETAIL

COLOR 3
SW 7020 BLACK FOX

STONE ACCENT
PACIFIC CLAY THIN BRICK
DARK IRON SPOT MODULAR VELOR

Owner/Developer:

Durango Point Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-2482

Coffee Shop Elevations

Project No. Misc 2021

22-0139
03/17/2022

Durango Point

Las Vegas, Nevada

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February 24, 2022

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(702) 776-7774



22-0139, 22-0139-SUP1, 22-0139-SUP2 AND 22-0139-SDR1 - APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC
SOUTHWEST CORNER OF ECHELON POINT DRIVE AND DURANGO DRIVE

03/31/2022



22-0139, 22-0139-SUP1, 22-0139-SUP2 AND 22-0139-SDR1 - APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC
SOUTHWEST CORNER OF ECHELON POINT DRIVE AND DURANGO DRIVE

03/31/2022



22-0139, 22-0139-SUP1, 22-0139-SUP2 AND 22-0139-SDR1 - APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC
SOUTHWEST CORNER OF ECHELON POINT DRIVE AND DURANGO DRIVE

03/31/2022

LAW OFFICE
Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 17, 2022

City of Las Vegas Department of Planning

495 South Main Street

Las Vegas, Nevada 89101

RE: Justification Letter: Site Development Plan Review (Major Amendment)
Restaurants with Drive-Throughs and Building with a Restaurant
Durango Drive & Echelon Point Drive
Assessors' Parcel Number:125-20-319-001

TO WHOM IT MAY CONCERN

On behalf of our Client, J.A Kennedy Company Development, we respectfully submit this application package for a (Site Development Plan Review) for a major amendment of a previously portion of a site consisting of a car wash. This proposed amendment is to include three (3) proposed restaurants, two with drive throughs, and a building with a restaurant and office space to a previously approved car wash facility on the western portion of the parcel. The proposed project is on the eastern portion of the 2.9 acre site. This request involves the entire site and shows the integration of the previously approved car washed the proposed uses on the eastern portion of the site. The parcel is located on the west side of Durango Drive, the south side of Echelon Point Drive and the north side of the 2-15 Beltway. The parcel is currently zoned TC and designated GC-TC in the General Plan.

Project Description:

The two (2) restaurants with drive-throughs are as follows; The first restaurant "Building A" is located on the northern portion of the site and is 2,309 square feet with a 245 square foot outside-door dining area; the second one drive thru restaurant "Building B" is 2,004 square feet with a 350 square foot out-door dining area. "Building C" consists of a 3,501 square foot office space with a 902 square foot restaurant and a 690 square foot out-door dining area. A total of 88 parking spaces including accessible spaces provided where 84 parking spaces including accessible spaces are required by Code. Access to the site is from a driveway on Durango Drive on the east property line and Echelon Point Drive on the north property line.

22-0139
03/17/2022

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Juan Guevara
February 11, 2022

Landscaping:

A minimum five feet of landscaping with an attached five-foot-wide existing sidewalk is depicted along Durango Drive. A minimum of five feet of landscaping with existing an existing sidewalk is depicted along Echelon Point Drive.

Required Open Space:

A total of 17,232 square feet (23%) is provided where 15,253 square feet (20) is required. This exceeds the open space required for the site.

Elevations:

The proposed restaurants with drive-throughs have a height of 18 feet up to 22 feet. The building with the office space and restaurant has a maximum height of 26 feet. The design and materials for the buildings consist of painted EIFS systems, decorative metal claddings and awnings, aluminum framed doors and window with glass systems and decorative stone accents.

We appreciate your consideration in the review and positive recommendation of the proposed application.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

Lebene Ohene
Land Use and Development Consultant

22-0139
03/17/2022

22-0139-SDR1
J. A. Development Company

SWC Echelon Point Drive & Durango Drive

Proposed 8.716 thousand square foot commercial development.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.309	470.95	1,087
AM Peak Hour			40.19	93
PM Peak Hour			32.67	75

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/O DRIVE THRU [1000SF]	0.902	754.55	681
AM Peak Hour			101.14	91
PM Peak Hour			36.31	33

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/O DRIVE THRU [1000 SF]	2.004	346.23	694
AM Peak Hour			25.10	50
PM Peak Hour			28.34	57

Fourth Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.501	9.74	34
AM Peak Hour			1.16	4
PM Peak Hour			1.15	4

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL USE	8.716		**2,496**
AM Peak Hour				**238**
PM Peak Hour				**169**

Existing traffic on all nearby streets:

Durango Drive	
Average Daily Traffic (ADT)	34,144
PM Peak Hour *(heaviest 60 minutes)*	2,732

Deer Springs Way	
Average Daily Traffic (ADT)	10,877
PM Peak Hour *(heaviest 60 minutes)*	870

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Durango Drive	62,895
Deer Springs Way	25,935

This project will add approximately 2,496 trips per day on Durango Dr., Echelon Point Dr. and Deer Springs Wy. Currently, Durango is at about 54 percent of capacity and Deer Springs is at about 42 percent of capacity. With this project, Durango is expected to be at about 58 percent of capacity and Deer Springs to be at about 52 percent of capacity. Counts are not available for Echelon Point in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 238 additional cars, or about four every minute.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 0 9 2022
City of Las Vegas
Department of Planning

CASE: 22-0139, 22-0139-SUP1, 22-0139-SUP2 AND 22-0139-SDR1

SUBJECT: APPLICANT: JOSEPH KENNEDY: J.A. DEVELOPMENT COMPANY - OWNER: DURANGO POINT CAPITAL MANAGEMENT, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

05/09/2022
Date

Joseph A. Kennedy, Manager
Please Print Name

Durango Point Capital Managment LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#18

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
18a

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

SUBJECT:
22-0139-SUP1 - SPECIAL USE PERMIT - FOR A RESTAURANT WITH DRIVE-THROUGH USE

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
18b

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

SUBJECT:
22-0139-SUP2 - SPECIAL USE PERMIT - FOR A RESTAURANT WITH DRIVE-THROUGH USE

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
18c

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

SUBJECT:
22-0139-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0205-SDR1) FOR A PROPOSED 2,309 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A 245 SQUARE-FOOT OUTDOOR PATIO AREA; A 3,501 SQUARE-FOOT OFFICE BUILDING; A 2,004 SQUARE-FOOT RESTAURANT WITH A 350 SQUARE-FOOT OUTDOOR PATIO AREA; AND A 902 SQUARE-FOOT DRIVE-THROUGH RESTAURANT WITH A 690 SQUARE-FOOT OUTDOOR PATIO AREA WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

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

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
19

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

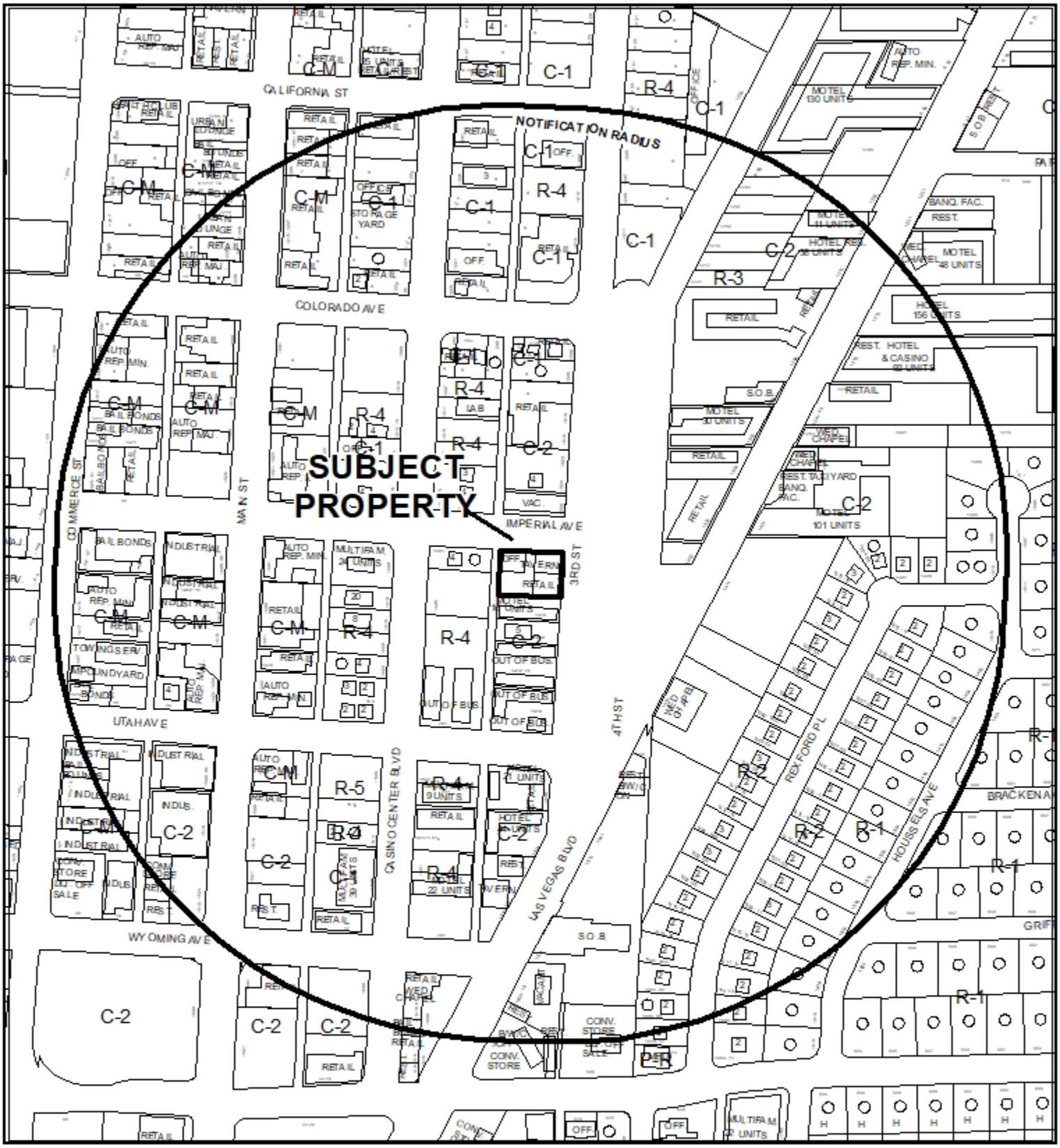
SUBJECT:
22-0140-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1404 South 3rd Street (APN 162-03-210-069), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest Comment Form
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: 22-0140-SUP1

RADIUS: 1000 FEET

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



CASE: 22-0140-SUP1

RADIUS: 1000 FEET

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

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0140-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 219

NOTICES MAILED 27

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0140-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tattoo Parlor/Body Piercing Studio 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

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit.

ISSUES

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit.

ANALYSIS

The subject site is located at the northwestern corner of Imperial Avenue and 3rd Street. The subject site is zoned C-2 (General Commercial). The applicant is requesting a Special Use Permit to allow a Tattoo Parlor/Body Piercing Studio within a 1,055 square-foot suite.

The Tattoo Parlor/Body Piercing Studio is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit. The Tattoo Parlor/Body Piercing Studio use is defined as “An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment. The proposed application meets category one of the definition, as the applicant is proposing to create skin art (tattoos) on his clients. There are no minimum Special Use Permit requirements associated with this use.

The 1,055 square-foot suite is located in the Downtown Las Vegas Gateway District. There are multiple existing Tattoo Parlor/Body Piercing Studio businesses located in the Downtown Las Vegas Gateway District. As the proposed Tattoo Parlor/Body Piercing Studio is consistent with uses allowed in the C-2 (General Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area, staff recommends approval of this request.

FINDINGS (22-0140-SUP1)

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

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

   The proposed Tattoo Parlor/Body Piercing Studio would occupy a suite within the Downtown Las Vegas Gateway District which already has several Tattoo Parlor/Body Piercing Studio businesses. The proposed use can be conducted in a manner that is harmonious with the existing land uses projected by the current zoning designations.

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

   The subject suite is located within an existing building, which was designed to accommodate a wide variety of commercial uses including the Tattoo Parlor/Body Piercing Studio use.

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

   The subject site is accessed from Imperial Avenue, an 80-foot Collector Street, and 3rd Street, an 80-foot Collector Street. Each of which is adequate in size to meet the requirements of the proposed use.

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

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

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/27/63	The Board of City Commissioners approved a Rezoning (Z-0023-63) from R4 (Apartment Residence) to C-2 (General Commercial) on 0.32 acres at the southwest corner of Imperial Street and 3rd Street. The Planning Commission and staff recommended approval.
10/16/13	The City Council approved a request for a Special Use Permit (SUP-50419) for a Tattoo Parlor/Body Piercing Studio. The Planning Commission and Staff recommended approval of the request.

Most Recent Change of Ownership	
02/11/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/24/08	A Business License (#I50-00390) was issued for a Commercial Recreation/Amusement (Indoor) at 1404 South 3rd Street. The license is inactive as of 04/01/12.

Pre-Application Meeting	
03/03/22	A pre-application meeting was held to discuss submittal requirements for a Tattoo Parlor/Body Piercing Studio Special Use Permit application. The primary issue discussed was how the tattoo parlor and barbershop uses would share the same suite.

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

Field Check	
03/30/22	During a routine field check inspection, staff noted that the suite appeared to be vacant and no issues were found.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Liquor Establishment (Tavern)	MXU (Mixed Use)	C-2 (General Commercial)
	Beer/Wine/ Cooler On- and Off-Sale Establishment		
North	Wedding Chapel		
South	Vacant		
East	3rd Street, 4th Street and Las Vegas Boulevard	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Vacant	MXU (Mixed Use)	R-4 (High Density Residential)
	Single Room Occupancy Residence		

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Imperial Avenue	Collector	Master Plan of Streets and Highways Map	80	Y
3rd Street	Collector	Master Plan of Streets and Highways Map	80	Y

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/ Body Piercing Studio	1,055 SF	1 per 250 SF	5		8		
Liquor Establishment (Tavern)	2,486 SF	1 per 50 SF seating /waiting, plus 1 per 200 SF remaining	28				
TOTAL SPACES REQUIRED			31	2	8	0	N*

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

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) _____

Project Address (Location) 1404 S. 3rd Street

Project Name Imperial DTLV **Proposed Use** tattoo & barber shop

Assessor's Parcel #(s) 162-03-210-069 **Ward #** _____

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

Additional Information _____

Property Owner Atomic Arts Inc. Contact Lance Johns

Address 917 Fremont City Las Vegas State NV Zip 89101

E-mail ljohns@lawjohns.com Phone 702-860-6097

Applicant Imperial ~~DTLV~~ tattoo & barbershop Contact Rachael Snyder

Address 1404 S. 3rd Street City Las Vegas State NV Zip 89104

E-mail RSNYDERTATTOO@YAHOO.COM Phone 702-501-1902

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____ County of Clark State of Nevada

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

Print Name Lance Johns

22-0140
03/17/2022

Subscribed and sworn before me

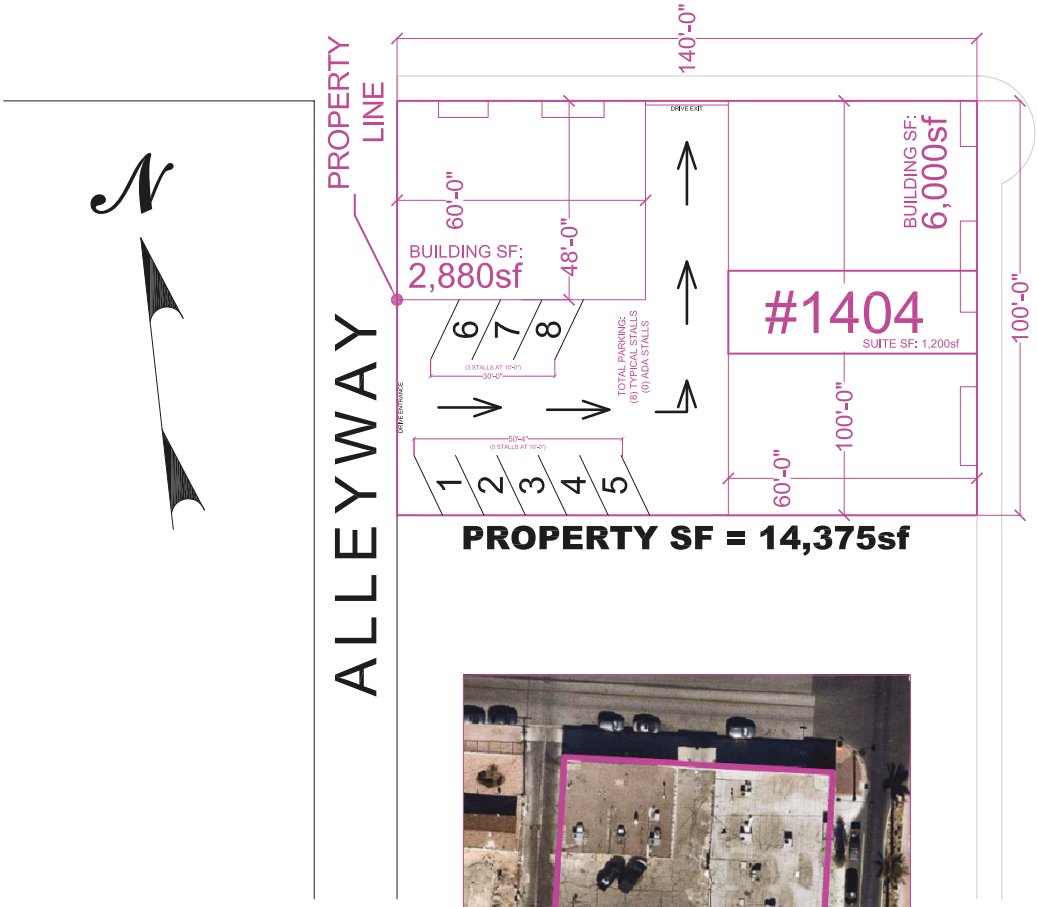
This 16 day of March 20 22

Sheila Campbell

Notary Public in and for said County and State

SHEILA CAMPBELL
Notary Public-State of Nevada
APPT. NO. 21-2412-01
My Appt. Expires 09-08-2025

IMPERIAL STREET



AERIAL VIEW: 02/14/2022

22-0140
08/17/2022

IMPERIAL BARBERSHOP
IMPERIAL TATTOO
1404 S. 3rd St , Las Vegas, NV 89104

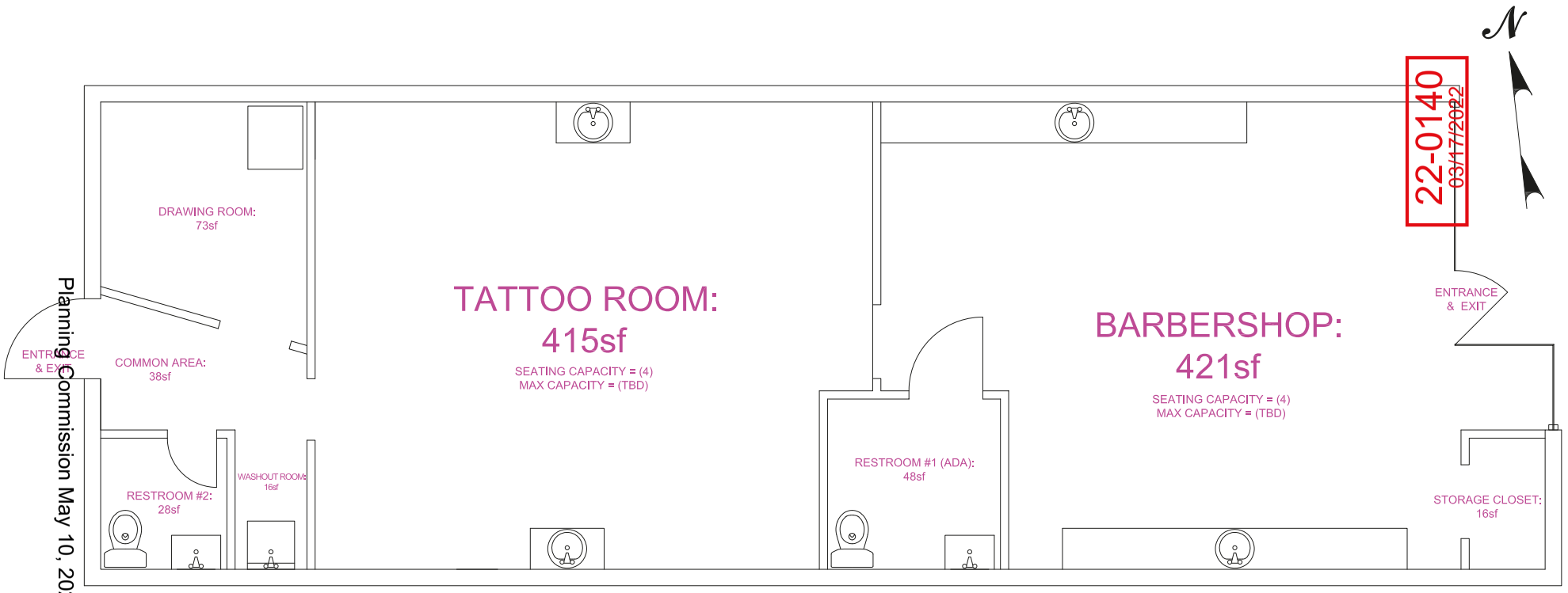
OVERALL SITE PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE
1 INCH = 30 FT

30 0 15 30 60

DATE: 03/13/2022



Planning Commission May 10, 2022 - Page 382

TATTOO SHOP SF = 570sf
BARBERSHOP SF = 485sf
TOTAL SUITE SF = 1,055sf

FLOOR PLAN

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

DATE: 03/13/2022

IMPERIAL BARBERSHOP
IMPERIAL TATTOO
1404 S. 3rd St , Las Vegas, NV 89104

GRAPHIC SCALE
1/4 INCH = 1 FT

0 4 8 12



22-0140-SUP1 - APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC.
1404 SOUTH 3RD STREET

03/30/2022



22-0140-SUP1 - APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC.
1404 SOUTH 3RD STREET

03/30/2022



22-0140-SUP1 - APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC.
1404 SOUTH 3RD STREET

03/30/2022

Rob and Rachael Snyder
2046 Peacemaker Road
Las Vegas, NV 89183
RE: 1404 S. 3rd Street Business
City of Las Vegas Department of Planning
Justification Letter

February 20th, 2022

City of Las Vegas Planning and Zoning
495 S. Main Street
Las Vegas, NV 89101

Dear Planning Commission Members:
This letter is intended to provide the commission with information on the nature of the business we hope to open at 1404 S. 3rd Street, how it will benefit both the surrounding neighborhood and greater Las Vegas community, and provide specific information regarding the day-to-day operations of the business.

Part I: Intended Use of Property

We, Rob and Rachael Snyder, have a combined 10-plus years of experience in our respective fields. Rob is a certified master barber and has worked in the industry for more than five years. Rachael is a tattoo artist who has worked in the field for over 10 years across the Las Vegas Valley. Both have worked renting spaces and built up a long-standing, loyal client base.
The property at 1404 S. 3rd Street will provide the opportunity for the two of us to combine our successful businesses into one location and allow us to build a truly unique client experience for both our long-term loyal clients and for the new clients we hope to welcome into our location over the coming months and years.
We, Rob and Rachael, each have a client network of over 100 regular customers (more than 200 total) and are looking to combine our smaller businesses, currently housed in rented spaces inside of licensed businesses in Las Vegas, into one single location where we could work together and both provide the highest quality experience for our clients. The space we have selected meets all health and safety guidelines and have been approved by the landlord of the space.

Part II: General Business Information

Business Name:	Imperial DTLV, LLC - Imperial Tattoo and Barber Shop
Number of Employees:	5
Hours of Operation:	Tattoo Shop - by appointment only (10 am - 8 pm); Barber Shop: Daily 9 AM-5 PM
Required Licenses:	Master Barber's License, BBP/CPR Certification and Health Card

Part III: Sustainability

We, Rob and Rachael, will be leasing the space from Atomic Arts Inc

Part IV: Findings (Determination of Approval-Special Use Permit)

A. Harmonious and compatible with existing surrounding land uses and future land uses
    a. The client base for both Rob and Rachel represent a segment of the overall market that is interested in being a part of the downtown scene. Their clients range in age from 25-55, are generally loyal repeat customers (from weekly to monthly to semi-annually) and are 90% local and 10% people who travel specifically for the services Rob and Rachael provide. Their clients are often married and/or parents with disposable income who are interested in music, cycling, craft beer, coffee, local food and nightlife and local art and artists. In fact, much of Rob and Rachael's client base is made up of artists well known to the greater Las Vegas Arts District and the 18b

22-0140
05/12/2022

Community. (we can add more here if we need to about who the clients are)Their clients would bring in additional foot and bicycle traffic to local businesses on a regular basis. Because Rob and Rachel are long-time residents of Las Vegas and are highly established in their respective fields, they have participated in a variety of charity events, offering original art, tattoo and barber services gift certificates and their time and volunteer services over the years for organizations that benefit the local Las Vegas community. This new endeavor would immediately work to tap into the network of businesses in the area and hit the ground running participating in charity events, as well as cross-promotion of area businesses (featuring information, cards, flyers and other materials related to local, area businesses inside their location) and would work to establish strong relationships with area businesses and service providers in order to continue to build on the success of Las Vegas' ever-expanding arts district and surrounding business community.

b. The building is physically suitable for the type of business being proposed (health regulations, standards, licenses, etc.)
c. The site is physically suitable for the type and intensity of the land use being proposed (building is up to code, passed inspections, doors and ventilation etc.)
d. This business fits in with the established business in the area, and will not compromise public health, safety or welfare
    i. The unique character of this business folds perfectly into the landscape of the area, which includes clothing shops, coffee shops, unique beer venues, local food and restaurant spaces and more. It will not exist in competition with any of these spaces, including other barber shops and/or tattoo parlors, as Rob and Rachael bring with them each a hearty, long-term loyal (years of loyal customers) client base that will serve to bring more foot traffic and more dollars to all other area businesses.

Thank you so much for taking the time to read this letter and consider our proposal. We are excited to join the downtown community and hit the ground running promoting area businesses, participating in charity and other community events and so much more.

Sincerely,

Rob Snyder

Rachel Snyder

Imperial DTLV

22-0140
03/17/2022

Nora Lares

From: noreply@formstack.com
Sent: Monday, May 2, 2022 5:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 05/02/22 5:20 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0140
Position:	I support the project but OPPOSE a related application
Planning Application Number(s):	No number
Name:	Rebecca Miller
Residential or Business Address:	1235 S. Main Street Las Vegas, AL 89104
Phone:	(702) 592-0929
Email:	design@beckymiller.com
Comments:	I neither support or oppose another tattoo parlor in the area but I do worry about parking. It's been our experience in the retail shops that folks coming in for tattoos do not shop in the local area but they do spend a long time in the tattoo shops waiting. They do go to the bars though. My only concern then is parking. We don't

19A
pg 1 of 2

have enough as it is. The proposed parking garage is a long way off. Is there enough parking for the new customers coming in for this shop?

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

1a
pg 2 of 2

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning

CASE: 22-0140-SUP1

SUBJECT: APPLICANT: IMPERIAL TATTOO AND BARBERSHOP - OWNER: ATOMIC ARTS, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

5/3/2022
Date

Lance Johns
Please Print Name

Atomic Arts Inc.
Company Name

Sincerely,

Submitted after final agenda

#19

Eric McCammond
Sr. Management Analyst
Case Planning Division

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

Return Service Requested

Official Notice of Public Hearing



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Las Vegas, NV
Permit No. 1630

RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

22-0140-SUP1

Planning Commission Meeting of **05/10/2022**

22-0140-SUP1
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 BRDFNP1 89104

Submitted after final agenda

19A

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

Return Service Requested

Official Notice of Public Hearing

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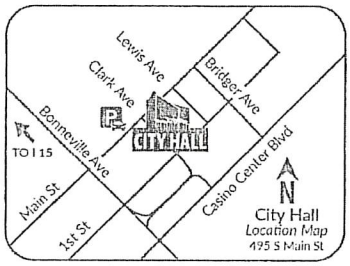
MAY 04 2022
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0140-SUP1

Planning Commission Meeting of **05/10/2022**

22-0140-SUP1
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

139 BRDFNP1 89113

19A

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

Return Service Requested

Official Notice of Public Hearing

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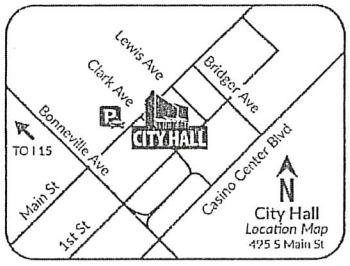
Las Vegas, NV
Permit No. 1630



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MAY 04 2022
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0140-SUP1

Planning Commission Meeting of **05/10/2022**

22-0140-SUP1
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

139 BRDFNP1 89113

19A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
20

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

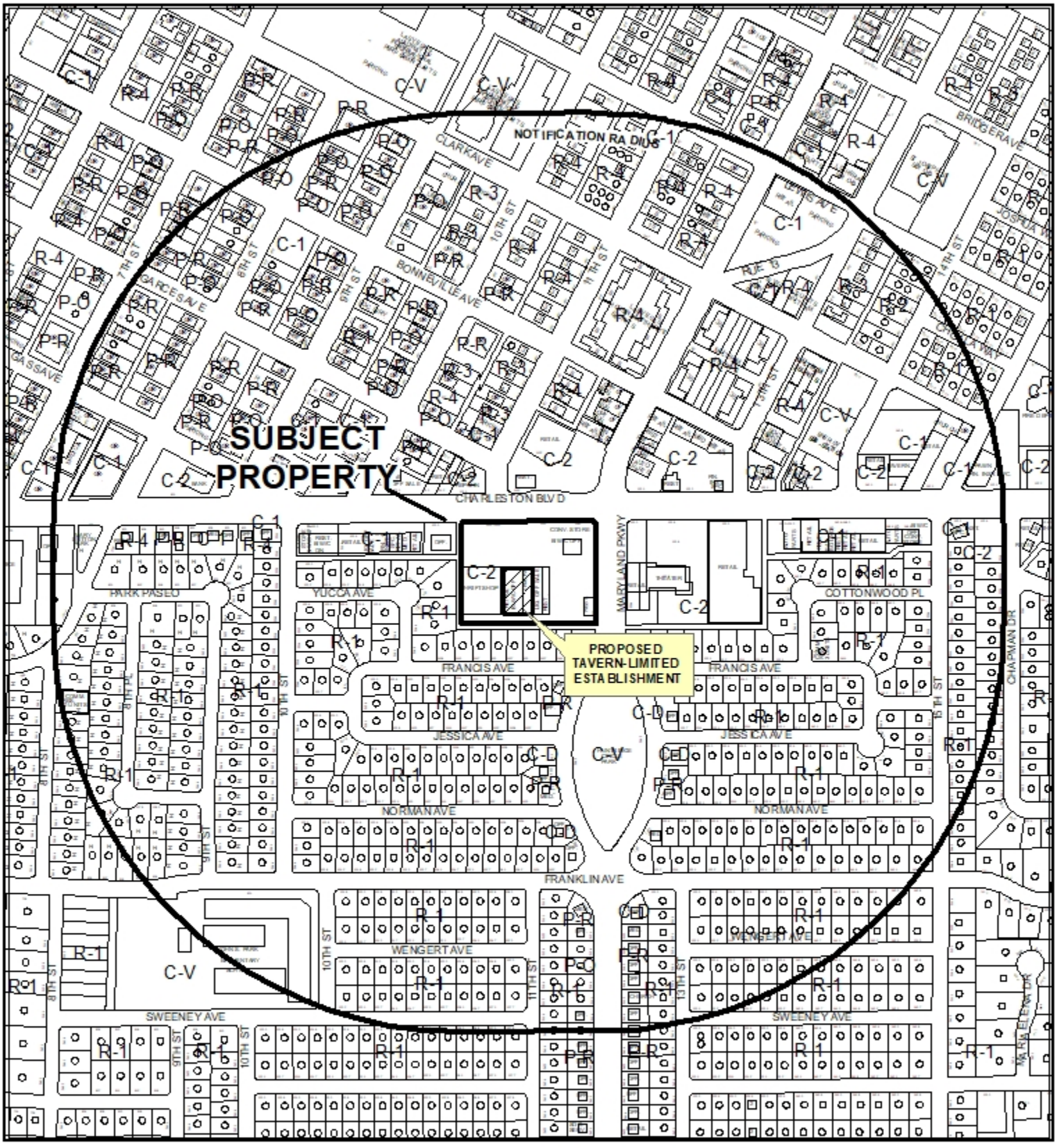
SUBJECT:
22-0142-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: Ten15 Huntridge, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 20,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1110 East Charleston (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

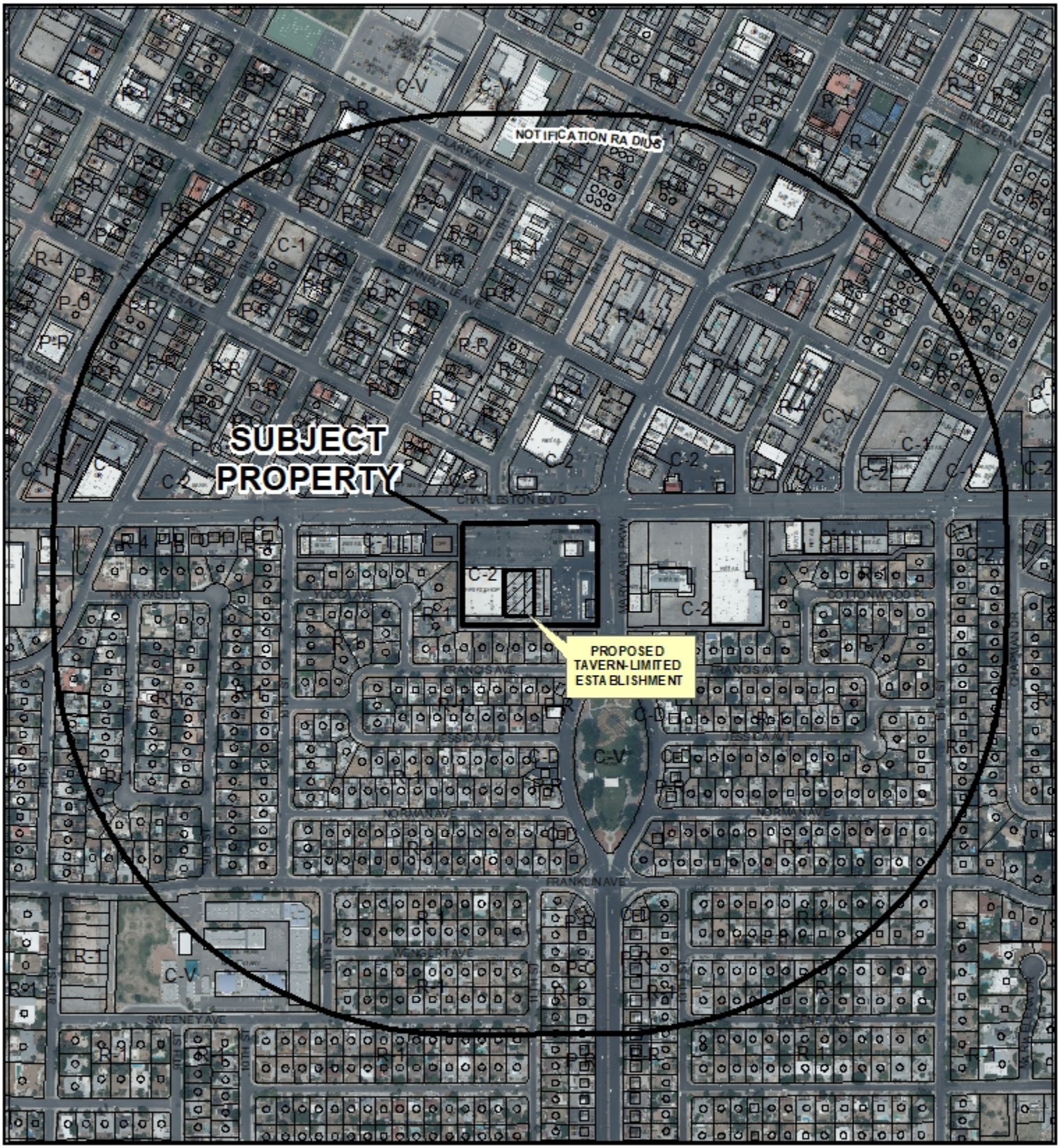
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Protest and Support Postcards
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Revised Conditions and Staff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



CASE: 22-0142-SUP1

RADIUS: 1500 FEET

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



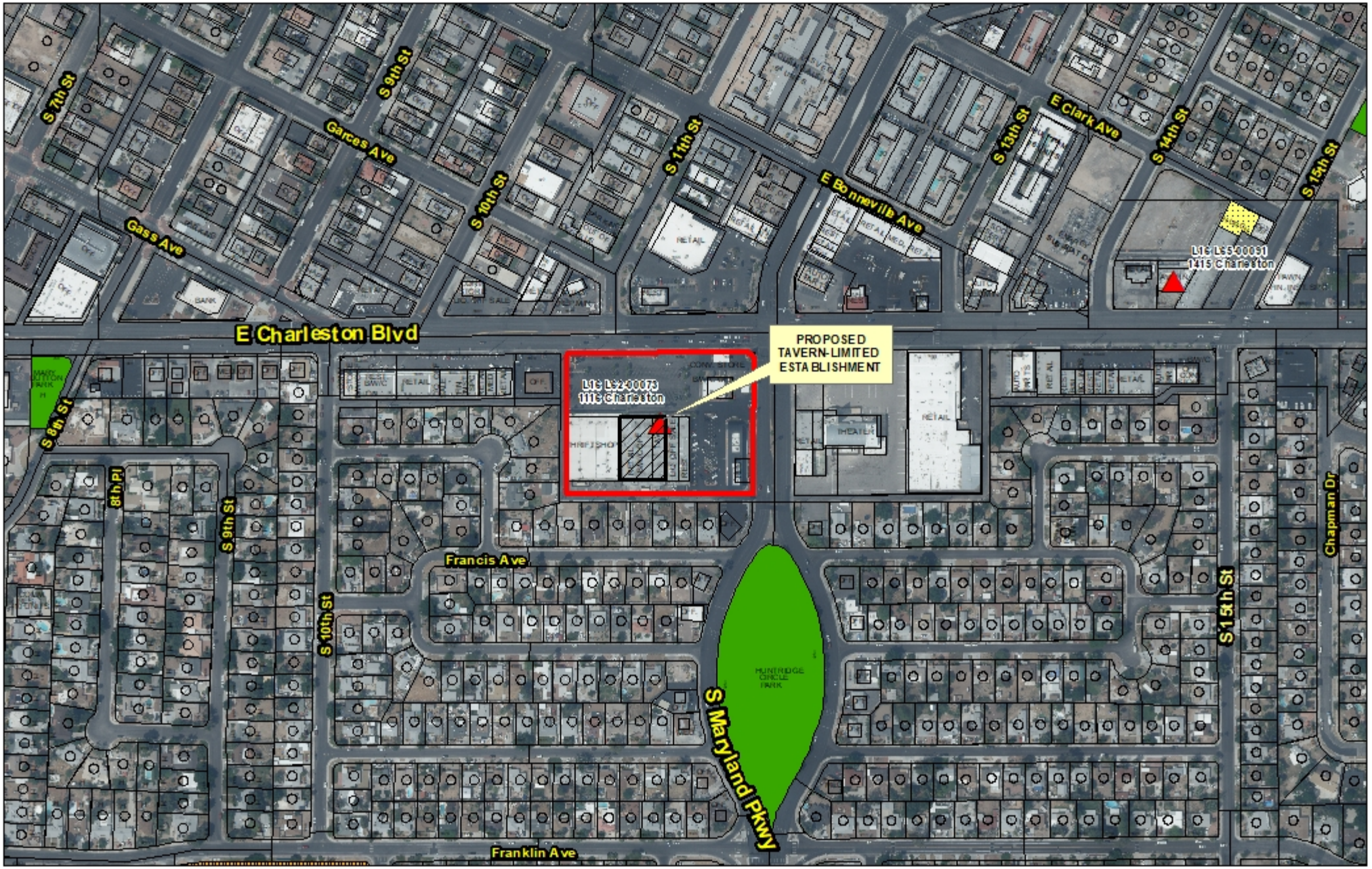
0 420 840 Feet

CASE: 22-0142-SUP1

RADIUS: 1500 FEET

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

N



22-0142-SUP1

Liquor Establishment (Tavern-Limit)

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Tuesday, March 22, 2022

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0142-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 763

NOTICES MAILED 36

PROTESTS 1

APPROVALS 5

**** CONDITIONS ****

22-0142-SUP1 CONDITIONS

Planning

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

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed Tavern-Limited Establishment use at 1110 East Charleston Boulevard. The proposed establishment is made up of 20,000 square feet of floor area.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit.

This project is located within the Downtown Las Vegas Overlay within a 20,000 square-foot space along East Charleston Boulevard. The proposed subject Tavern Limited Establishment use will also offer a Commercial Recreation/Amusement (Indoor) use, which his permitted by right in the C-2 zone.

Staff recommends approval of the proposed Special Use Permit, with conditions, as this proposed development meets the goals of the 2050 Master Plan by contributing to small business development and entrepreneurship.

FINDINGS (22-0142-SUP1)

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

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

The subject site, as well as the surrounding properties, have a General Plan designation of C-2 (General Commercial). The existing surrounding land uses consist of general retail establishments, and restaurants that serve alcohol. The proposed Tavern-Limited Establishment can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

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

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

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

The subject site is located on Charleston Boulevard a 100-foot Major Collector Street as defined by the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the proposed Tavern-Limited Establishment use.

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

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

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/23/93	The City Council approved a Variance (V-0052-93) to allow the secondhand sale of clothing, furniture and household items where a Secondhand Dealer use is not permitted on property located at 1110 East Charleston Boulevard. The Board of Zoning Adjustment recommended approval while staff recommended denial.
08/23/94	The Board of Zoning Adjustment approved a Variance (V-0111-94) to allow a proposed freestanding sign to be 80 feet from an existing freestanding on premise sign where a 100-foot separation distance is required at 1122 East Charleston Boulevard. Staff recommended denial.
10/19/94	The City Council approved a Special Use Permit (U-0205-94) for the sale of Beer/Wine/Cooler Off-Sale Establishment use within an existing grocery store on property located at 1110 East Charleston Boulevard. Planning Commission and staff recommended approval. This use has since expired.
04/14/15	The Planning Commission approved a Special Use Permit (SUP-58109) for a proposed Beer/Wine/Cooler Off-Sale Establishment Use within a proposed 20,623 square-foot General Retail Store [Grocery Store] with a Waiver to allow a 245-foot distance separation from a city park where 400 feet is required at 1110 East Charleston Boulevard. Staff recommended approval.
06/14/16	The Planning Commission approved a Variance (VAR-64466) to allow a proposed 60-foot tall freestanding sign where 40 feet is allowed and to allow 1,032 square feet of signage area where 898 square feet is allowed on 4.30 acres at the southwest corner of Charleston Boulevard and Maryland Parkway. Staff recommended denial.
09/13/16	The Planning Commission approved a Special Use Permit (SUP-65847) for a proposed Beer/Wine/Cooler On-Sale Establishment use within a proposed Restaurant with a 150-foot distance separation from a City Park where 400 feet is required at 1122 East Charleston Boulevard. Staff recommended approval.
02/21/17	Department of Planning staff administratively approved a Minor Amendment of an approved Special Use Permit (SUP-65847) to add a 264 square-foot outdoor seating area for a 2,100 square-foot Beer/Wine/Cooler On-Sale Establishment use at 1124 East Charleston Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/12/17	The Planning Commission approved a Variance (VAR-71970) to allow a proposed 45-foot tall freestanding sign where 40 feet is allowed, to allow 1,404 square feet of signage area along Charleston Boulevard where 1,032 square feet is allowed, to allow two canopy signs to extend above the edge of the canopy where such is not allowed, the area of the canopy signs to exceed 51 percent of the canopy faces where 20 percent is allowed and a wall sign to extend six feet above the top of the building wall where 12 inches is allowed on 4.30 acres at 1140 East Charleston Boulevard. Staff recommended denial.
05/16/18	The City Council approved Site Development Plan Review (SDR-72792) for two proposed restaurants totaling 4,020 square feet, parking lot modifications and a waiver to allow 167 parking spaces where 198 spaces are required on 4.30 acres at 1144 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
03/08/22	The Planning Commission approved a Special Use Permit (21-0830-SUP1) for a proposed Beer/Wine/Cooler On-Sale Establishment use within a proposed Restaurant with a 150-foot distance separation from a City Park where 400 feet is required at 1120 South Maryland Parkway. Staff recommended approval.

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

Related Building Permits/Business Licenses	
08/10/15	A business license (#L63-00112) was issued for a grocery store at 1110 East Charleston Boulevard. The license was issued 08/10/15 and is inactive as of 04/01/17.
08/10/15	A business license (#G63-05625) was issued for a grocery store at 1110 East Charleston Boulevard. The license was issued 08/10/15 and is inactive as of 02/01/17.
08/10/15	A business license (#P63-00315) was issued for a grocery store with Beer/Wine Off-Premise at 1110 East Charleston Boulevard. The license was issued 08/10/15 and is inactive as of 04/01/17.

Pre-Application Meeting	
03/07/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special use Permit pertaining to a proposed Tavern Limited Establishment.

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

Field Check	
03/30/22	Staff conducted a routine field check and found the subject site to be a well maintained existing commercial development.

Details of Application Request	
Site Area	
Net Acres	4.30

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

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

DEVELOPMENT STANDARDS

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

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	56,000 SF	1 per 250 SF	224				
TOTAL SPACES REQUIRED			224		167		N*
Regular and Handicap Spaces Required			217	7	177	10	N*

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1110 E Charleston/Las Vegas, NV 89104

Project Name Starlite Skating Rink SUP **Proposed Use**

Assessor's Parcel #(s) 162-03-513-008 **Ward #** 3-Diaz

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

Additional Information

Property Owner Ten15 Huntridge, LLC Contact George Ross

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

E-mail gr@dapperdevelopment.com Phone 310-487-0881

Applicant Ten15 Huntridge, LLC Contact George Ross

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

E-mail gr@dapperdevelopment.com Phone 310-487-0881

Representative George Ross Contact

Address 985 White Drive City Las Vegas State NV Zip 89119

E-mail gr@dapperdevelopment.com Phone 310-487-0881

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name J Dapper

Subscribed and sworn before me

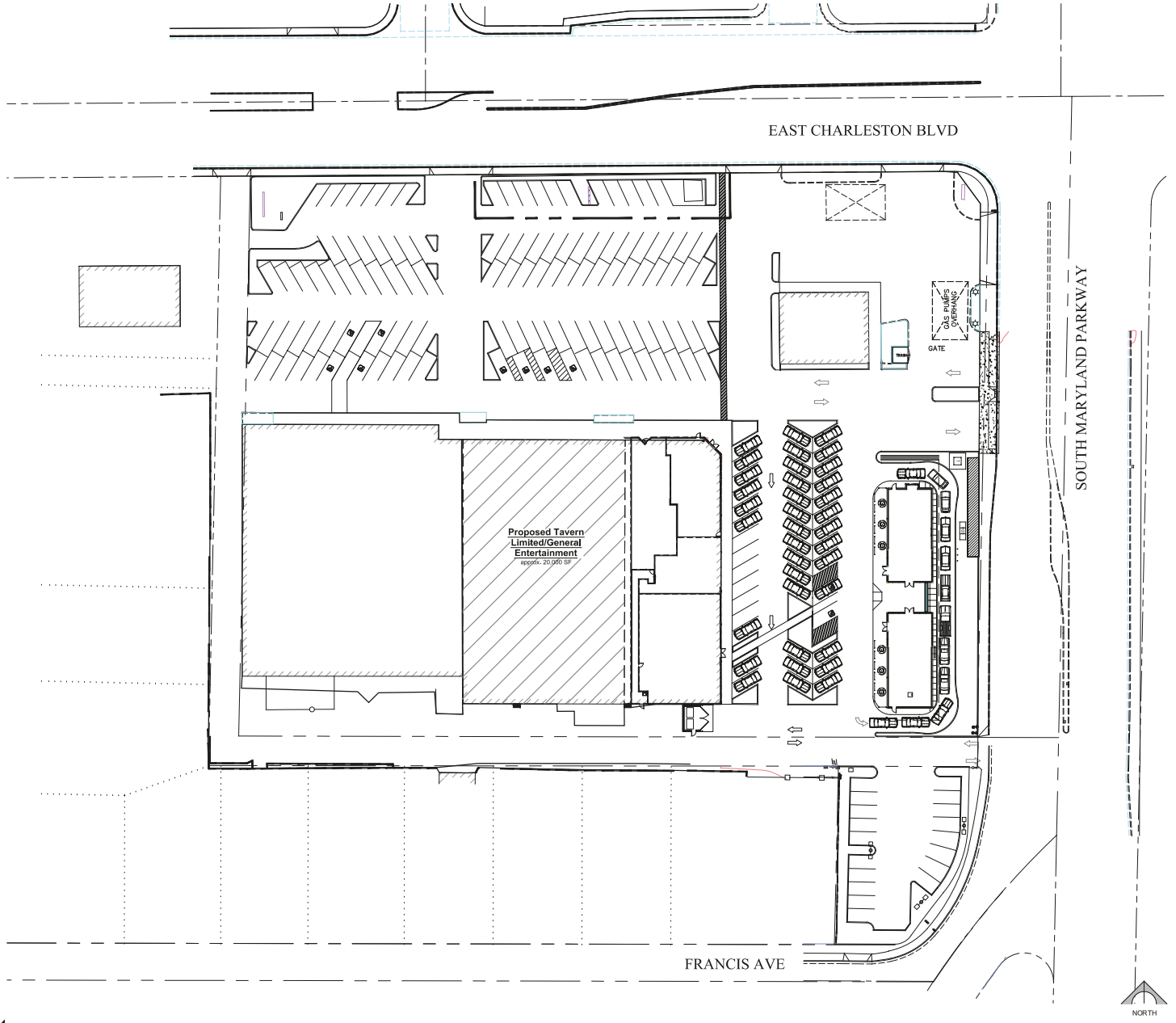
This 22nd day of February, 20 22

Notary Public in and for said County and State

State of Nevada
County of Clark

JOY M. CLOWES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-11-23
Certificate No: 15-2184-1

22-0142
03/17/2022



Site Data

JURISDICTION:	CITY OF LAS VEGAS	
PARCEL #:	162-03-513-008	
ZONING CLASSIFICATION:	C-2	NO CHANGE
BUILDING AREA:	56,000 SF	NO CHANGE
TENANT IMPROVEMENT AREA:	20,000 SF	NO CHANGE
PARCEL AREA:	4.3 ACRES	NO CHANGE
PROPOSED USE:	TAVERN-LIMITED / GENERAL ENTERTAINMENT	

Parking Analysis

SHOPPING CENTER (19.12.070) EXISTING **151 STALLS EXISTING** NO CHANGE

*PROPERTY IS LOCATED IN THE DOWNTOWN OVERLAY. AS SUCH, TITLE 19.10 PARKING IS NOT AUTOMATICALLY APPLIED

ACCESSIBLE PARKING STALLS EXISTING 10 STALLS EXISTING

Vicinity Map



22-0142
03/17/2022

Planning Commission May 10, 2022 - Page 407

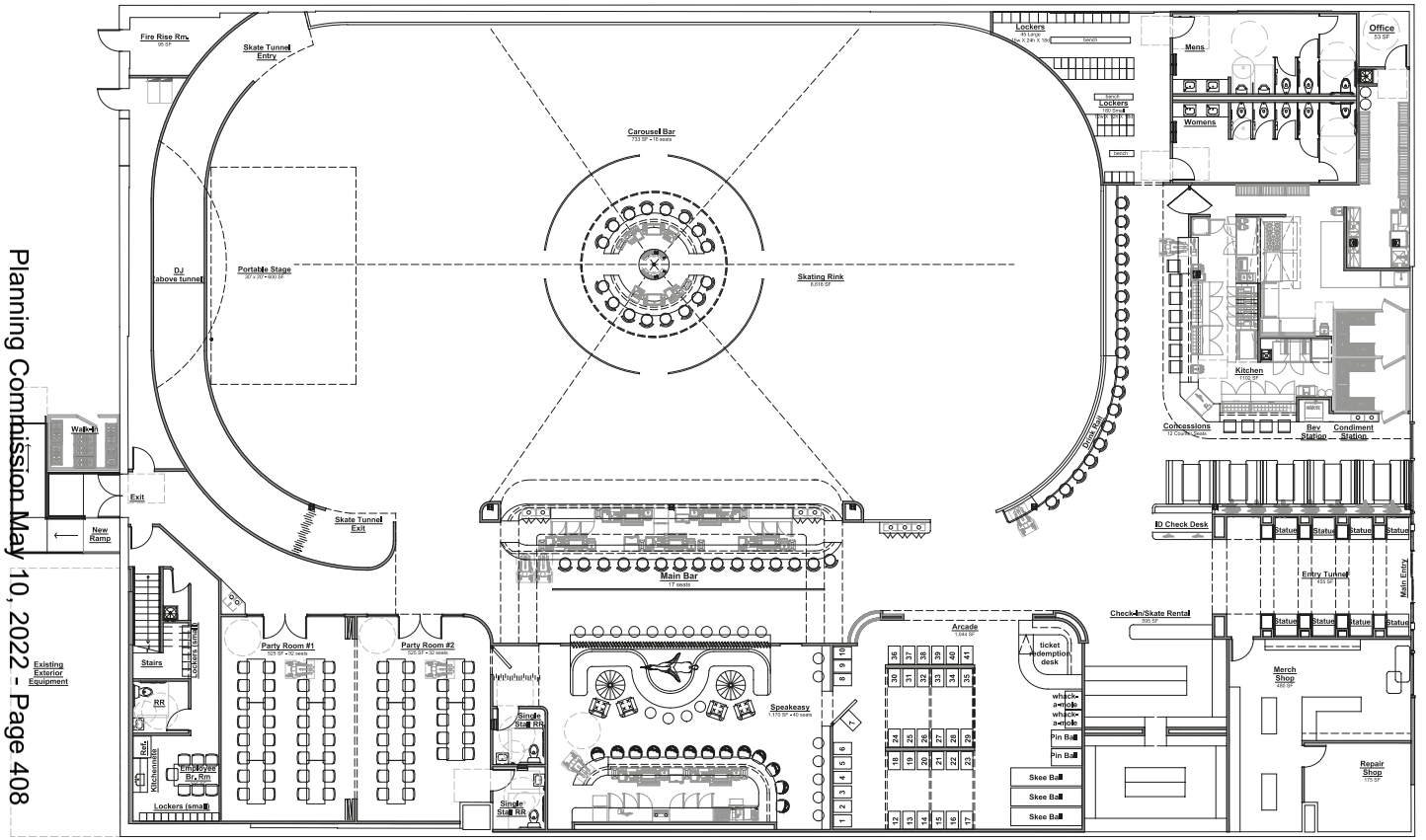
rad studio
ARCHITECTURE | INTERIORS | PLANNING
address: 707 Fremont St. Suite #3320
Las Vegas, NV 89101
contact email: Ryan@RADstudiolv.com
phone: 702.340.6180

Starlite - Skating Rink - Conceptual Floor Plan

1110 East Charleston Boulevard
Las Vegas, NV 89104

Date: March 08, 2022
Scale: 1/32" = 1'-0"

Planning Commission May 10, 2022 - Page 408



Floor Plan Legend

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

Occupancy

SQUARE FOOTAGE	20,000 S.F.
OCCUPANT CLASSIFICATION	A-3
OCCUPANCY TITLE 19 USE:	TAVERN-LIMITED / GENERAL ENTERTAINMENT
FIRE SPRINKLERS REQ.:	EXISTING SPRINKLERS TO REMAIN
LEVEL 01:	20,000 SF
MEZZANINE LEVEL:	3,000 SF

OCCUPANT LOAD

SPACE	CALC. FACTOR	USE	SQUARE FOOTAGE	OCCUPANTS
RINK	1:60	SKATING RINK	9,205 SF	154 OCC
BAR/COUNTER/RAIL	2 LF/1	FIXED ASSEMB.	294 LF	147 OCC
ARCADE	1:60	STANDING ASSEMB.	520 SF	104 OCC
RETAIL/SHOP	1:60	MERCANTILE	655 SF	11 OCC
SKATE RENTAL	1:300	SUPPORT STORAGE	595 SF	2 OCC
KITCHEN	1:200	KITCHEN	1102 SF	6 OCC
PARTY ROOMS	1:15	UNCON. ASSEMB.	750 SF	50 OCC
OFFICES/GREEN RM	1:150	BUSINESS	728 SF	5 OCC
DJ MEZZANINE	1:150	BUSINESS	295 SF	2 OCC
STORAGE	1:300	STORAGE	1609 SF	4 OCC
			TOTAL OCCUPANTS 485	

EXITS REQUIRED : 2 EXITS REQUIRED - 2 PROVIDED

22-0142
03/17/2022

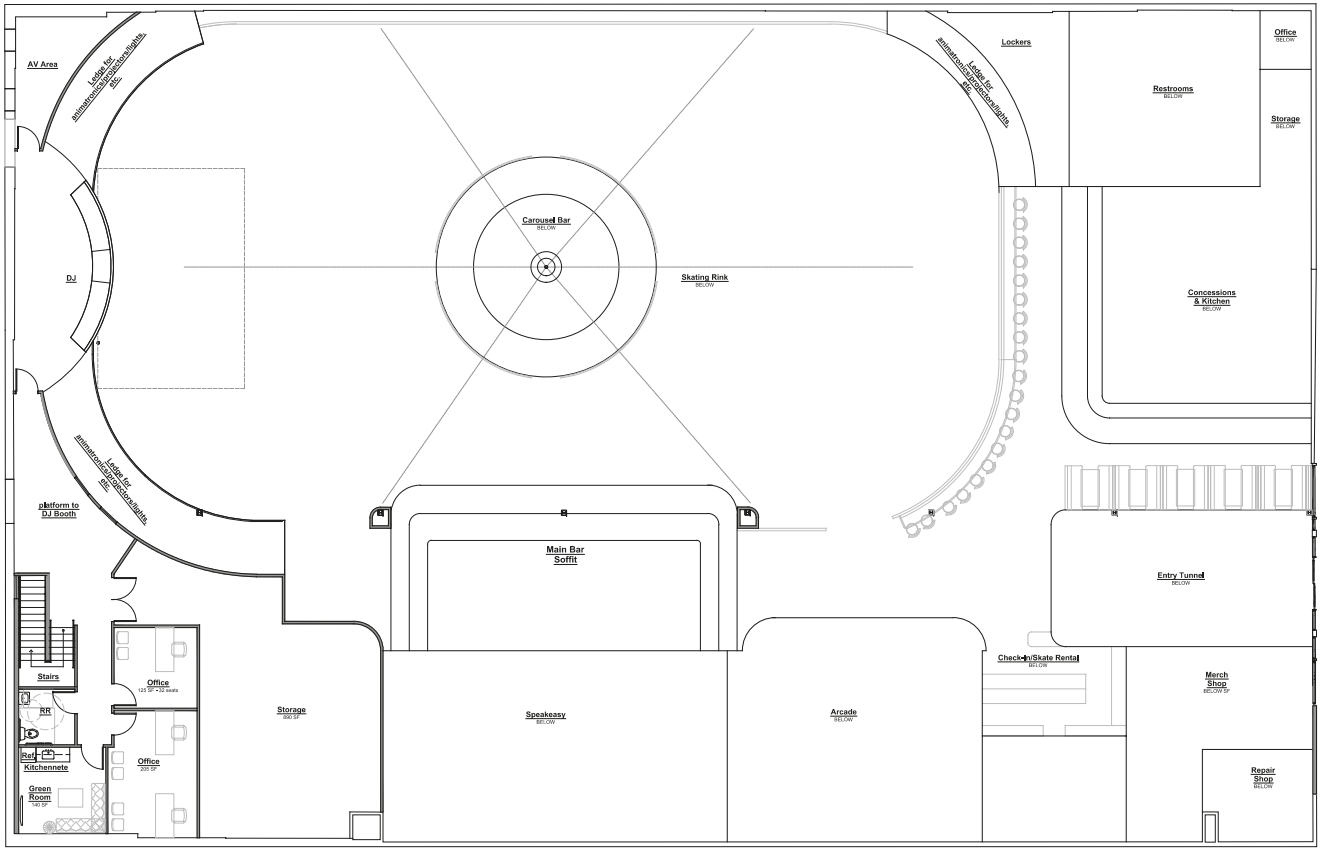
NORTH

rad studio
ARCHITECTURE | INTERIORS | PLANNING
address: 707 Fremont St. Suite #3320
Las Vegas, NV 89101
contact email: Ryan@RADstudiolv.com
phone: 702.340.6180

Starlite - Skating Rink - Conceptual Floor Plan Level 01

1110 East Charleston Boulevard
Las Vegas, NV 89104

Date: March 08, 2022
Scale: 1/8" = 1'-0"



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			TOTAL OCCUPANTS 485	

EXITS REQUIRED : 2 EXITS REQUIRED - 2 PROVIDED

22-0142
03/17/2022

NORTH

0 4' 8' 16'

rad studio

ARCHITECTURE | INTERIORS | PLANNING
address: 707 Fremont St. Suite #3320
Las Vegas, NV 89101
contact email: Ryan@RADstudioly.com
phone: 702.340.6180

Starlite - Skating Rink - Conceptual Floor Plan Mezzanine Level

1110 East Charleston Boulevard
Las Vegas, NV 89104

Date: March 08, 2022
Scale: 1/8" = 1'-0"



22-0142-SUP1 - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC
1110 EAST CHARLESTON

03/30/2022



22-0142-SUP1 - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC
1110 EAST CHARLESTON

03/30/2022

DAPPER COMPANIES

March 17, 2022

Seth Floyd

City of Las Vegas - Planning and Development

495 S Main Street

Las Vegas, NV 89101

Re: JUSTIFICATION LETTER FOR A SPECIAL USE PERMIT FOR A TAVERN LIMITED USE- 1110 E Charleston (APN 162-03-513-008)

Dear Mr. Floyd:

Please accept this as an official justification letter regarding a Special Use Permits for a Tavern Limited Use and General Entertainment Establishment in an existing retail center at 1110 S Maryland Pkwy/Las Vegas, NV 89104, (Ward 3, Diaz). The 4.3 acre parcel is zoned C-2.

The subject area will be approximately 20,000 square feet and will be home to a vintage roller-skating rink, arcade, restaurant and several bars. The operation will serve all ages during the daytime hours before transitioning to an adult only crowd in the evening. The specifics of the operation will be detailed in the Security Plan submitted later.

The subject property is in the Downtown overlay, so Title 19.10 parking requirement are not automatically applied. However, we believe the 151 parking spaces on-site are sufficient, especially when considering the tenant mix will operate at different hours.

The tenant business model shall adapt as such, “family oriented” promotion will be improvised prior to the operational hours before 7 pm.

This unique business offering will meet thematic requirements with a vintage Vegas and Xanadu elements throughout. This business will enable two proven local operators to bring entertainment and recreation for locals and visitors alike. The use is harmonious and compatible with surround land uses, and the project will continue the positive momentum building in the Huntridge neighborhood downtown.

If you have any questions, please do not hesitate to contact me.

Sincerely,



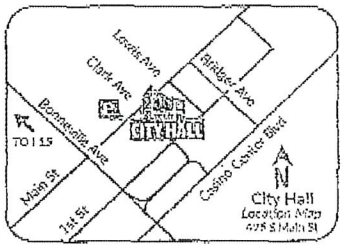
John Curran, SVP of Development

22-0142
03/17/2022

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

Return Service Requested

Official Notice of Public Hearing



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0142-SUP1

Planning Commission Meeting of 05/10/2022

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1855

RECEIVED

MAY 03 2022

City of Las Vegas
Department of Planning

22-0142-SUP1
16202210001
DIVINE LAND L L C
60 TAHITI DR
HENDERSON NV 89074-1817

20P

May. 2. 2022 2:37PM Larson Zirzow No. 8113 P. 1

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

Return Service Requested

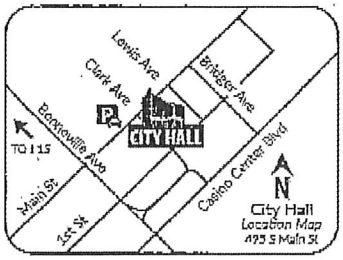
Official Notice of Public Hearing

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

RECEIVED

MAY 03 2022

City of Las Vegas
Department of Planning



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934810061
ZIRZOW BUILDING L L C
850 E BONNEVILLE AVE
LAS VEGAS NV 89101-7031

89 BRDFNP1 89101

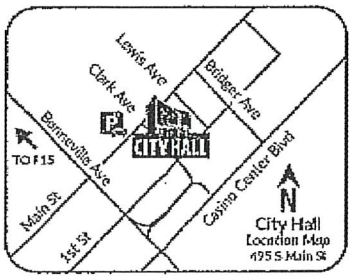
20A

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

Return Service Requested

Official Notice of Public Hearing

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



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

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning

22-0142-SUP1
13934811035
CLARK APARTMENTS INC
PO BOX 7014
RIVERSIDE CA 92513-7014

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

36 BRDFNP1 92513

20A

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

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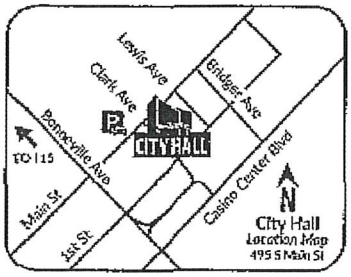

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City of Las Vegas
Department of Planning

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13935410018
DOWNTOWN RENTAL INC
PO BOX 7014
RIVERSIDE CA 92513-7014

3E 2PDFNP1 92513

20A

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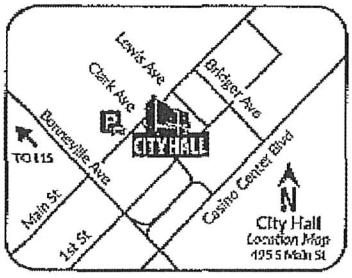

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22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934811036
CLARK APARTMENTS INC
PO BOX 7014
RIVERSIDE CA 92513-7014

36 BRDFNP1 92513

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

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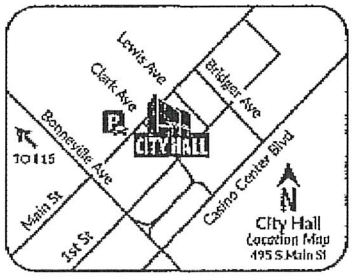

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[ ] I OPPOSE this Request

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22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934814002
DOWNTOWN RENTAL INC
PO BOX 7014
RIVERSIDE CA 92513

20A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 05 2022
City of Las Vegas
Department of Planning

CASE: 22-0142-SUP1

SUBJECT: APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature — May 3rd 2022 (Date)

J Dapper
Please Print Name

Dapper Companies
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

#20

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0142-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 763

NOTICES MAILED 36

PROTESTS 1

APPROVALS 5

Submitted after final agenda
BP
Date Item
5/10/2022 Item 20

** CONDITIONS **

22-0142-SUP1 CONDITIONS

Planning

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

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

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

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

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

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

BP

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed Tavern-Limited Establishment use at 1110 East Charleston Boulevard. The proposed establishment is made up of 20,000 square feet of floor area.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

A Tavern-Limited Establishment is described in Title 19.12 as: "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit.

This project is located within the Downtown Las Vegas Overlay within a 20,000 square-foot space along East Charleston Boulevard. The proposed subject Tavern Limited Establishment use will also offer a Commercial Recreation/Amusement (Indoor) use, which his permitted by right in the C-2 zone.

Staff recommends approval of the proposed Special Use Permit, with conditions, as this proposed development meets the goals of the 2050 Master Plan by contributing to small business development and entrepreneurship.

FINDINGS (22-0142-SUP1)

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

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

BP

The subject site, as well as the surrounding properties, have a General Plan designation of C-2 (General Commercial). The existing surrounding land uses consist of general retail establishments, and restaurants that serve alcohol. The proposed Tavern-Limited Establishment can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

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

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

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

The subject site is located on Charleston Boulevard a 100-foot Major Collector Street as defined by the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the proposed Tavern-Limited Establishment use.

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

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

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/23/93	The City Council approved a Variance (V-0052-93) to allow the secondhand sale of clothing, furniture and household items where a Secondhand Dealer use is not permitted on property located at 1110 East Charleston Boulevard. The Board of Zoning Adjustment recommended approval while staff recommended denial.
08/23/94	The Board of Zoning Adjustment approved a Variance (V-0111-94) to allow a proposed freestanding sign to be 80 feet from an existing freestanding on premise sign where a 100-foot separation distance is required at 1122 East Charleston Boulevard. Staff recommended denial.
10/19/94	The City Council approved a Special Use Permit (U-0205-94) for the sale of Beer/Wine/Cooler Off-Sale Establishment use within an existing grocery store on property located at 1110 East Charleston Boulevard. Planning Commission and staff recommended approval. This use has since expired.
04/14/15	The Planning Commission approved a Special Use Permit (SUP-58109) for a proposed Beer/Wine/Cooler Off-Sale Establishment Use within a proposed 20,623 square-foot General Retail Store [Grocery Store] with a Waiver to allow a 245-foot distance separation from a city park where 400 feet is required at 1110 East Charleston Boulevard. Staff recommended approval.
06/14/16	The Planning Commission approved a Variance (VAR-64466) to allow a proposed 60-foot tall freestanding sign where 40 feet is allowed and to allow 1,032 square feet of signage area where 898 square feet is allowed on 4.30 acres at the southwest corner of Charleston Boulevard and Maryland Parkway. Staff recommended denial.
09/13/16	The Planning Commission approved a Special Use Permit (SUP-65847) for a proposed Beer/Wine/Cooler On-Sale Establishment use within a proposed Restaurant with a 150-foot distance separation from a City Park where 400 feet is required at 1122 East Charleston Boulevard. Staff recommended approval.
02/21/17	Department of Planning staff administratively approved a Minor Amendment of an approved Special Use Permit (SUP-65847) to add a 264 square-foot outdoor seating area for a 2,100 square-foot Beer/Wine/Cooler On-Sale Establishment use at 1124 East Charleston Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/12/17	The Planning Commission approved a Variance (VAR-71970) to allow a proposed 45-foot tall freestanding sign where 40 feet is allowed, to allow 1,404 square feet of signage area along Charleston Boulevard where 1,032 square feet is allowed, to allow two canopy signs to extend above the edge of the canopy where such is not allowed, the area of the canopy signs to exceed 51 percent of the canopy faces where 20 percent is allowed and a wall sign to extend six feet above the top of the building wall where 12 inches is allowed on 4.30 acres at 1140 East Charleston Boulevard. Staff recommended denial.
05/16/18	The City Council approved Site Development Plan Review (SDR-72792) for two proposed restaurants totaling 4,020 square feet, parking lot modifications and a waiver to allow 167 parking spaces where 198 spaces are required on 4.30 acres at 1144 East Charleston Boulevard. The Planning Commission and Staff recommended approval.
03/08/22	The Planning Commission approved a Special Use Permit (21-0830-SUP1) for a proposed Beer/Wine/Cooler On-Sale Establishment use within a proposed Restaurant with a 150-foot distance separation from a City Park where 400 feet is required at 1120 South Maryland Parkway. Staff recommended approval.

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

Related Building Permits/Business Licenses	
08/10/15	A business license (#L63-00112) was issued for a grocery store at 1110 East Charleston Boulevard. The license was issued 08/10/15 and is inactive as of 04/01/17.
08/10/15	A business license (#G63-05625) was issued for a grocery store at 1110 East Charleston Boulevard. The license was issued 08/10/15 and is inactive as of 02/01/17.
08/10/15	A business license (#P63-00315) was issued for a grocery store with Beer/Wine Off-Premise at 1110 East Charleston Boulevard. The license was issued 08/10/15 and is inactive as of 04/01/17.

Pre-Application Meeting	
03/07/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special use Permit pertaining to a proposed Tavern Limited Establishment.

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

Field Check	
03/30/22	Staff conducted a routine field check and found the subject site to be a well maintained existing commercial development.

Details of Application Request	
Site Area	
Net Acres	4.30

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

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

DEVELOPMENT STANDARDS

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

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	56,000 SF	1 per 250 SF	224				
TOTAL SPACES REQUIRED			224		167		N*
Regular and Handicap Spaces Required			217	7	177	10	N*

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

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

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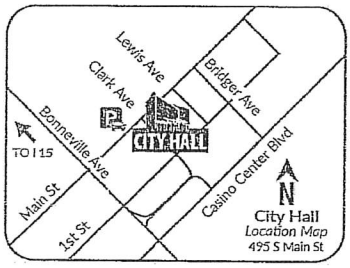

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City of Las Vegas

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[V] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 BRDFNP1 91605

Submitted after final agenda

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495 South Main Street
Las Vegas, Nevada 89101

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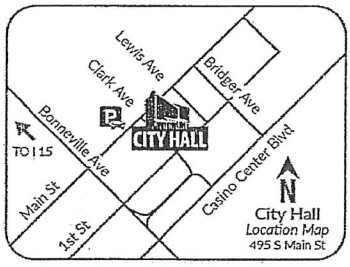

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22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934710045
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 BRDFNP1 91605

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495 South Main Street
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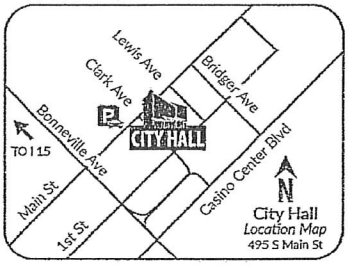

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22-0142-SUP1
Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934810019
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 BRDFNP1 91605

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

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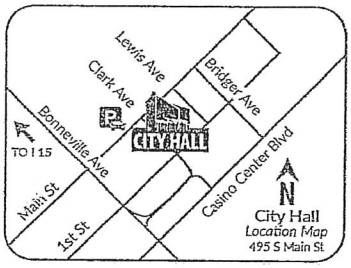

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22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934810028
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 BRDFNP1 91605

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495 South Main Street
Las Vegas, Nevada 89101

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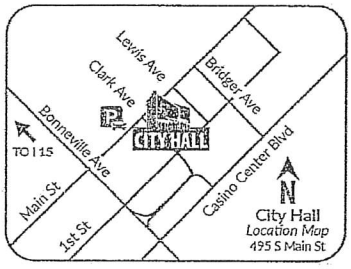

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0142-SUP1

Planning Commission Meeting of **05/10/2022**

22-0142-SUP1
13934810044
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 BRDFNP1 91605

20A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
21

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

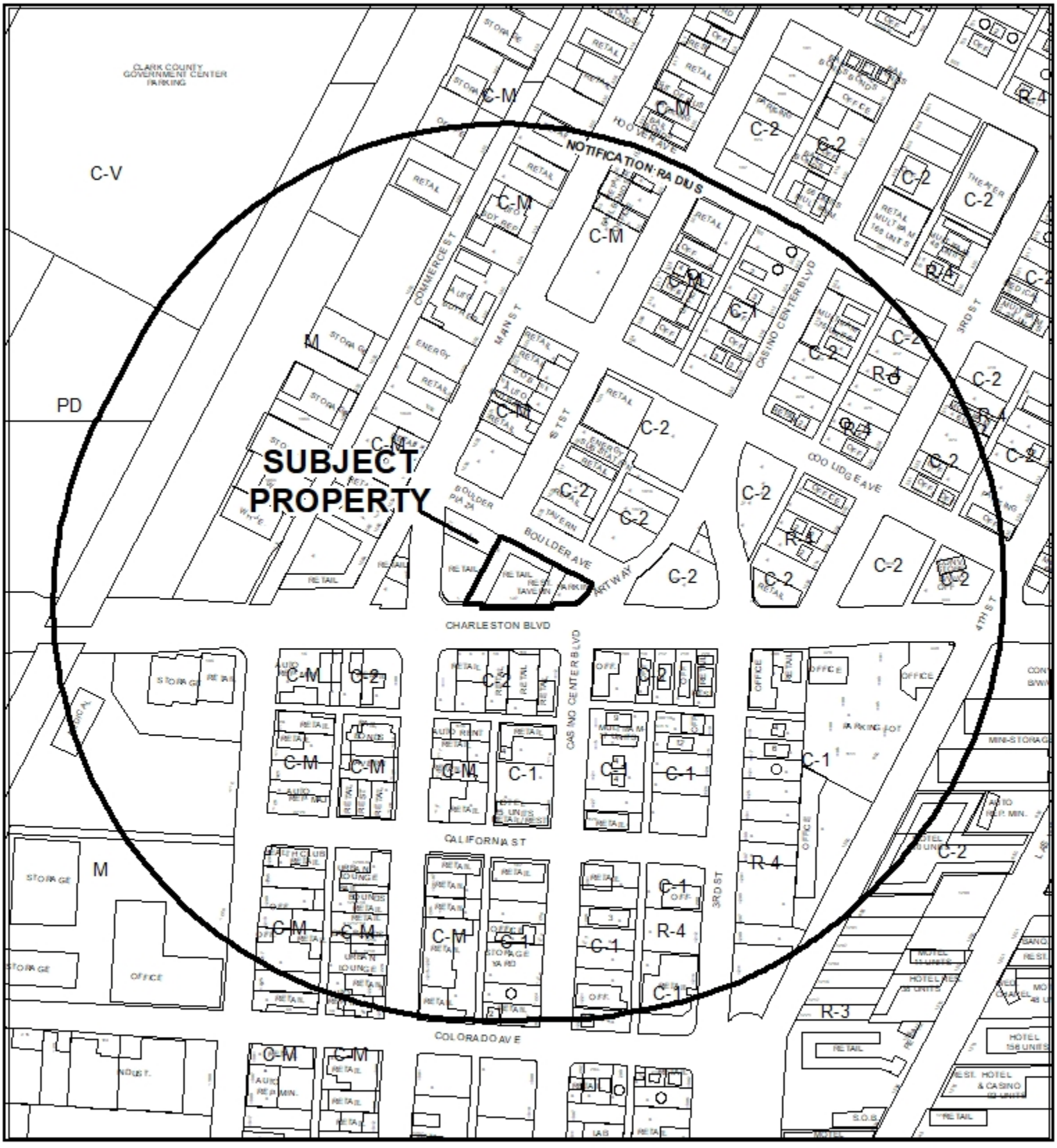
SUBJECT:
22-0144-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 107 East Charleston Boulevard, Suite #203 (APN 139-33-801-021), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards
7. Documentation Not Vetted - Protest Comment Form
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard



CASE: 22-0144-SUP1

RADIUS: 1000 FEET

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



CASE: **22-0144-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0144-SUP1	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 180

NOTICES MAILED 26

PROTESTS 0

APPROVALS 2

CG

**** CONDITIONS ****

22-0144-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tattoo Parlor/Body Piercing Studio 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 proposed Tattoo Parlor/Body Piercing Studio use at 107 East Charleston Boulevard, Suite #203.

ISSUES

- A Tattoo Parlor/Body Piercing Studio use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The proposed 300 square-foot tenant space contains one room with a tattoo chair station. The Tattoo Parlor/Body Piercing Studio use is defined as "An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person.

2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. This term does not include a permanent makeup establishment."

The proposed Tattoo Parlor/Body Piercing Studio use is within the Downtown Las Vegas planning area as defined by the City of Las Vegas 2050 Master Plan and within the 18b Las Vegas Arts District. The proposed Tattoo Parlor/Body Piercing Studio, if approved, would contribute to key redevelopment opportunities for cultural improvement, investment, and redevelopment in the 18b Las Vegas Arts District.

There are no minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio. As the use is consistent with uses generally associated in the C-2 (General Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding areas, staff recommends approval of this request. If denied, the Tattoo Parlor/Body Piercing Studio use will not be allowed at the proposed location.

FINDINGS (22-0144-SUP1)

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

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

   The proposed Tattoo Parlor/Body Piercing Studio will be placed within an existing commercial development surrounded by other commercial uses. The proposed use can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan and current zoning designations.

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

   The subject site is suitable for a variety of commercial uses. The proposed Tattoo Parlor/Body Piercing Studio is an appropriate use for the site.

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

   The subject site can be accessed from Charleston Boulevard, a 100-foot Primary Arterial and Boulder Avenue, an 80-foot Collector as designated by the Master Plan of Streets and Highways, which is adequate in size to service the needs of the proposed use.

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

   The proposed land use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

   There are no minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
1947	The existing structure at 107 East Charleston Boulevard was constructed.
12/21/83	The City Council approved a request for a Variance (V-0111-83) to allow the sale of used furniture at 107 East Charleston Boulevard. The Board of Zoning Adjustment recommended approval of the request.
01/19/00	The City Council approved a request for a Special Use Permit (U-0122-99) on a property located at 107 East Charleston Boulevard for a 14-foot by 48-foot Off-Premise sign. The Planning Commission recommended approval at the request.
01/08/03	The City Council approved a Special Use Permit (SUP-1146) for a restaurant Service Bar at 103 East Charleston Boulevard. The Planning Commission recommended approval of the request.
09/20/06	The City Council approved a Special Use Permit (SUP-15038) request for a proposed Gaming Establishment, General Business-Related at 103-123 East Charleston Boulevard. The Planning Commission recommended approval of the request.
	The City Council approved a Site Development Review (SDR-15035) request for a Site Development Plan Review for a proposed 4,930 square-foot Urban Lounge and waivers of Downtown Centennial Plan streetscape and build-to line standards on 0.13 acres at 103-123 East Charleston Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a Special Use Permit (SUP-15039) request for a proposed Urban Lounge at 103-123 East Charleston Boulevard. The Planning Commission and staff recommended approval of the request.
06/04/08	The City Council approved a request for a Waiver (WVR-26441) of Title 18.12.130 to allow First Street to terminate in a dead end street where a cul-de-sac is required at the southeast corner of First Street and Boulder Avenue. The Planning Commission recommended denial of the request.
	The City Council approved a request for a Vacation (VAC-26443) to Vacate Boulder Avenue between First Street and Casino Center Boulevard, the alley generally located at the northwest corner of Boulder Avenue and Casino Center Boulevard, and a portion of the west side of Casino Center Boulevard located between Coolidge Avenue and Boulder Avenue.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/28/08	The Planning Commission approved a Site Development Plan Review (SDR-29021) for a Major Amendment to an approved Site Development Plan Review (SDR-15035) to modify the building elevations and placement of a proposed Urban Lounge at 0.13 acres at 123 East Charleston Boulevard.
11/05/08	The City Council approved a request for an Extension of Time (EOT-29992) of an approved Special Use Permit (SUP-15038) for a proposed Gaming Establishment, General Business-Related at 103-123 East Charleston Boulevard that expired 09/20/10.
01/22/09	The Planning Commission approved a Major Amendment to an approved Site Development Plan Review (SDR-32544) to an approved Site Development Plan Review (SDR-29021) to add a pedestrian plaza with a Waiver of the Downtown Centennial Plan Streetscape Standards on 0.70 acres at 123 East Charleston Boulevard. Staff recommended approval of the request.
11/05/09	The Planning Commission approved a Major Amendment (SDR-36190) to an approved Site Development Plan Review (SDR-29021) to allow a reduction in building area, setbacks and overall height of an approved Urban Lounge at 123 East Charleston Boulevard. Staff recommended approval of the request.
04/21/10	The City Council approved a request for a Special Use Permit (SUP-37385) for a proposed 1,385 square-foot Urban Lounge at 107 East Charleston Boulevard, Suite #155. The Planning Commission recommended approval of the request on 03/25/10. This entitlement has been exercised.
07/15/15	The Planning Commission voted to approve a request for a Special Use Permit (SUP-37385) for a proposed 5,663 square-foot outdoor patio addition to an existing 1,385 square-foot urban lounge at 107 East Charleston Boulevard, Suite #155.
	The Planning Commission voted to approve a request for a Special Use Permit (SUP-59483) for a proposed 23,114 square-foot mixed-use development at 107 East Charleston Boulevard.
	The Planning Commission voted to approve a Site Development Plan Review (SDR-59480) to modify the building elevations and develop a pedestrian plaza for an existing urban lounge with a waiver of streetscape design requirements on 0.13 acres at 123 East Charleston Boulevard.
10/15/15	The Department of Planning had administratively approved a request for a Minor Amendment to an approved Special Use Permit (SUP-59482) for a proposed 2,575 square-foot addition to an existing 7,048 square-foot urban lounge at 107 East Charleston Boulevard, Suite #150.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/15/21	A Code Enforcement Case (CE21-05169) was opened for a noise complaint at 107 East Charleston Boulevard, Suite #150. The case was resolved on 11/24/21.
04/18/22	A Business Enforcement Case (BLE959991) was reported for an unlicensed tattoo artist at 107 East Charleston Boulevard, Suite #270. An inspection was conducted 4/18 where a code violation was assessed for conducting business without a business license. Another inspection is scheduled for 4/26.

Most Recent Change of Ownership	
02/16/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/09/21	There is an active Business License (G69-06130) for a Museum, Art Display, or Art Sales (Private) business at 107 E Charleston Boulevard Suite #203 that is currently awaiting renewal.

Pre-Application Meeting	
03/07/22	A pre-application meeting was held where staff discussed submittal requirements for a Special Use Permit application with the applicant.

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

Field Check	
03/30/22	Staff conducted a field check and noted nothing of concern.

Details of Application Request	
Site Area	
Net Acres	0.73

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Urban Lounge General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	Urban Lounge	MXU (Mixed Use)	C-2 (General Commercial)
South	General Retail	C (Commercial)	C-2 (General Commercial)
East	Tavern-Limited	C (Commercial)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map / Title 19.04	100 Feet	Y
Boulder Avenue	Major Collector	Master Plan of Streets and Highways Map / Title 19.04	80 Feet	Y

Mixed-Use Parking Analysis

Pursuant to Title 19.12 and 19.18, Mixed-use developments may utilize alternative parking requirements based on a time-based percentage of comparable Title 19.12 parking standards. The time period with the highest total parking requirement for all associated uses becomes the mixed-use parking standard for the development. The alternative mixed-use parking requirement for this site is 204 parking spaces.

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Retail, Other than Listed	23,114 SF	1 Space Per 175 of SF or GFA	128	5			
Residential	2 units	1.25 Spaces per unit	4				
Restaurant	7,063 SF	One Space for each 50 Square feet of public seating and waiting area, plus one space for each 200 square feet of the total remaining gross floor area.	34	2			
TOTAL SPACES REQUIRED			173		20		Y*
Regular and Handicap Spaces Required					20		Y*

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

Mixed-Use Parking Analysis							
Land Use Classification	***Gross Floor Area or Number of Units***	***Mid-7am***	***Required Parking***	***7am-6pm***	***Required Parking***	***6pm -Mid***	***Required Parking***
Weekday							
General Retail, Other Than Listed	23,114 SF @ 1 Space per 175 SF of GFA	0%	0	100%	132	80%	105
Residential	2 one-bedroom units @ 1.25 space per unit	100 %	4	55%	1	85%	3
Restaurant	7,063 SF @ One Space for each 50 Square feet of public seating and waiting area, plus one space for each 200 square feet of the total remaining gross floor area.	50%	48	70%	68	100 %	96
Total			**52**		**201**		**204**

Mixed-Use Parking Analysis							
Land Use Classification	***Gross Floor Area or Number of Units***	***Mid-7am***	***Required Parking***	***7am - 6pm***	***Required Parking***	***6pm-Mid***	***Required Parking***
Weekend							
General Retail, Other Than Listed	23,114 SF @ 1 Space per 175 SF of GFA	0%	0	100 %	132	60%	79
Residential	2 one-bedroom units @ 1.25 space per unit	100 %	4	55%	1	85%	3
Restaurant	7,063 SF @ Space for each 50 Square feet of public seating and waiting area, plus one space for each 200 square feet of the total remaining gross floor area.	50%	48	70%	68	100%	96
Total			**52**		**201**		**178**

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) 107 E. Charleston Blvd., Las Vegas NV 89104

Project Name Effie Loves Tattoo Studio **Proposed Use** Tattoo Parlor

Assessor's Parcel #(s) 13933801021 **Ward #** 3

General Plan: Existing C Proposed N/A **Zoning:** Existing C-2 Proposed N/A

Additional Information

Property Owner 1060 Broadway LLC Contact Krissee Danger

Address 1025 S. 1st St. City Las Vegas State NV Zip 89101

E-mail lvartsdd@gmail.com Phone 702-383-3133

Applicant Effie Hlad (Effie Loves LLC) Contact

Address 2608 Trotwood Lane City Las Vegas State NV Zip 89108

E-mail effie0416@gmail.com Phone 404-936-5035

Representative Louis Hlad Contact

Address 2608 Trotwood Lane City Las Vegas State NV Zip 89108

E-mail louie.hlad@gmail.com Phone 770-313-8346

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

☐ Yes ☒ No

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

Subscribed and sworn before me

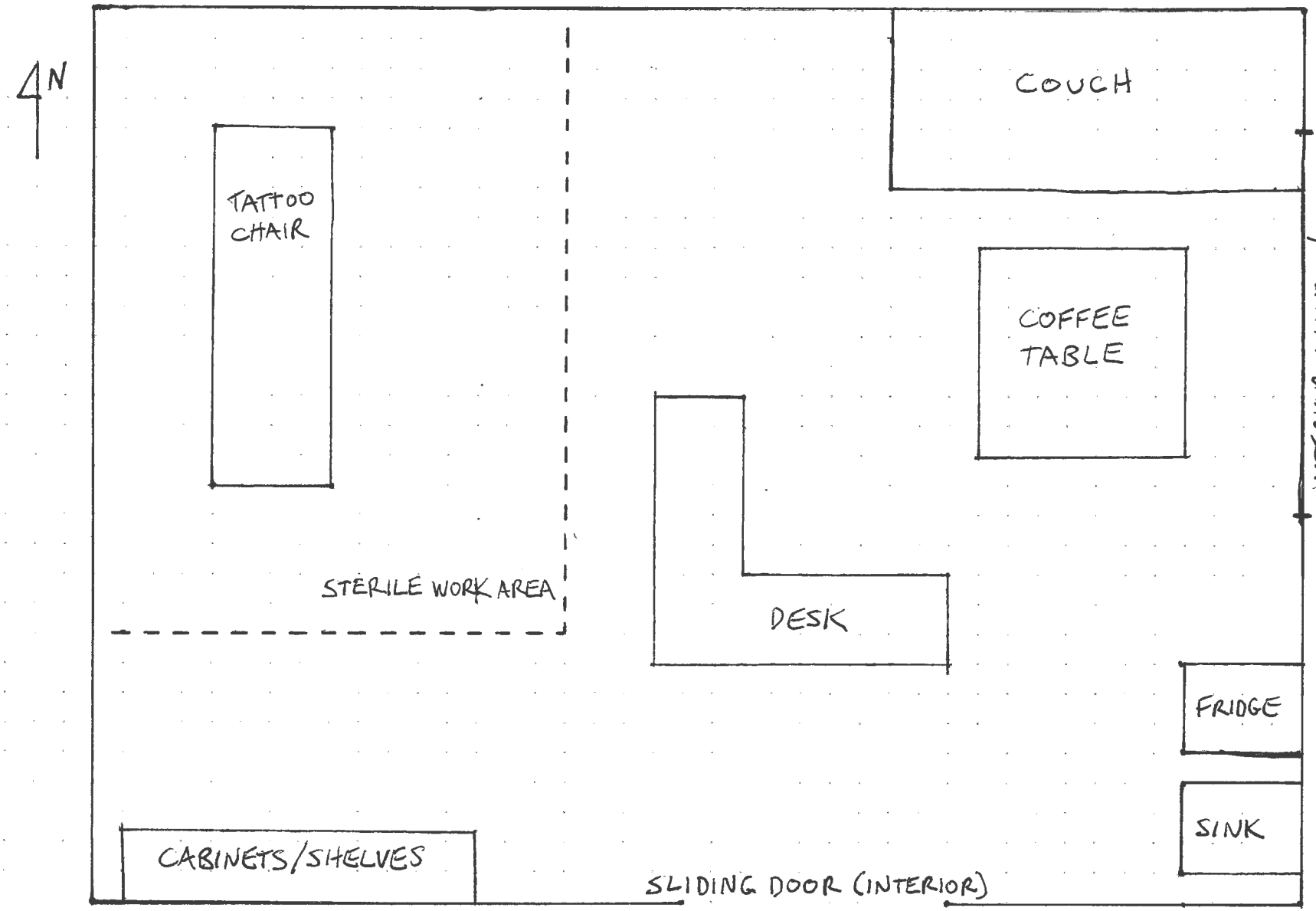
This 16th day of March, 20 22

Clark County Nevada

Notary Public in and for said County and State

SARA MAYS
Notary Public, State of Nevada
No. 03-84907-1
My Appt. Exp. March 16, 2024

22-0144
03/16/2022



EFFIE LOVES TATTOO STUDIO
107 E. CHARLESTON BLVD SUITE #203
LAS VEGAS NV 89104

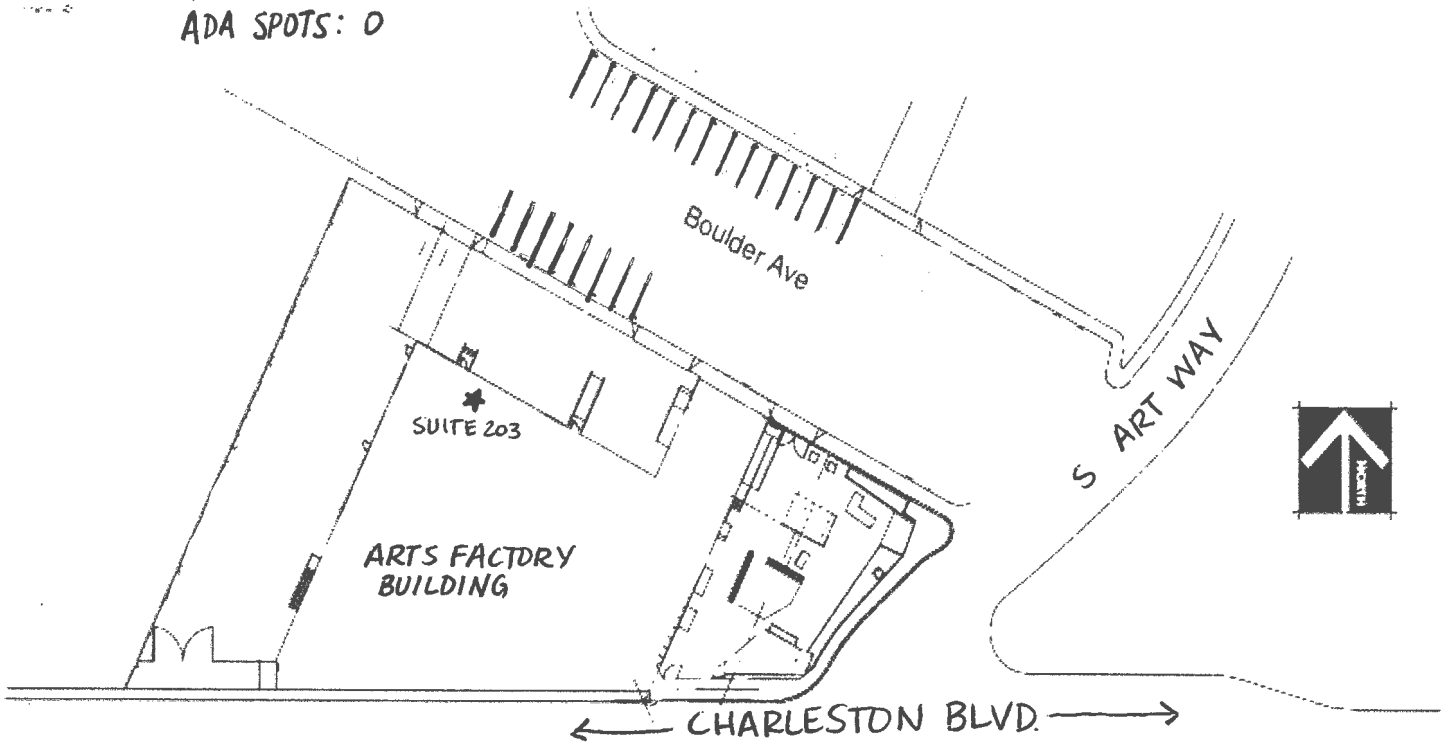
STUDIO SPACE - 300 sq FT

22-0144
03/16/2022

THE ARTS FACTORY

PROJECT SITE PLAN

PARKING SPOTS: 20
ADA SPOTS: 0



20FT

★ EFFIE LOVES TATTOO STUDIO
107 E. CHARLESTON BLVD. SUITE #203
LAS VEGAS, NV 89104

22-0144
03/16/2022



22-0144-SUP1 - APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC
107 EAST CHARLESTON BOULEVARD, SUITE #203

03/30/2022



22-0144-SUP1 - APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC
107 EAST CHARLESTON BOULEVARD, SUITE #203

03/30/2022



22-0144-SUP1 - APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC
107 EAST CHARLESTON BOULEVARD, SUITE #203

03/30/2022

Effie Loves Tattoo Studio
107 E. Charleston Blvd. Suite 203
Las Vegas, NV 89104

SPECIAL USE PERMIT

PROPOSAL - to convert an existing art studio in to a tattoo parlor. Located in the downtown arts district accompanying other various fine artists' studios and galleries, salons, nail salons, clothing boutiques and antique stores. The area is an eclectic mix of people expressing their art and creativity. It showcases a different side of Las Vegas that attracts tourists who want to explore off the beaten path.

Overview:

- Studio will accommodate only one tattoo artist (me).
- A clean, warm, and calm environment where health requirements and artistic standards come first.
- A place to get unique creative fine art tattoos - no offensive/racist/nasty imagery will be tolerated whatsoever.
- Targeted Clientele: The business professional who wants a tattoo done by a fine artist. The adult who is looking to get their first tattoo and has done their research. The place where parents would be ok with letting their legal age son or daughter get a tattoo because they trust me. (I have the right to refuse tattooing anyone I deem suspicious/sketchy/dangerous and I WILL NOT tattoo anyone who is under the influence of any kind).
- All clients must fill out intake forms and a waiver before starting the tattoo.
- Hours of operation: Walk-in hours - Monday, Thursday-Saturday 12pm to 6pm with appointment only the remainder of the time. (Will be accommodating to clients availability so hours may vary)
- First Fridays - I will not be tattooing on First Friday - I will use this as an opportunity to schedule consultations and show my portfolio

22-0144
03/16/2022

- Interior Design:

- Portions of the existing hardwood floors will be covered with nonporous flooring for easy sanitization/cleaning.

- Cabinets and shelving will be added to hold cleaning products and various tools that need to be put away and/or organized.

- Walls will remain a light color with some of my own large abstract works of art hung on them.

- Live plants will decorate corners of the space to help bring a comfortable clean feeling to the area.

- Couch on one side for any persons accompanying clients to stay and relax while there. Will only allow a small amount of people in the studio as this is my place of work and not a place to party.

- Small refrigerator to keep snacks and bottled water along with coffee maker for the comfort of the client.

- Curtains will be hung on all windows in the event I am tattooing someone who wants privacy while getting tattooed.

Things that will NOT be tolerated in my studio:

- Drugs

- Lewd or aggressive behavior

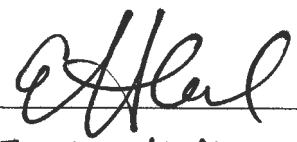
- Racism/Hate of any kind

- Disruptive loud music

- Non-OSHA/SNHD compliant behavior

- Anything that could endanger someone's health

My main concerns are being safe, sanitary, and clean while giving people a great piece of art. I have always taken pride in my work as a professional fine artist and will continue to do so through my tattoo work.

Applicant Signature: 

Applicant Name: EFFIE HLAD

22-0144
03/16/2022

P.002/003
(FAX)
05/02/2022 12:10

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

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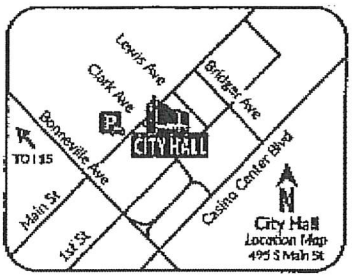
Las Vegas, NV
Permit No. 1630



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www.lasvegasnevada.gov/meetings

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MAY 03 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0144-SUP1

Planning Commission Meeting of **05/10/2022**

22-0144-SUP1
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 BRDFNP1 89102

21A

P.001/003
(FAX)
05/02/2022 12:11

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

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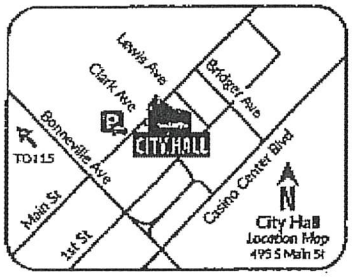
Permit No. 1630



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MAY 03 2022

City of Las Vegas
Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0144-SUP1

Planning Commission Meeting of **05/10/2022**

22-0144-SUP1
16204506008
105 W CHARLESTON L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 BRDFNP1 89102

21A

Nora Lares

From: noreply@formstack.com
Sent: Monday, May 2, 2022 5:32 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 05/02/22 5:32 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0144
Position:	I support the project but OPPOSE a related application
Planning Application Number(s):	No number
Name:	Rebecca Miller
Residential or Business Address:	1235 S. Main Street Las Vegas, NV 89104
Phone:	(702) 592-0929
Email:	design@beckymiller.com
Comments:	Same concern as we always have.... parking. Here we have yet another new tattoo parlor coming into an already overcrowded parking situation. I suppose the good news is that currently the Arts Factory has the big parking lot but even this gets

21A
pg 1 of 2

filled in on weekends and special days. We need more parking. We support this new business. We want more parking.

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

21
pg 2 of 2

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 0 9 2022
City of Las Vegas
Department of Planning

CASE: 22-0144-SUP1

SUBJECT: APPLICANT: EFFIE LOVES - OWNER: 1060 BROADWAY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

5-7-22
Date

Effie Hlad
Please Print Name

Effie Loves LLC
Company Name

Sincerely,

Submitted after final agenda

#21

Eric McCammond
Sr. Management Analyst
Case Planning Division

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

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City of Las Vegas

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

Please use available blank space on card for your comments.

22-0144-SUP1

Planning Commission Meeting of **05/10/2022**

22-0144-SUP1
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 BRDFNP1 89104

Submitted after final agenda

21A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
22

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

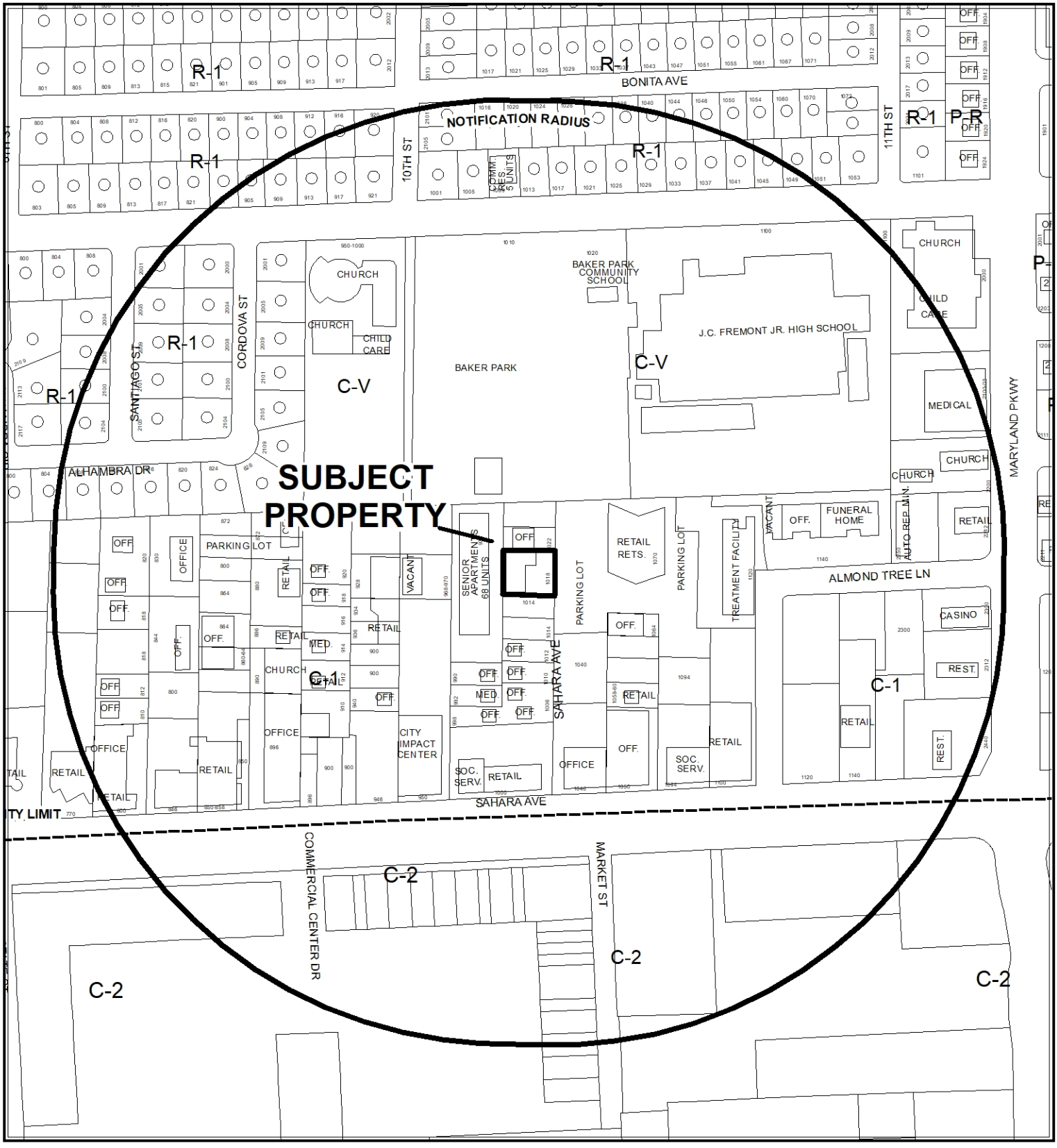
SUBJECT:
22-0155-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SOBER TESTING SERVICES, LLC - OWNER: 1018 SAHARA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE [TESTING LABORATORY] USE at 1018 East Sahara Avenue (APN 162-03-801-054), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 255 510 Feet

CASE: **22-0155-SUP1**

RADIUS: 1000 FEET

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

N



CASE: **22-0155-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SOBER TESTING SERVICES, LLC – OWNER: 1018 SAHARA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0155-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 176

NOTICES MAILED 18

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0155-SUP1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse in a C-1 (Limited Commercial) zoning district at 1018 East Sahara Avenue.

ISSUES

- Only testing and laboratory analysis are proposed on this site.
- This location is considered a parking-impaired development pursuant to Title 19.18.030. The existing onsite spaces will satisfy parking requirements, as the proposed use is similar to the original use of the building and no expansion of the building is proposed.

ANALYSIS

The site is located along a private street segment of Sahara Avenue between Maryland Parkway and 6th Street. Access is provided from the west side of the roadway easement. A medical office use is located to the north, a surface parking lot is located to the south, a senior citizen apartment development is located to the west and a retail use is located to the east.

The site is zoned C-1 (Limited Commercial), which permits a Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use with approval of a Special Use Permit. The existing building is 4,692 square feet per Assessor records and was constructed as four separate suites; however, the interior currently consists of one continuous suite. The original use of the building was for offices.

The site is located within the Beverly Green/Southridge Neighborhood Plan area, which extends eastward from Las Vegas Boulevard to Maryland Parkway between Oakey Boulevard and Sahara Avenue. The stated purposes of the Plan are to preserve existing residential development from encroachment of commercial properties, especially those with large gaming operations, and to improve the aesthetic appeal of the neighborhood. The Plan's recommendations do not specifically apply to this site, but this application does not involve rezoning of residential property to commercial property, nor would it increase traffic on area streets or threaten the safety of residents in the area, which are major concerns.

The Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use has the following definition per Title 19.18:

A facility that:

1. Operates under or is subject to the provisions of NRS Title 40 and, by means of certified detoxification technicians or otherwise, provides care or treatment related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency; or

2. Provides court-ordered or court-sanctioned testing, analysis, treatment or counseling related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency.

There are no minimum Special Use Permit requirements for this use.

According to the applicant's justification letter, the proposed facility will provide onsite court-ordered, pre-employment and OSHA-mandated drug testing and analysis aligned with Paragraph 2 of the definition above. No counseling or treatment will be provided. The onsite analysis laboratory is approximately 600 square feet in size and would be located at the rear of the building. Hours of operation would be from 5:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-30 employees are expected at this facility.

Onsite parking is limited to eight parking spaces within the Sahara Avenue roadway easement and six spaces within an interior driveway. When the building was originally approved for office uses in 1986, 12 parking spaces were required using a ratio of one space per 400 square feet of gross floor area, and 14 spaces were provided. As the proposed Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse use is similar in intensity to an office use, has a similar parking demand and no increase in building floor area is proposed, the 14 spaces provided will meet the parking requirements pursuant to Title 19.18.030.D.a.

Pursuant to Title 19.18.010 the proposal has been deemed to be a Project of Regional Significance due to its location within 500 feet of the boundary of unincorporated Clark County. A Development Impact Notice and Assessment (DINA) was distributed to affected agencies. No responses were received.

The proposed Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse can be operated in a manner that is harmonious and compatible with the surrounding uses; staff therefore recommends approval of the requested Special Use Permit, subject to conditions.

FINDINGS (22-0155-SUP1)

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

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

   The proposed Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse only provides testing services and functions similar to a medical office, the operation of which would be harmonious and compatible with the adjacent commercial and senior citizen apartments uses.

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

   The existing building and site can physically accommodate the proposed Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse. The site is considered parking-impaired; however, the proposed use will not increase the number of required parking spaces.

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.**

   Sahara Avenue provides access to the property through a private roadway easement. The roadway is 30 feet wide between parking rows and adequate in size to accommodate the proposed Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse.

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

   The proposed use will be subject to licensing and inspection and will not compromise the public health, safety and welfare.

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

   There are no minimum Special Use Permit requirements for this use in Title 19.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant actions related to this site.

Most Recent Change of Ownership	
03/29/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/06/86	A building permit (#1847-1) was issued for a building shell at 1018 East Sahara Avenue. A final inspection was approved and certificate of completion was issued 05/13/87.
	A building permit (#1847) was issued for a tenant improvement for certificate of occupancy at 1018 East Sahara Avenue, Suite A. A final inspection was approved 05/13/87.
09/23/87	A building permit (#2433-2) was issued for a 2080 square-foot tenant improvement office buildout at 1018 East Sahara Avenue, Suite D. A final inspection was approved 10/09/87.
09/27/87	A building permit (#2433) was issued for an 840 square-foot tenant improvement office buildout at 1018 East Sahara Avenue, Suite B. A final inspection was approved 10/09/87.
	A building permit (#2433-1) was issued for an 840 square-foot tenant improvement office buildout at 1018 East Sahara Avenue, Suite C. A final inspection was approved 10/09/87.
09/14/00	A business license (S02-00984) was issued for a nonprofit school (grades K-12) at 1018 East Sahara Avenue, Suite D. The license was marked out of business 07/27/01, as it had moved from this location.
12/29/06	A building permit (#06007548) was issued for a tenant improvement for a change in occupancy type at 1018 East Sahara Avenue. The permit expired 11/03/07.
02/01/22	Application was made for a business license (G70-00772) for a laboratory (drug testing facility) at 1018 East Sahara Avenue. The Department of Planning denied its review pending a hearing for a Special Use Permit.

Pre-Application Meeting	
03/08/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed Special Use Permit application.

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

Field Check	
03/31/22	The site consists of a single-story building in good condition. Parking spaces are striped on the street in front of the building and within a small onsite parking lot, which also contains a trash enclosure. There is a narrow raised landscape planter along the roadway adjacent to the driveway.

Details of Application Request	
Site Area	
Net Acres	0.26

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)
North	Office, Medical or Dental	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)
South	Parking Facility	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)
East	General Retail Store, Other Than Listed	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)
West	Senior Citizen Apartments	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Downtown South	Y
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 – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed (existing use)	4,692 sf	1 space per 400 sf GFA	12		14		
Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse (proposed use)	4,692 sf	1 space per 300 sf GFA	0 add'l*		0 add'l*		
TOTAL SPACES REQUIRED			12		14		Y*
Regular and Handicap Spaces Required			11	1	14	0	Y*

*This is a parking-impaired development pursuant to Title 19.18.030.D. No additional parking spaces would be required as a result of the proposed use.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0155
Meeting Date	05/16/2022
Total Fee	
Received By/Date	

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

Project Address (Location) 1018 E. Sahara Ave Las Vegas, NV 89104

Project Name Sober Testing Services **Proposed Use** Drug and alcohol urine testing

Assessor's Parcel #(s) 16203801054 **Ward #** 3-Diaz

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

Additional Information This request is for a Special Use Permit for a facility to provide testing for drug or alcohol abuse

Property Owner 1018 Sahara LLC Contact Israel Koren

Address 1208 Anime Dr. City Las Vegas State NV Zip 89144

E-mail koren.4000@gmail.com Phone 702-204-2783

Applicant Sober Testing Services LLC Contact Justin Roper

Address 85 Webfoot Ct. City Sparks State NV Zip 89441

E-mail justin@sobertestingservices.com Phone 775-702-7917

Representative N/A Contact

Address City State Zip

E-mail Phone

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature Israel Koren

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

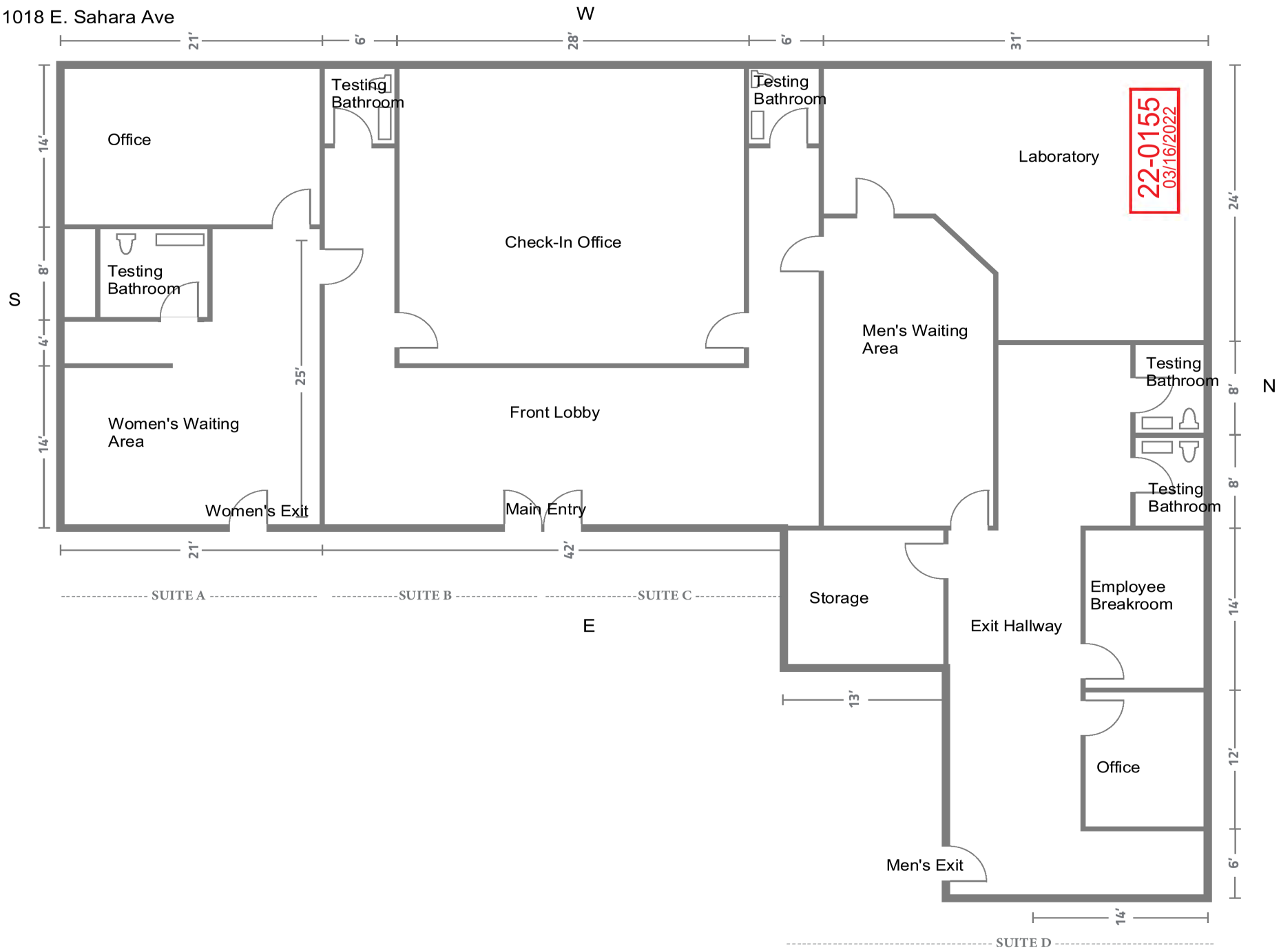
Print Name ISRAEL KOREN

Subscribed and sworn before me

This 14th day of March, 2022

Notary Public in and for said County and State

GINGER ALLEN
Notary Public, State of Nevada
No. 21-2328-01
My Appt. Exp. March 29, 2025


1018 E. Sahara Ave
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4'
14'
24'
8'
8'
14'
12'
6'
S
N
E
Office
Testing Bathroom
Testing Bathroom
Testing Bathroom
Laboratory
22-0155
03/16/2022
Check-In Office
Men's Waiting Area
Testing Bathroom
Testing Bathroom
Women's Waiting Area
25'
Front Lobby
Women's Exit
Main Entry
21'
42'
SUITE A
SUITE B
SUITE C
Storage
Exit Hallway
Employee Breakroom
13'
Office
Men's Exit
14'
SUITE D


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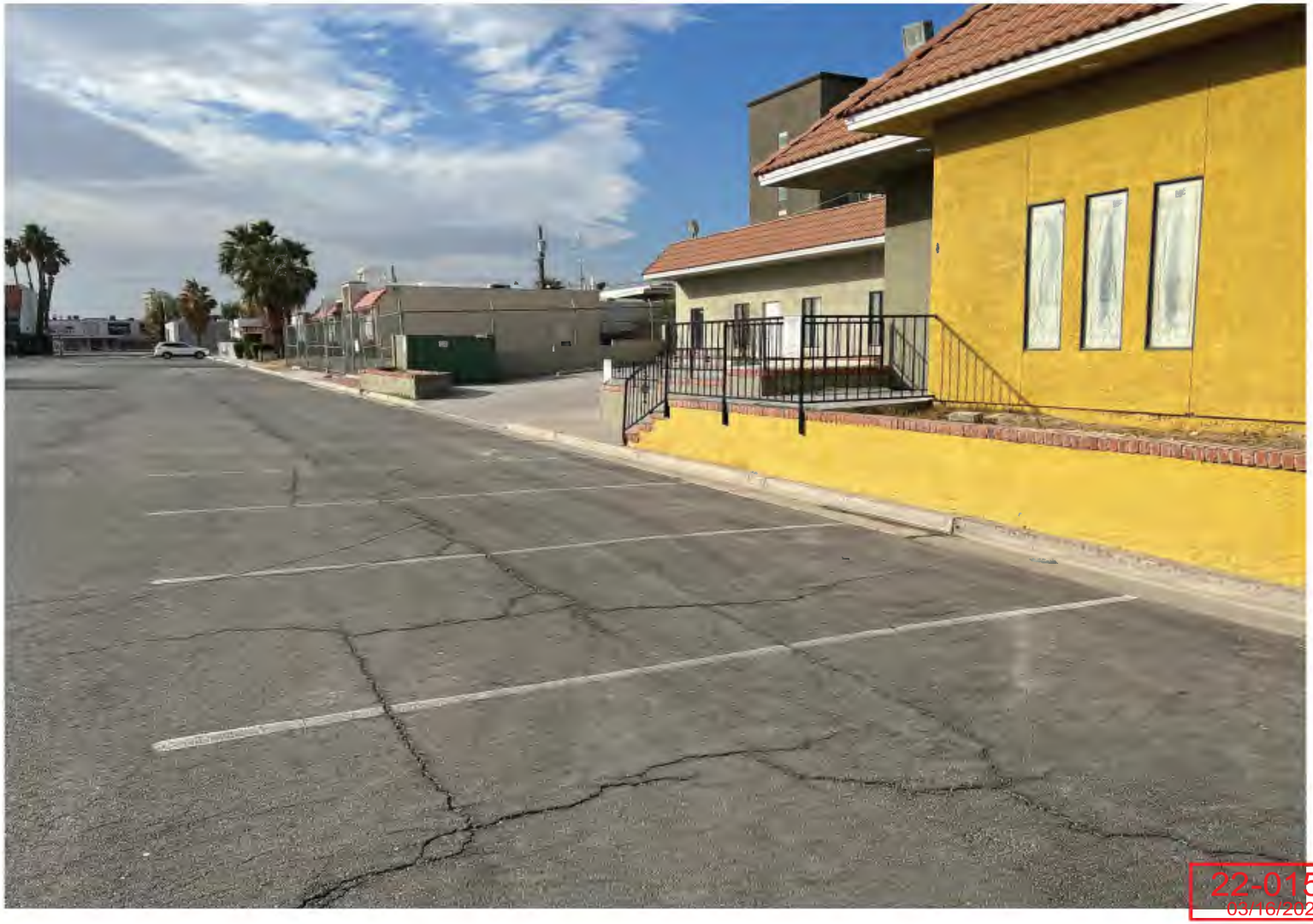
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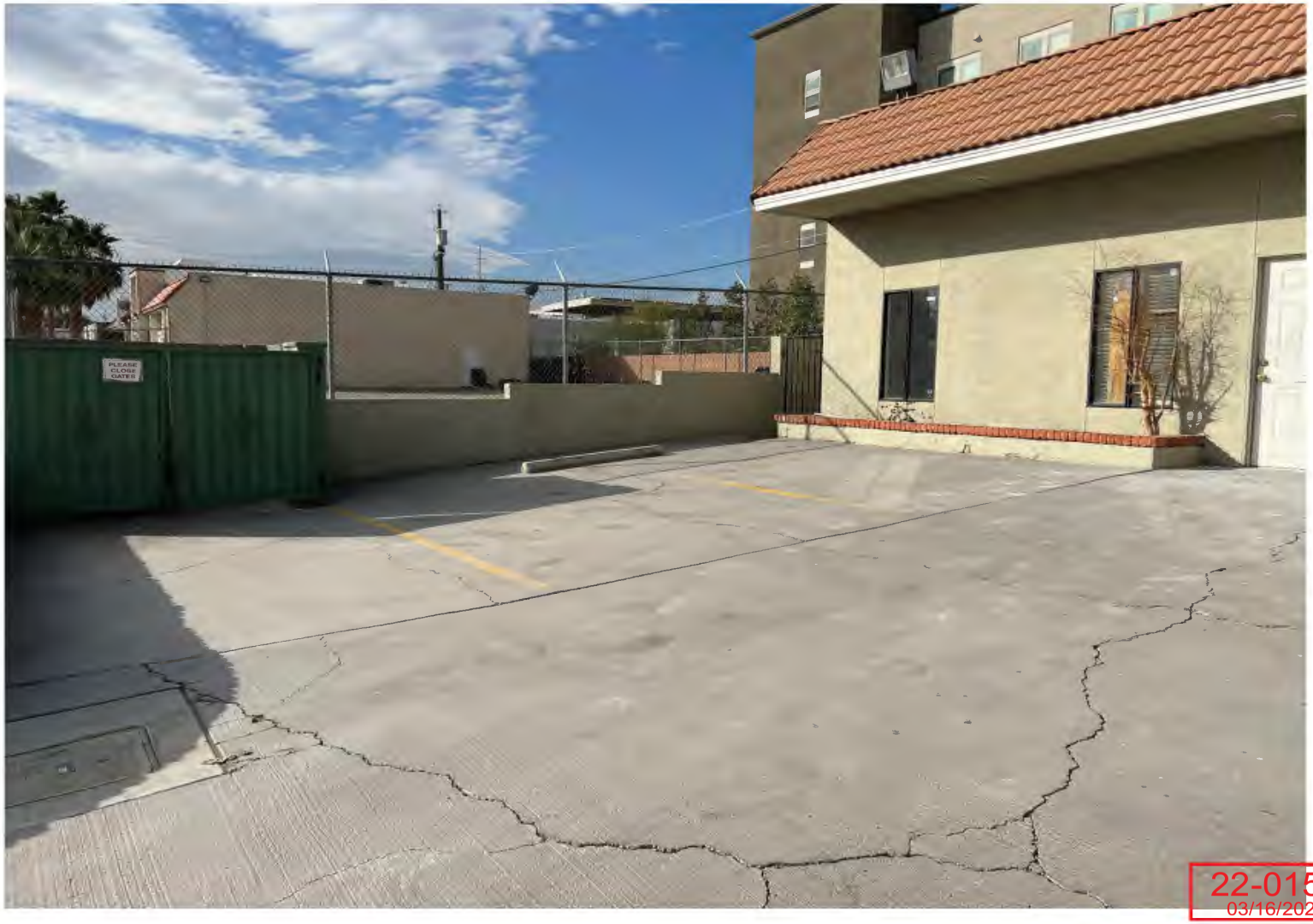

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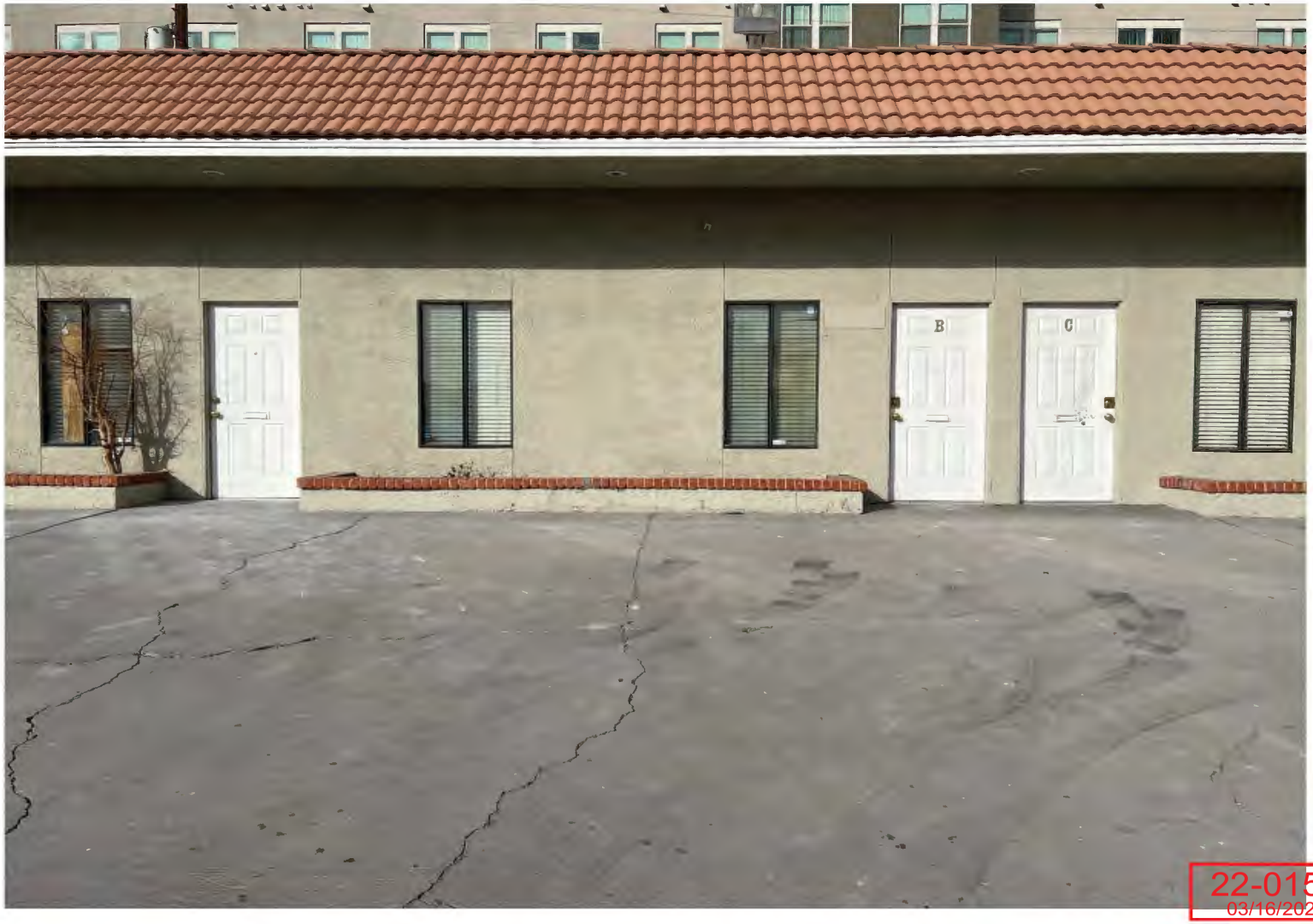

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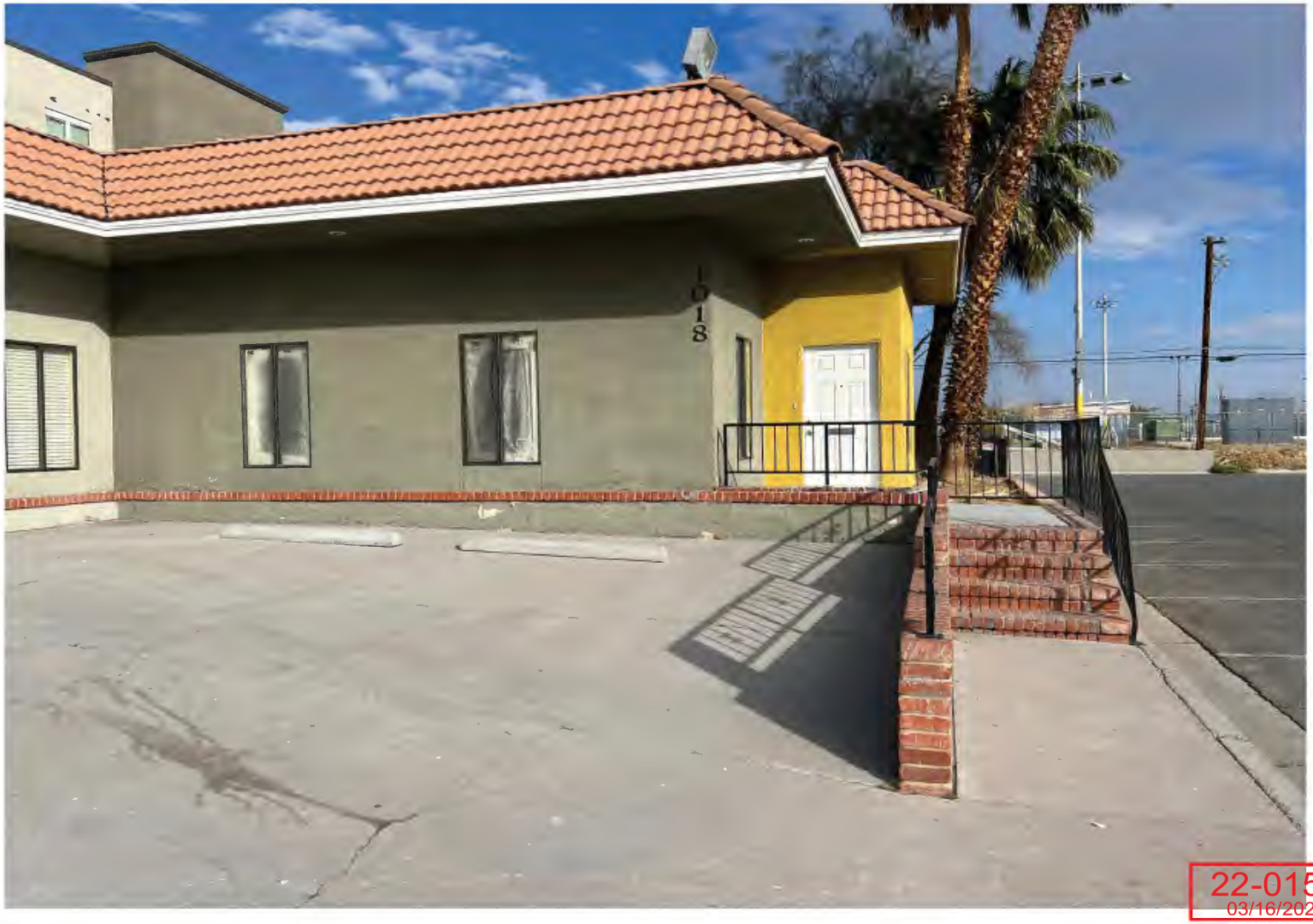

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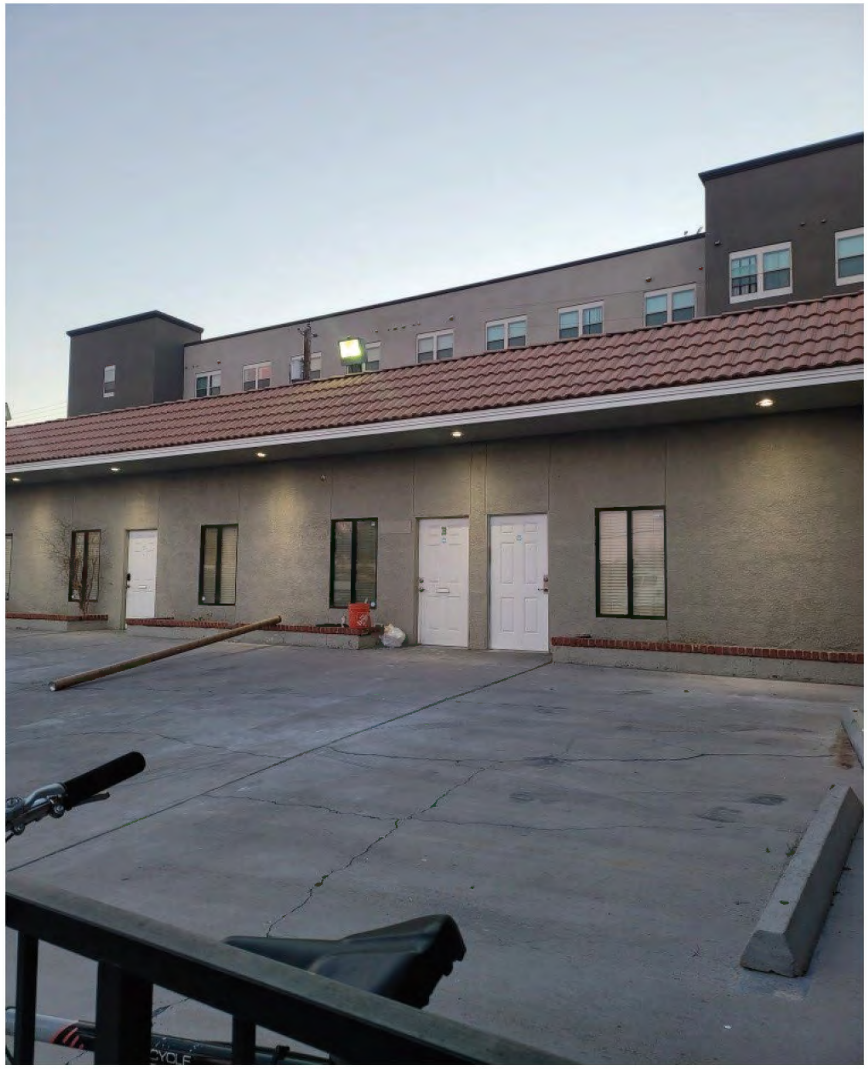

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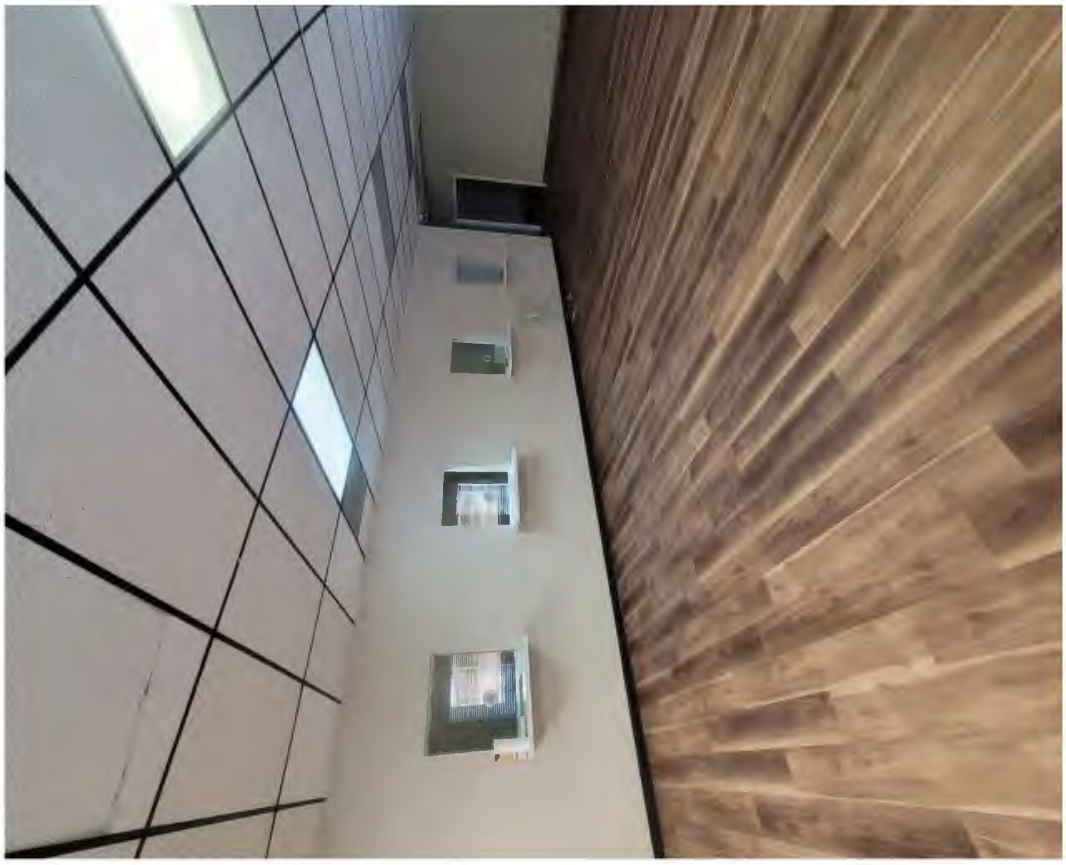

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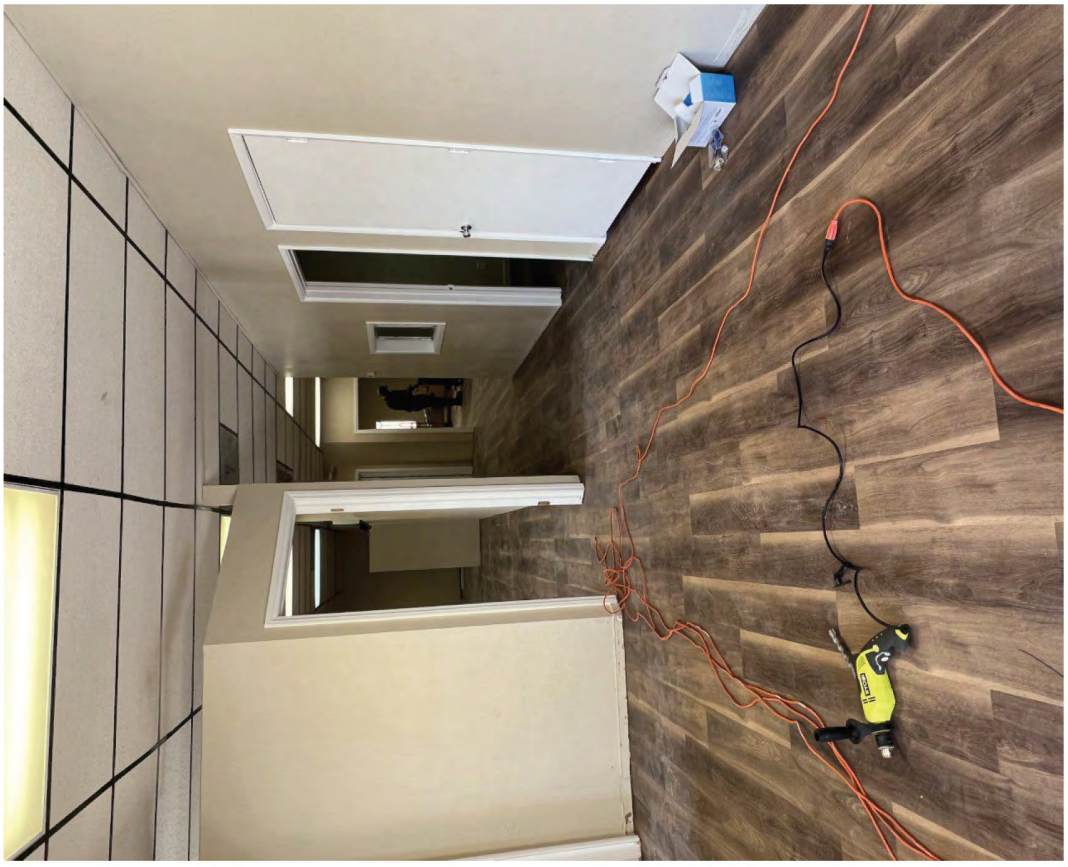

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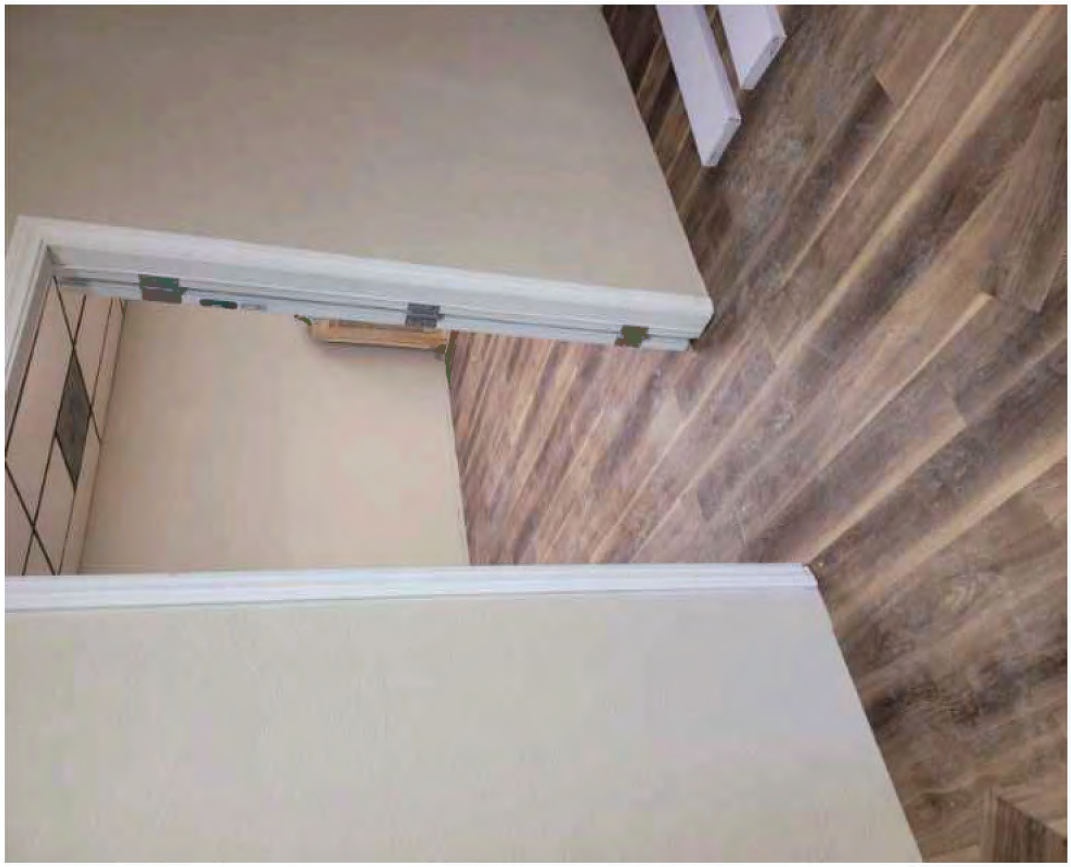

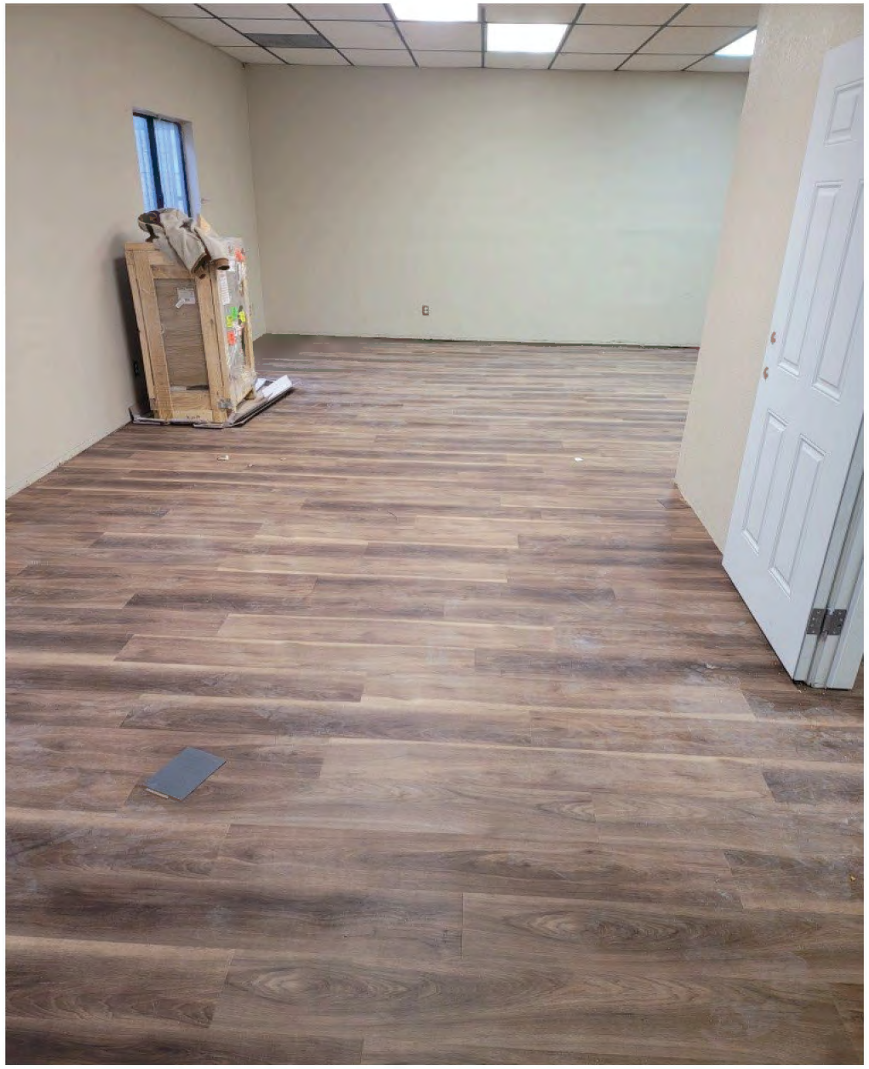

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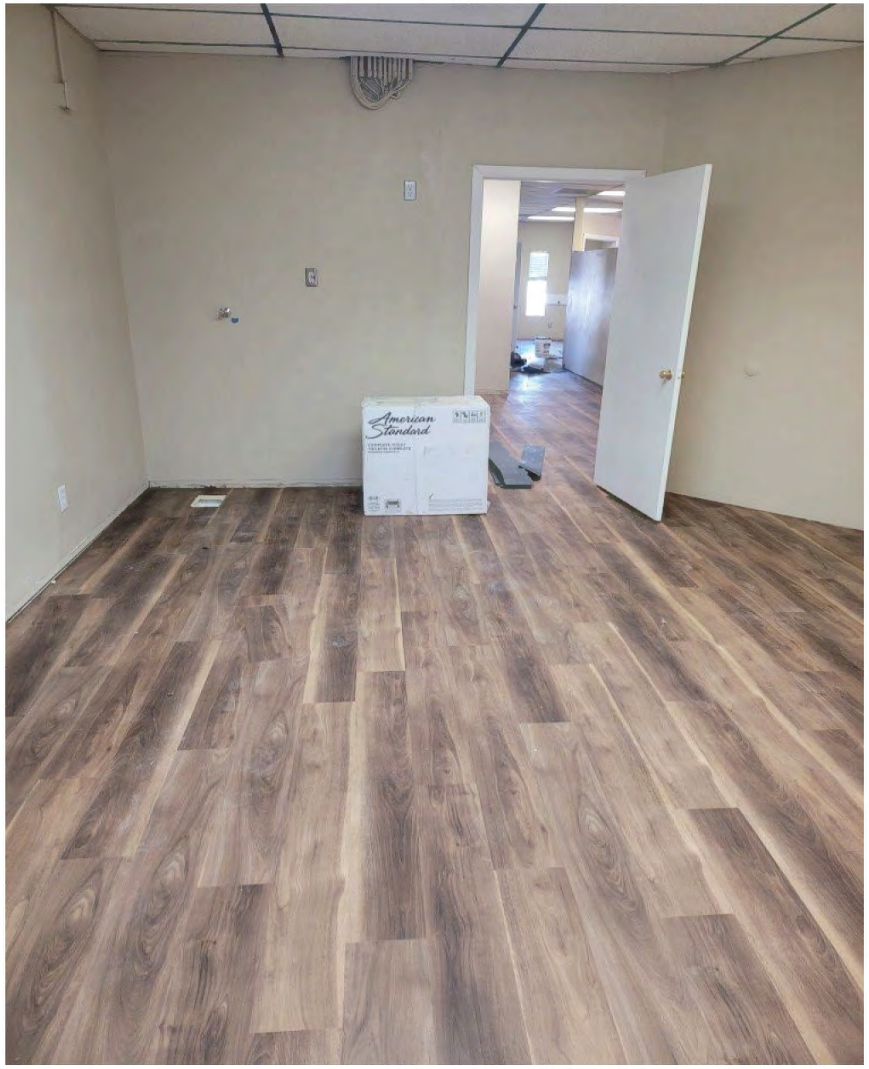

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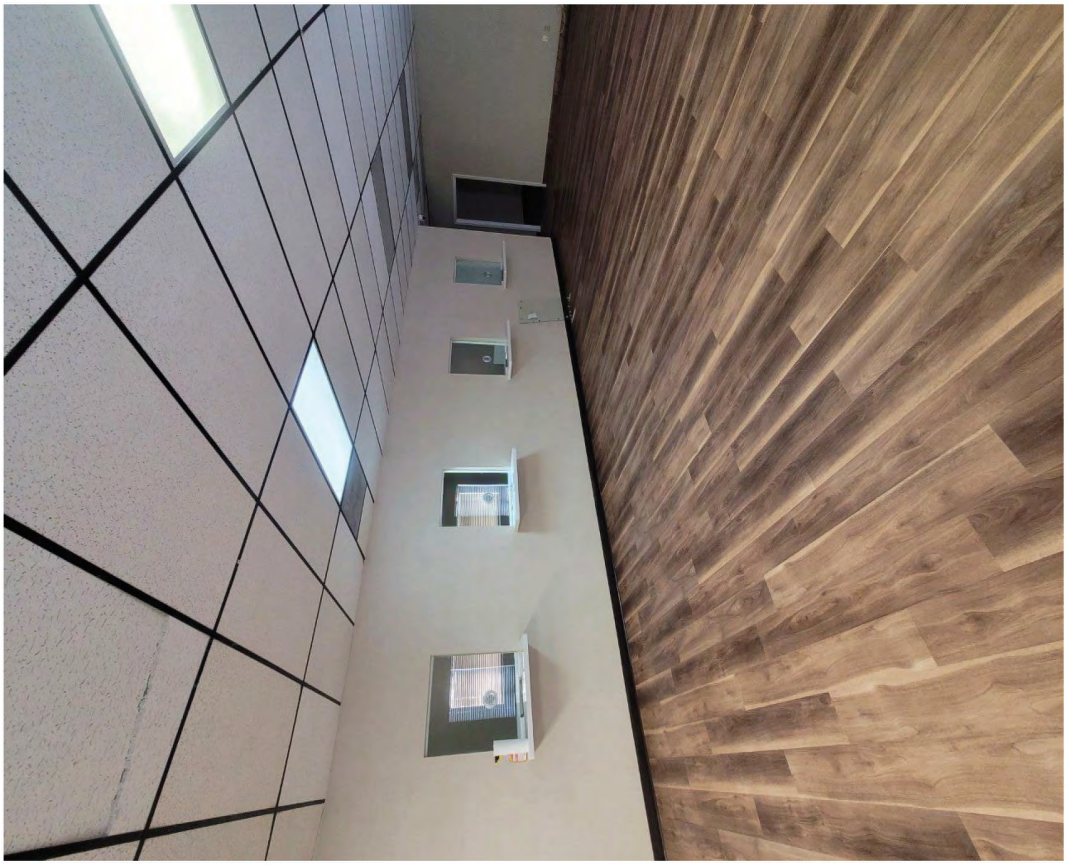

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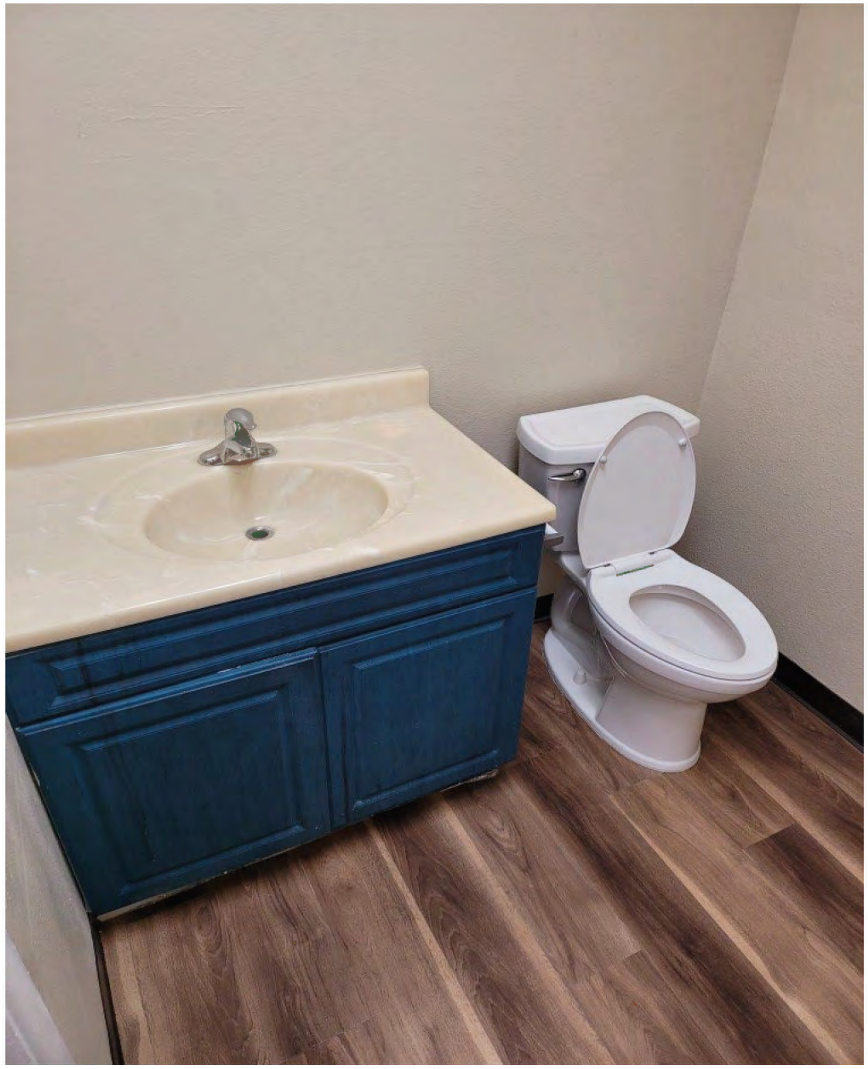

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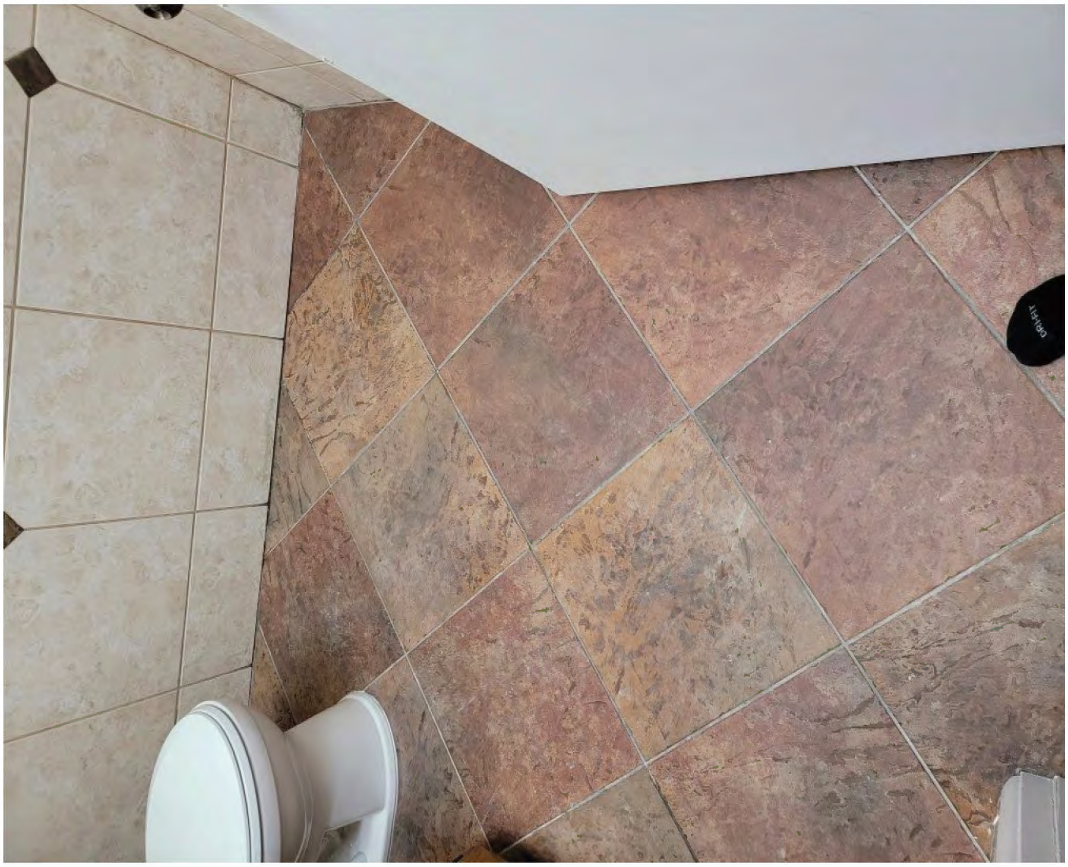
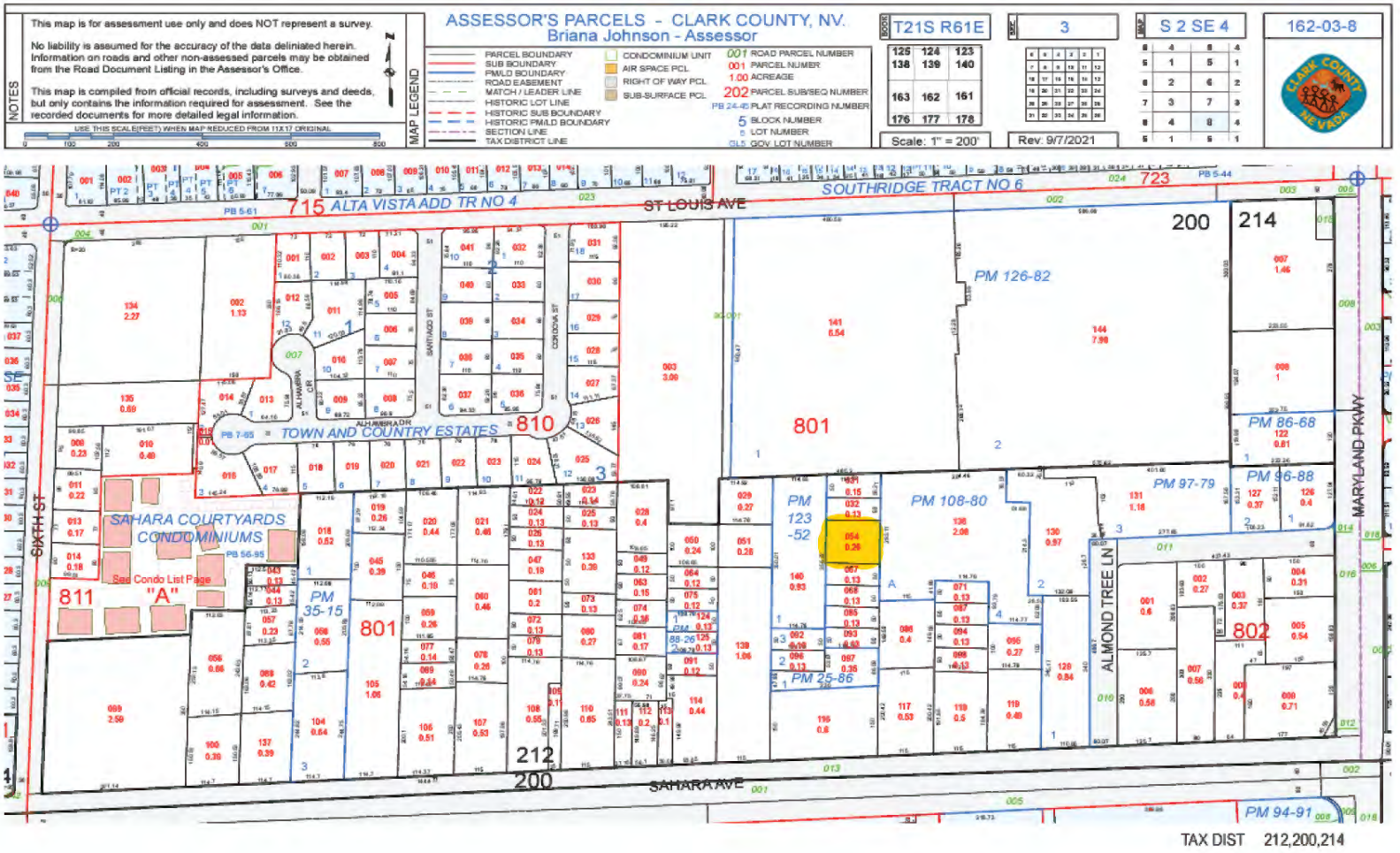


1018 E. Sahara Ave.
Plot Map



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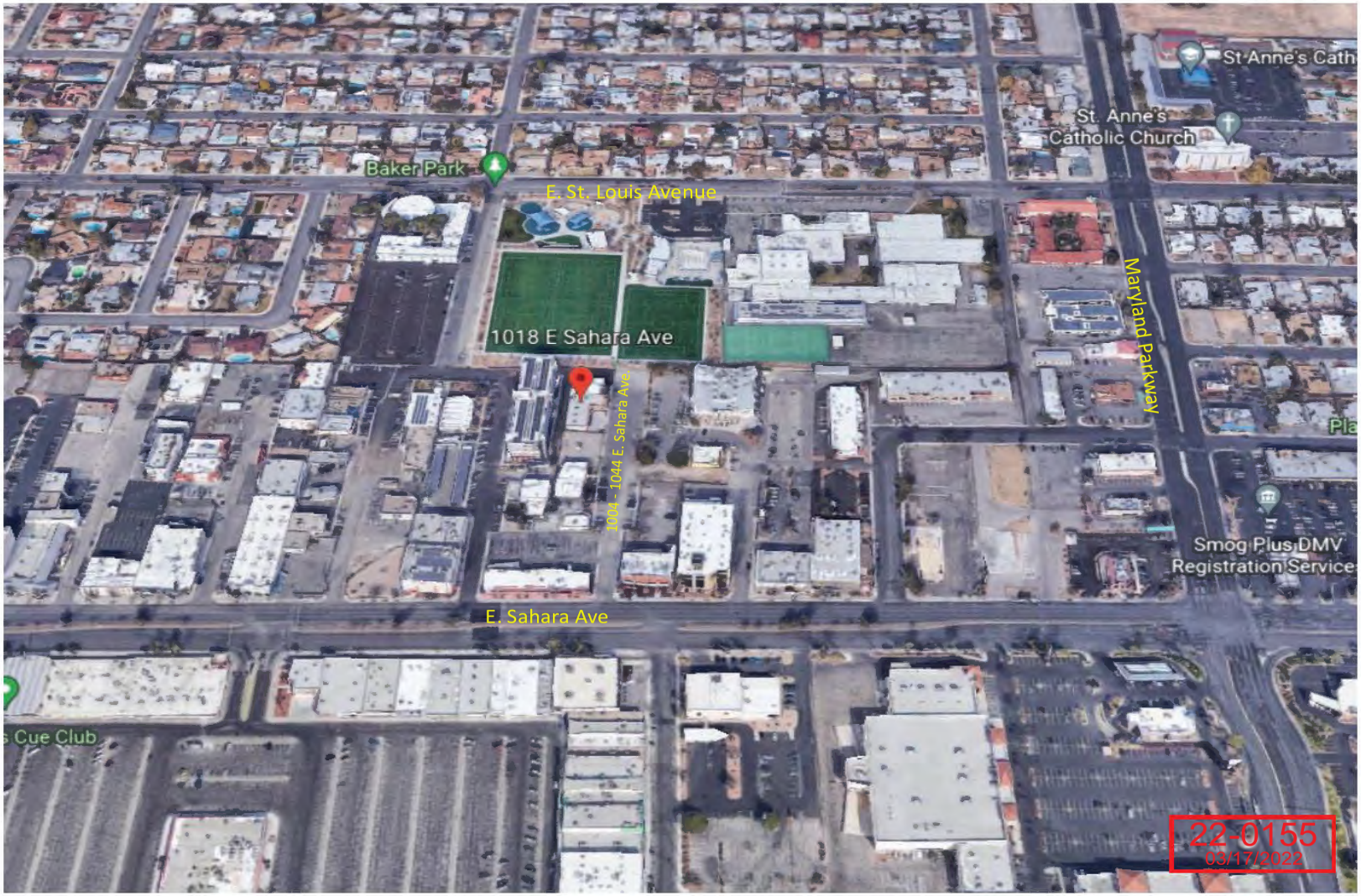
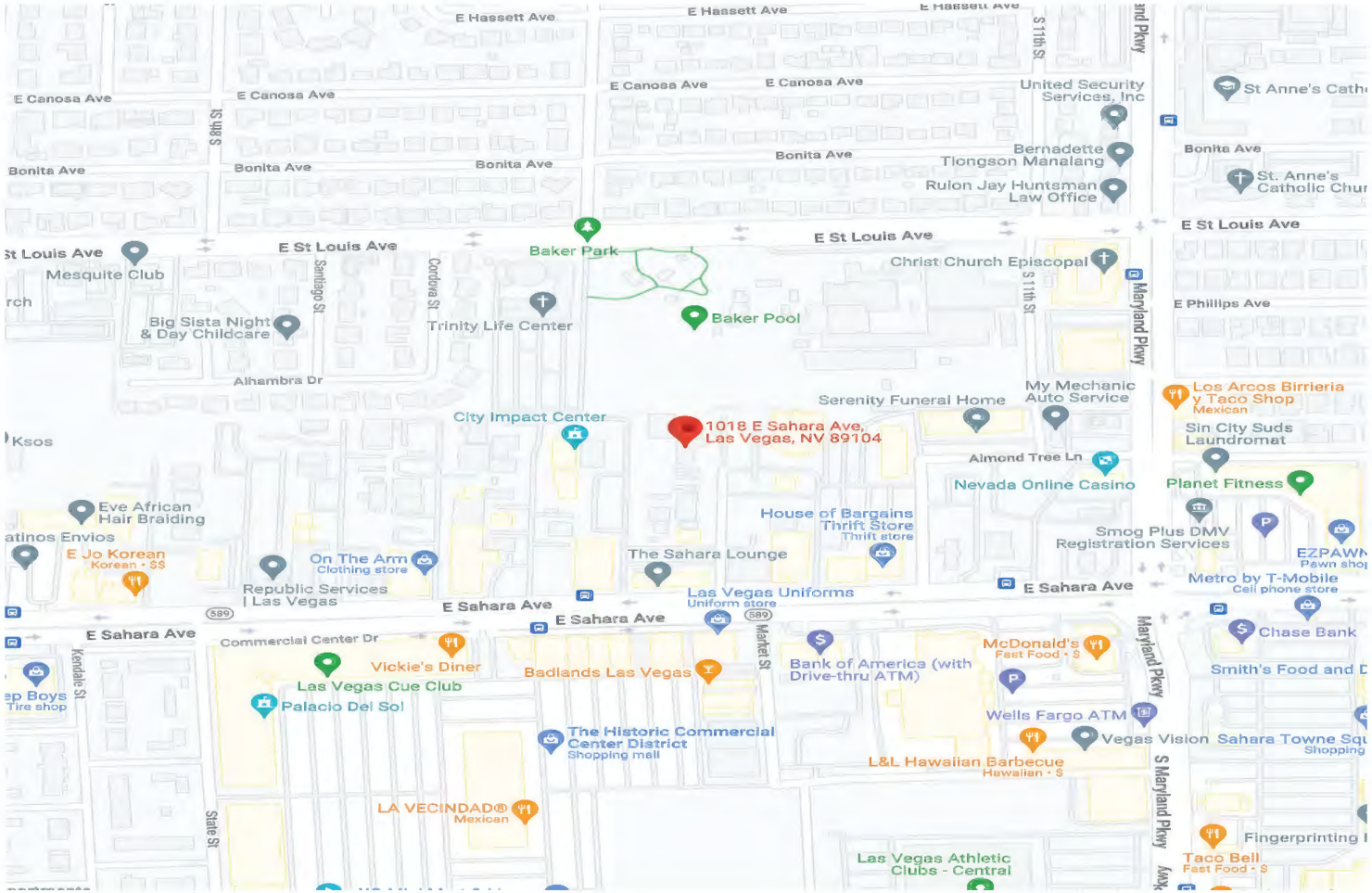
1018 E. Sahara Ave.
Plot Map



1018 E. Sahara Ave.
Plot Map



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03/17/2022

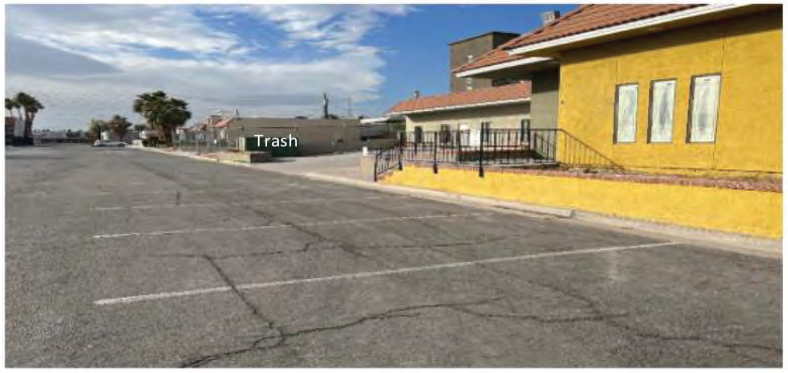
1018 E. Sahara Ave.
Plot Map



22-0155
03/17/2022

1018 E. Sahara Ave.
Plot Map

Street Parking – North to South



Street Parking – South to North



22-0155
03/17/2022

1018 E. Sahara Ave.
Plot Map

Front SE



Front - E



Front - NE



22-0155
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1018 E. Sahara Ave.
Plot Map

Rear - N



Rear - NE



Rear - SE



22-0155
03/17/2022

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1018 E. Sahara Ave
Parking Analysis

The property located at 1018 E. Sahara was built prior to Chapter 19.10 Parking, Loading and Traffic Standards that were adopted on October 4, 2006. The existing structure is identified in the lease and the existing architectural drawings as 4,692 sqf in size. Per City code this requires that 16 parking spaces be available , with one space being identified as handicap parking. As 1018 E. Sahara Ave. currently only has 14 existing spaces it is considered a Parking-Impaired Development as outlined in Chapter 19.10.010, Section C Sub-section 3.

To rectify this deficiency, Sober Testing Services has entered into a written agreement with the owners of the parcel directly south of 1018 E. Sahara, that will allow the usage of the 4 street parking spaces adjacent to the southeast corner of our parcel. These parking spaces comply Chapter 19.10.010, Section H1, Off-Site Parking, in that the properties are under common ownership and the spaces are located less than 300 feet from the building. The addition of these four spaces in perpetuity of our lease as long as we are in good standing, results in a total of 18 parking spaces for the property.

The additional parking spaces are identified on page 4 of the site plan.

22-0155
03/17/2022



22-0155-SUP1 - APPLICANT: SOBER TESTING SERVICES, LLC - OWNER: 1018 SAHARA, LLC
1018 EAST SAHARA AVENUE

03/31/2022



22-0155-SUP1 - APPLICANT: SOBER TESTING SERVICES, LLC - OWNER: 1018 SAHARA, LLC
1018 EAST SAHARA AVENUE

03/31/2022

Sober Testing
SERVICES

Justin Roper
Sober Testing Services LLC.
1018 E. Sahara Ave
Las Vegas, NV 89104

City of Las Vegas
Department of Planning
495 S. Main St.
Las Vegas, NV 89101

Planning Commission, **February 4, 2022**

Sober Testing Services LLC. is working on establishing a drug and alcohol testing facility within the City of Las Vegas, NV. We have identified a location that we believe will be perfect in both proximity to customer bases and public transportation. As our operation caters mostly to governmental agencies, specifically courts, we are requesting consideration for a special use permit in order to conduct our business at 1018 East Sahara Ave. Las Vegas, NV 89104, as our operations would fall under the category of "Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse".

As many of you are aware drugs and alcohol impact many lives and has existed at an epidemic level for some time now. Sober Testing Service LLC. strives to combat that epidemic by conducting sustained, randomized testing for drugs and alcohol to assist our clients in maintaining sobriety. Our model is built to work in conjunction with substance use disorder treatment and often Specialty Court monitoring. Sober Testing Services will utilize an in-house chemistry analyzer to process all samples and provide results often within the same day. This turnaround time allows the client to immediately identify continued sobriety or relapse and allows for an appropriate response to be taken within hours as opposed to days.

In addition to court ordered testing, Sober Testing Services LLC. will also provide pre-employment testing as well OSHA mandated testing.

Once fully operational Sober Testing Services LLC. will operate Monday through Saturday from 5:00 AM to 8:00 PM. These expanded hours help to minimize the disruption to our clients lives by providing a 15-hour window in which they can come in and test. We anticipate providing approximately 20-30 new jobs at this facility.

There is no required licensing for conducting urinalysis drug testing for court ordered participants per NRS 652.074. However, Sober Testing Services will have to obtain a Medical Laboratory certification through the State of Nevada Department of Health and Human Services

22-0155
05/16/2022

prior to conducting any pre-employment or OSHA urinalysis testing.

My background in this field comes from 24 years in law enforcement and specifically 21 years in probation. Over that time, I have personally witnessed the dramatic effects of substance abuse disorder on individuals, families, and communities. I have also witnessed the shift in law enforcement and courts to try and address this epidemic by attempting to identify and treat the underlying symptom to the criminogenic outcome. I am proud to say that I have had a role in this shift from incarceration to rehabilitation and accountability as the Chief of two probation agencies in my career. That role provided me the opportunity to not only change how we conducted community supervision but also allowed me to start two drug testing laboratories in Washoe County. With the one I most recently started and run as the Chief Alternative Sentencing Officer, Sober 24, being the largest drug testing lab in Northern Nevada that is currently conducting 13,000 drug tests a month. It was through this role that I was asked to look at the Las Vegas area as many of the judges felt there was gap in their community for this service. As I am close to retirement from law enforcement this felt like the appropriate next step in my life of public service.

Sober Testing Services LLC. respectfully requests your consideration in approving our "Special Use Permit" application. It is our belief that we will be strong partner with the City of Las Vegas in helping to address drug and alcohol dependency within the County, while having a minimal impact within the neighborhood we are conducting business.

Sincerely,

Justin Roper,

Managing Member

22-0155
03/16/2022

Sober Testing Services LLC.
Phone: 775-420-7917
E-mail: Justin@sobertestingservices.com

22-0155
03/16/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning

CASE: 22-0155-SUP1

SUBJECT: APPLICANT: SOBER TESTING SERVICES, LLC - OWNER: 1018 SAHARA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature _____ Date 5/3/22

JUSTIN ROPER
Please Print Name

SOBER TESTING SERVICES LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#22

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 03 2022
City of Las Vegas
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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, MAY 9, 2022.***

Signature

1/5/2022
Date

ISRAEL KOREN
Please Print Name

1018 ~~LLC~~ Sahara LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

#22

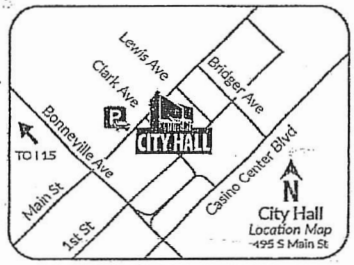
APPLICANT/OWNER - NOT INCLUDED IN COUNT

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

Return Service Requested
Official Notice of Public Hearing

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

RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

22-0155-SUP1
Planning Commission Meeting of **05/10/2022**

22-0155-SUP1
16203801054
1018 SAHARA L L C
1208 ANIME DR
LAS VEGAS NV 89144

131 BROFNP1 89144

Submitted after final agenda

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
23

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

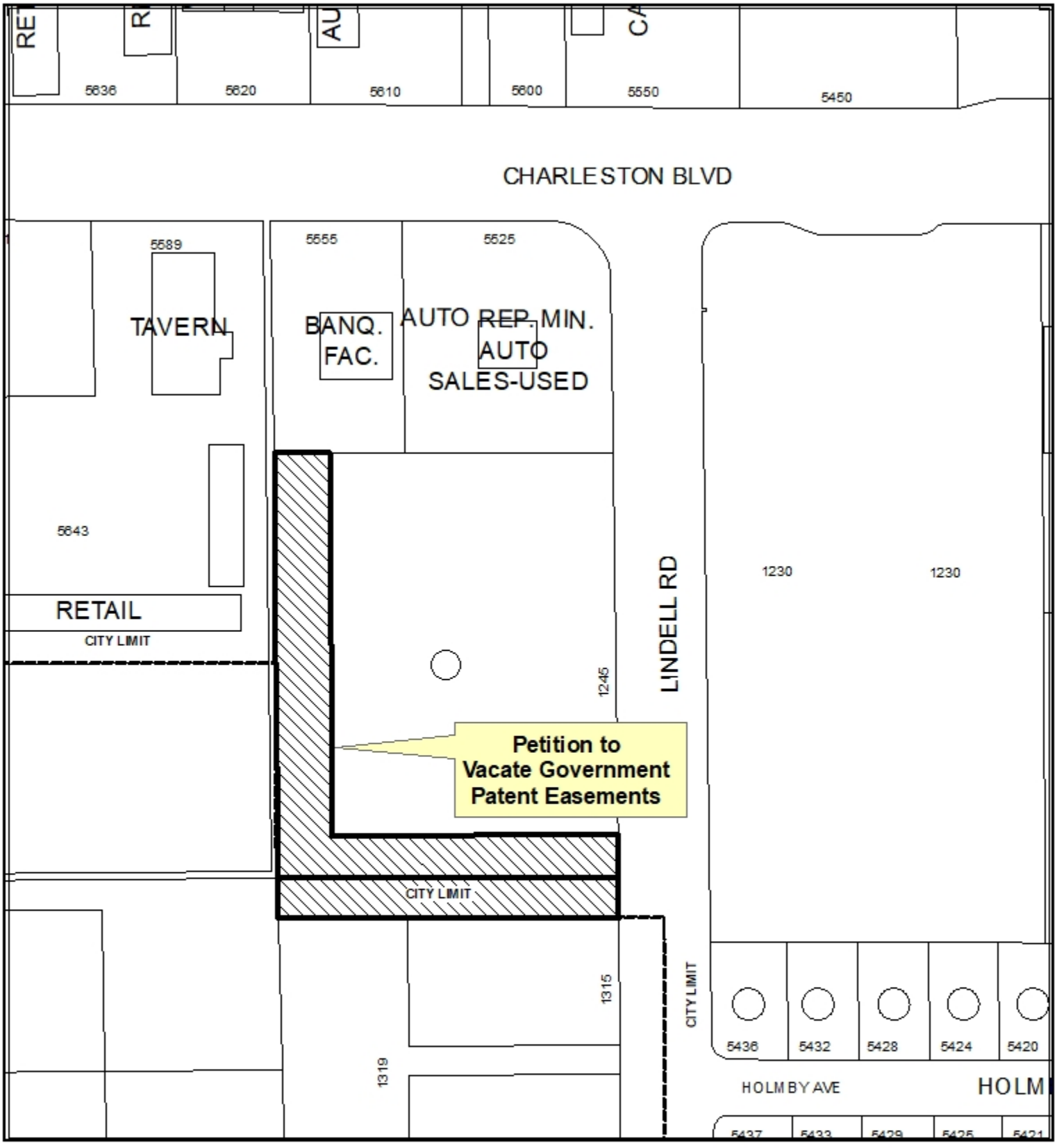
SUBJECT:
22-0158-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LINDELL LIVING II, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements on 2.70 acres at 1245 Lindell Road (APNs 163-01-103-027 and 028), Ward 1 (Knudsen). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation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AUTO REP. MIN. AUTO SALES-USED
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CITY LIMIT
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LINDELL RD
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Petition to Vacate Government Patent Easements
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Feet
CASE: 22-0158-VAC1
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CASE: **22-0158-VAC1**

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LINDELL LIVING II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0158-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 17

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0158-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on the west and south of Government lot 5, on Assessor Parcel Number 163-01-103-027.

2. This Order of Relinquishment of Interest shall record immediately prior to or concurrent with the issuance of a permit for the project related to Site Development Plan Review (21-0197-SDR1).

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0197-SDR1 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 Relinquishment of Interest.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the Order of Vacation and/or Order of Relinquishment of Interest if a Patent Reservation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Vacation request to vacate U.S. government patent easements generally located at approximately on the west side of Lindell Road approximately 150 feet south of Charleston Boulevard.

ANALYSIS

On August 18, 2021, the City Council approved Site Development Plan Review (21-0197-SDR1) for a proposed three-story tall, 90-unit senior citizens apartments development at the subject site. The applicant requests a Vacation to vacate U.S. Government Patent Easements in conflict with the approved development. Per the submitted justification letter, the easements are no longer needed for roadway or utility purposes.

As the subject patent easements are no longer needed and the Department of Public Works has no objections, staff thereby recommends approval, subject to conditions.

FINDINGS (22-0158-VAC1)

The Department of Public Works has commented, “We have no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located at approximately on the west side of Lindell Road approximately 150 feet south of Charleston Boulevard. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest. We note that per 19.16.080.F, this item is eligible to be made Final Action at the Planning Commission.”

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/21/06	The City Council approved a request for a Petition of Annexation (ANX-11906) to annex three (3) parcels located on the southwest corner of Charleston Blvd and Lindell Rd, at 1245 Lindell Street, 5525 Charleston Blvd and 5555 Charleston Blvd. The Planning Commission recommended approval of the request.
10/05/06	An application was refunded for a proposed General Plan Amendment (GPA-16187) to amend a portion of the Southwest Sector Plan of the Master Plan from SC (Service Commercial) to ML (Medium Low Density Residential) on 3.07 acres on the west side of Lindell Road, approximately 200 feet south of Charleston Boulevard.
	An application was refunded for a proposed Rezoning (ZON-16189) from R-E (Residence Estates) to R-PD8 (Residential Planned Development - 8 Units per Acre) on 3.07 acres on the west side of Lindell Road, approximately 200 feet south of Charleston Boulevard.
	An application was refunded for a proposed Variance (VAR-16190) to allow a residential planned development on 3.07 acres where 5 acres are required on the west side of Lindell Road, approximately 200 feet south of Charleston Boulevard.
	An application was refunded for a proposed Variance (VAR-16191) from open space requirements on a 24-lot residential planned development on the west side of Lindell Road, approximately 200 feet south of Charleston Boulevard.
	An application was refunded for a proposed Site Development Plan Review (SDR-16192) for a 24-lot Single Family Residential Subdivision on the west side of Lindell Road, approximately 200 feet south of Charleston Boulevard.
04/09/09	A Code Enforcement case (#CE-76615) was processed for a truck parked on the dirt in the front of the lot at 1245 Lindell Road. The case was resolved on 04/28/09.
06/13/13	A Code Enforcement case (#CE-130063) was processed for a wasp nest in the back yard at 1245 Lindell Road. The case was resolved on 06/17/13.
02/18/14	A Code Enforcement case (#CE-137992) was processed for an abandoned trailer and small trailer on the lot at 1245 Lindell Road. The case was resolved on 02/19/14.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/25/14	A Code Enforcement case (#CE-138276) was processed for a RV trailer parked on the lot at 1245 Lindell Road. The case was resolved on 04/07/14.
01/22/15	A Code Enforcement case (#CE-149873) was processed for lots of black barrels on the lot at 1245 Lindell Road. The case was resolved on 01/27/15.
11/19/19	A Code Enforcement case (#CE19-04193) was processed for trash, garbage and debris at 1245 Lindell Road. The case was resolved on 12/23/19.
08/18/21	The City Council approved General Plan Amendment (21-0197-GPA1) from SC (Service Commercial) to TOC-1 (Transit Oriented Corridor) for parcel with APN: 163-01-103-028.
	The City Council approved Rezoning (21-0197-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential) for APNs 163-01-103-027 and 028.
	The City Council approved Variance (21-0197-VAR1) to allow an eight-foot tall front yard fence where five feet is the maximum allowed and to allow a 10-foot rear yard setback where 20 feet is the minimum required.
	The City Council approved Variance (21-0197-VAR2) to allow three addresses where one is allowed for a senior citizen apartment development.
	The City Council approved Site Development Plan Review (21-0197-SDR1) for a proposed three-story tall, 90-unit senior citizens apartments development with a waiver of the perimeter landscape development standards.
00/11/21	Parcel Map (100063-PMP) for a Technical Review of a one-lot parcel map on 2.71 acres located at 1245 Lindell Road, (APN 163-01-103-027 and 028) was conditionally approved by City Staff.

Most Recent Change of Ownership	
08/03/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/16/21	Building Permit (#R21-12386) was issued for the demolition of buildings at 1245 Lindell Road. The permit was finalized on 08/24/21.

Pre-Application Meeting	
03/09/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Vacation.

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

Field Check	
03/31/22	Staff conducted a routine field check and an undeveloped lot currently undergoing grading.

Details of Application Request	
Site Area	
Net Acres	2.70

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOC-1 (Transit Oriented Corridor) SC (Service Commercial)	R-E (Residence Estates)
North	Auto Repair Garage, Minor Banquet Facility Motor Vehicle Sales (Used)	MXU (Mixed Use)	C-2 (General Commercial)
South	Single Family Detached Dwelling	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
East	Undeveloped (Proposed Senior Citizen Apartments)	H (High Density Residential)	H (High Density Residential)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
West	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
	Liquor Establishment (Tavern)		
	Single Family Detached Dwelling	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County

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

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) 1245 Lindell Rd

Project Name Lindell Living II **Proposed Use**

Assessor's Parcel #(s) 163-01-103-027, 163-01-103-028 **Ward #** 1

General Plan: Existing O Proposed **Zoning:** Existing R-E Proposed

Additional Information

Property Owner Lindell Living II LLC Contact Rodman Jordan
Address 5055 W Patrick LN Ste 101 City Las Vegas State NV Zip 89118
E-mail rjordan@centuradev.com Phone 702-901-3183

Applicant Lindell Living II LLC Contact Rodman Jordan
Address 5055 W Patrick LN Ste 101 City Las Vegas State NV Zip 89118
E-mail rjordan@centuradev.com Phone 702-901-3183

Representative Baughman & Turner, Inc. Contact Josh Harney
Address 1210 Hinson St. City Las Vegas State NV Zip 89102
E-mail joshh@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 Michael J Dean

Subscribed and sworn before me
This 11th day of March, 20 22

J. COPELAND
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 09-03461-2022
My Appt. Expires August 3, 2025

22-0158

J Copeland
Notary Public in and for said County and State

Inst #: 20210823-0000164
Fees: $42.00
RPTT: $16218.00 Ex #:
08/23/2021 07:04:06 AM
Receipt #: 4664763
Requestor:
FNTG NCS Las Vegas
Recorded By: RYUD Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 163-01-103-027 AND 163-01-103-028
Affix R.P.T.T.: $16,218.00

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENT TO:
LINDELL LIVING II LLC, A NEVADA
LIMITED LIABILITY COMPANY
ATTN: MICHAEL J. DEAN
5055 W. PATRICK LANE, STE. 101
LAS VEGAS, NV 89118

ESCROW NO: 42048782-420-KS1

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Centura Development Co., LLC, a Nevada limited liability company

in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
Lindell Living II LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 19th day of August, 2021.

22-0158
03/11/2022

SELLERS:
Centura Development Company, LLC, a Nevada limited liability company

By: Rodman Jordan, Manager

By: Eun Jung Jordan, Manager
Eun Jung Jordan, Manager

STATE OF NEVADA }ss:

COUNTY OF CLARK

On August 19, 2021 appeared before me, a Notary Public, **Rodman Jordan and Eun Jun Jordan, as Managers of Centura Development Company, LLC,** personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

ALLISON RANDALL
Notary Public, State of Nevada
No. 10-3345-1
My Appt. Exp. June 30, 2025

Allison Randall
Notary Public

My commission expires: 6/30/2025

ASSESSOR COPY

22-0158
03/11/2022

Escrow No. 42048782 - 420 - KS1
Grant, Bargain, Sale Deed….Continued

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF GOVERNMENT LOT 5 AND GOVERNMENT LOT 20 IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, DESCRIBED AS FOLLOWS:

STARTING FROM A POINT BEING THE NORTH QUARTER (N 1/4) CORNER OF SECTION 1, AND ALSO THE CENTERLINE INTERSECTION OF CHARLESTON BOULEVARD AND LINDELL ROAD; THENCE MOVING NORTH 89°32'14" WEST ALONG THE CENTERLINE OF CHARLESTON BOULEVARD, A DISTANCE OF 333.82 FEET; THENCE MOVING SOUTH 00°39'25" EAST, A DISTANCE OF 50 FEET TO THE SOUTH RIGHT OF WAY LINE OF CHARLESTON BOULEVARD; THENCE CONTINUING SOUTH 00°39'25" EAST, A DISTANCE OF 200.04 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°39'25" EAST, A DISTANCE OF 404.26 FEET; THENCE MOVING SOUTH 89°56'31" EAST, A DISTANCE OF 291.64 FEET; THENCE MOVING NORTH 00°28'07" WEST, A DISTANCE OF 402.17 FEET; THENCE MOVING NORTH 89°32'14" WEST, A DISTANCE OF 292.99 FEET BACK TO THE TRUE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED DECEMBER 5, 2018 AS INSTRUMENT NO. 20181205-0002808 OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AS SET FORTH IN THAT CERTAIN ACCESS EASEMENT AND SIGNAGE AGREEMENT RECORDED MARCH 05, 2007 AS INSTRUMENT NO. 20070305-0004619 AND THAT CERTAIN ACCESS EASEMENT AND SIGNAGE AGREEMENT RECORDED OCTOBER 30, 2012 AS INSTRUMENT NO. 20121030-0004319 OF OFFICIAL RECORDS.

ASSESSOR'S COPY

22-0158
03/11/2022

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 163-01-103-027
   b. 163-01-103-028
   c.
   d.

2. Type of Property:
   a. ☐ Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☑ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ **3,180,000.00**
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ **3,180,000.00**
   d. Real Property Transfer Tax Due: $ **16,218.00**

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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

Signature _____ Capacity Grantor/Seller

Signature _____ Capacity Grantee/Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Centura Development Company, LLC, a Nevada limited liability company	Print Name: Lindell Living II LLC, a Nevada limited liability company
Address: 1210 Hinson Street	Address: 5055 W. Patrick Lane, Ste. 101
City: Las Vegas	City: Las Vegas
State: NV Zip: 89102	State: NV Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group	Escrow No.: 42048782-420-KS1
Address: 8363 W Sunset Road, Suite 100	Title No: 4248782-421-BP1
City, State, Zip: Las Vegas, NV 89113	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

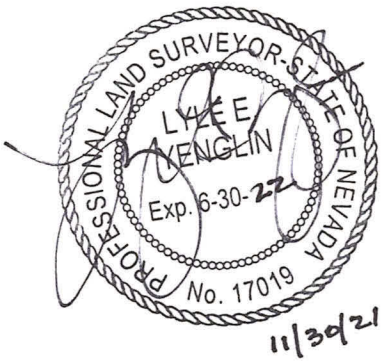
22-0158
03/11/2022

VS-
EXHIBIT "A"
APN 163-01-103-027 AND 163-01-103-028
VACATING A PORTION OF PATENT EASEMENT 1151013 AS GRANTED PER BOOK/INSTRUMENT 53:45430 AND A PORTION OF PATENT EASEMENT 1155886 AS GRANTED PER BOOK/INSTRUMENT 78:65546 O.R.

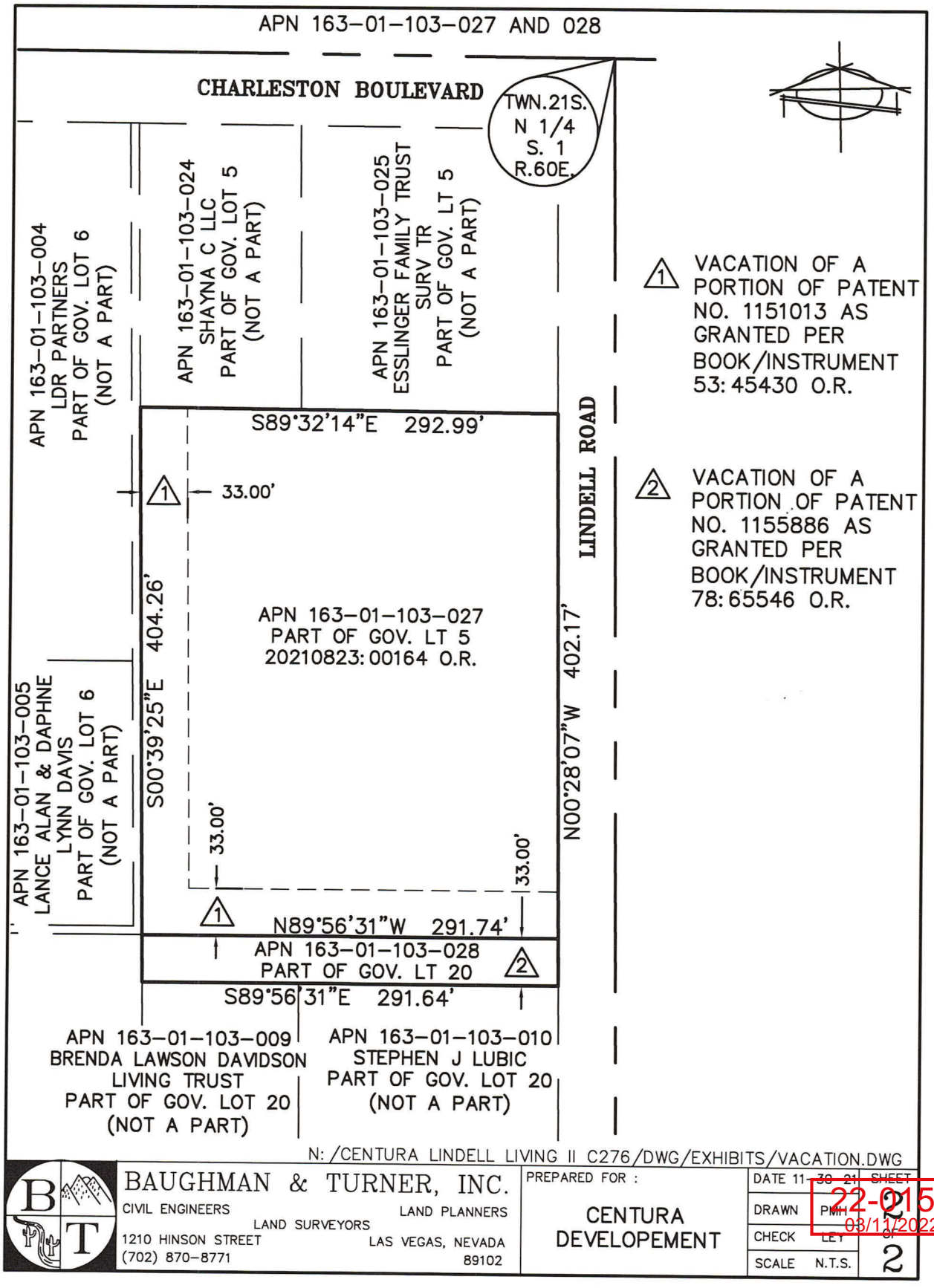
VACATING ALL OF THOSE CERTAIN PATENT EASEMENTS BEING WITHIN THAT CERTAIN GRANT, BARGAIN, SALE DEED AS RECORDED IN BOOK/INSTRUMENT NO. 20210823:0000164, OFFICIAL RECORDS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:
LYLE E. YENGLIN
NEVADA CERTIFICATE NO. 17019
BAUGHMAN & TURNER, INC.
1210 HINSON STREET, LAS VEGAS, NV 89102
CENTURA DEVELOPMENT VACATION PATENT C276



22-0158
03/11/2022


APN 163-01-103-027 AND 028
CHARLESTON BOULEVARD
TWN.21S.
N 1/4
S. 1
R.60E.
APN 163-01-103-004
LDR PARTNERS
PART OF GOV. LOT 6
(NOT A PART)
APN 163-01-103-024
SHAYNA C LLC
PART OF GOV. LOT 5
(NOT A PART)
APN 163-01-103-025
ESSLINGER FAMILY TRUST
SURV TR
PART OF GOV. LT 5
(NOT A PART)
LINDELL ROAD
1 VACATION OF A PORTION OF PATENT NO. 1151013 AS GRANTED PER BOOK/INSTRUMENT 53:45430 O.R.
2 VACATION OF A PORTION OF PATENT NO. 1155886 AS GRANTED PER BOOK/INSTRUMENT 78:65546 O.R.
S89°32'14"E 292.99'
33.00'
APN 163-01-103-027
PART OF GOV. LT 5
20210823:00164 O.R.
S00°39'25"E 404.26'
N00°28'07"W 402.17'
APN 163-01-103-005
LANCE ALAN & DAPHNE
LYNN DAVIS
PART OF GOV. LOT 6
(NOT A PART)
33.00'
33.00'
N89°56'31"W 291.74'
APN 163-01-103-028
PART OF GOV. LT 20
S89°56'31"E 291.64'
APN 163-01-103-009
BRENDA LAWSON DAVIDSON
LIVING TRUST
PART OF GOV. LOT 20
(NOT A PART)
APN 163-01-103-010
STEPHEN J LUBIC
PART OF GOV. LOT 20
(NOT A PART)
N:/CENTURA LINDELL LIVING II C276/DWG/EXHIBITS/VACATION.DWG
BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
1210 HINSON STREET
LAS VEGAS, NEVADA
89102
(702) 870-8771
PREPARED FOR :
CENTURA
DEVELOPEMENT
DATE 11-30-21
DRAWN PMH
CHECK LET
SCALE N.T.S.
SHEET
2
OF
2
22-0158
03/11/2022



22-0158-VAC1 - APPLICANT/OWNER: LINDELL LIVING II, LLC
1245 LINDELL ROAD

03/31/2022

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

March 1, 2022

City of Las Vegas
Department of Planning
495 S Main St
Las Vegas, Nevada 89101

Re: Vacation of Government Patent Easements
APN 163-01-103-027 & 163-01-103-028

To Whom It May Concern,

Please let this letter serve as a request and justification for a Vacation and Abandonment of government patent easements. The 33' Patent Easement lies along the westerly and southerly property lines of APN 163-01-103-027 and encompass the entire parcel of APN 163-01-103-028.

The government patent easements are no longer needed for roadway and utility purposes. Any utility and/or drainage easements required will be retained.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.

David Turner
President

DT/jh

22-0158
03/11/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 04 2022
City of Las Vegas
Department of Planning

CASE: 22-0158-VAC1

SUBJECT: APPLICANT/OWNER: LINDELL LIVING II, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

[signature] 5/4/22

Signature Date

David Turner

Please Print Name

Baughman & Turner Inc.

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

#23

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
24

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

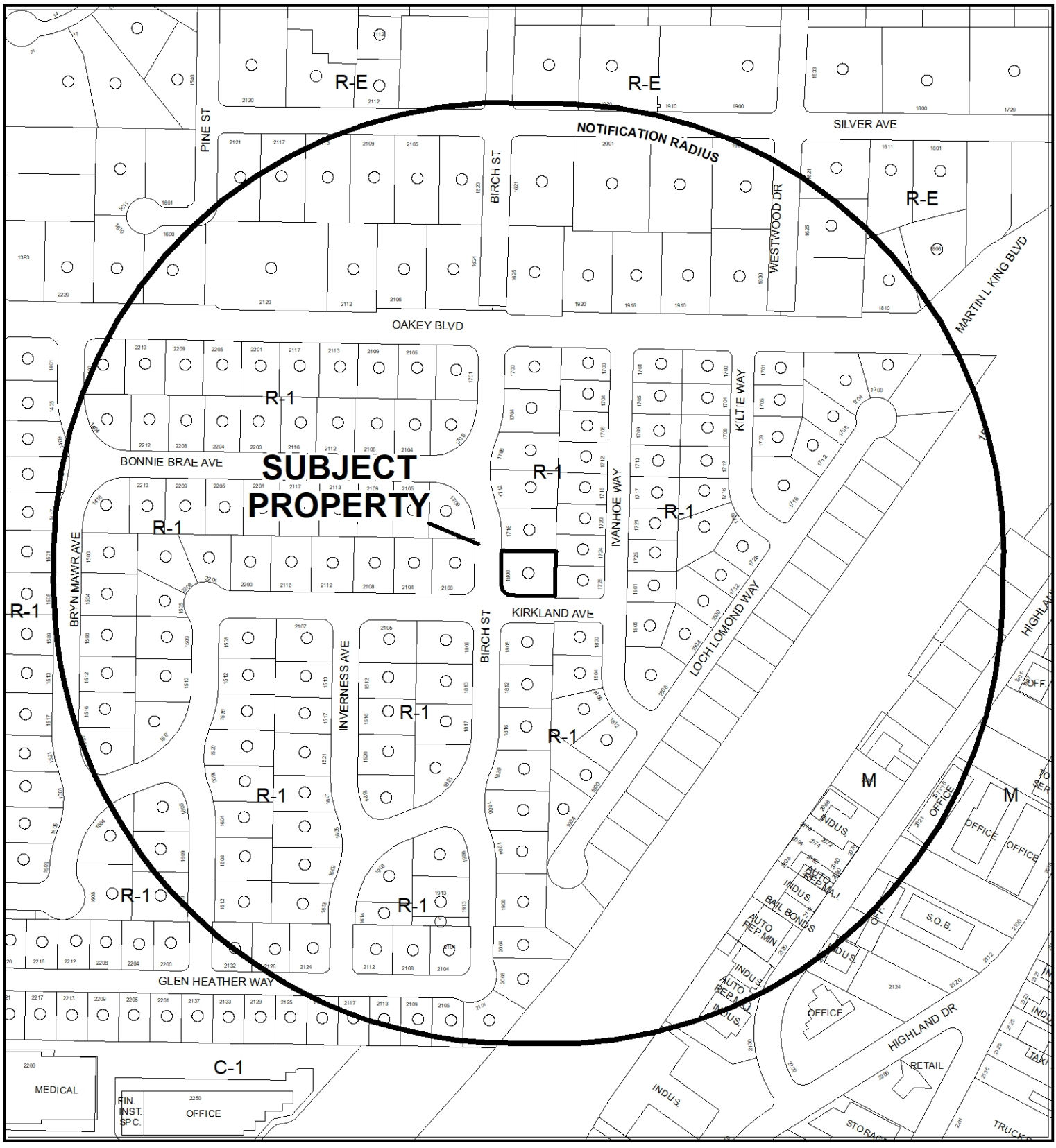
SUBJECT:
22-0160-SDR1 - SITE DEVELOPMENT REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THOMAS MUELLER - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING CORRUGATED METAL PERIMETER WALL WHERE SUCH MATERIAL IS NOT ALLOWED on 0.27 acres at 1800 Birch Street (APN 162-04-310-029), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

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

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 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. Documentation Not Vetted - Support Comment Forms
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Protest-Support Postcards, and Documentation Not Vetted - Support Comment Forms



CASE: **22-0160-SDR1**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **22-0160-SDR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THOMAS MUELLER

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0160-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 207

NOTICES MAILED 23

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0160-SDR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request to allow an existing corrugated metal perimeter wall, which is a prohibited material unless approved by a development plan at 1800 Birch Street.

ISSUES

- This Site Development Plan Review request is the result of Code Enforcement Case (#CE21-04380) which was opened on 10/04/21 for an unpermitted corrugated metal perimeter wall.

ANALYSIS

The subject site is zoned R-1 (Single Family Residential) and subject to Title 19 development standards. The applicant requests to allow an existing seven-foot tall corrugated metal perimeter wall. Per the submitted justification letter, the existing corrugated metal perimeter wall was built with such material due to the higher cost of lumber.

The Department of Planning – Code Enforcement Division opened Case (#CE21-04380) for an unpermitted corrugated metal perimeter wall at the subject site on 10/04/21. As a result, the applicant has requested the subject Site Development Plan Review. Per Title 19.08.040, unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screen or perimeter walls:

a. Chain link or open wire fencing (except as temporary construction fencing);
b. Razor wire or barbed wire (except as may be approved under the procedures set forth in the City's Building Code);
c. Corrugated metal;
d. Bright colored plastic; and
e. Untextured or unfinished concrete or block (CMU) walls.

The existing corrugated metal perimeter wall meets 19.06.070 perimeter wall height requirements, does not intrude within the required 20-foot front yard setback, is compatible with the surrounding area, and is coated with matte paint which prevents the wall from being reflective. Per 19.08.040, this Site Development Plan Review request may be approved as part of a development plan. Therefore, Staff recommends approval of the Site Development Plan Review request. If approved, it will be subject to conditions.

FINDINGS (22-0160-SDR1)

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

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

   The existing development is compatible with existing residential development in the surrounding area.

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

   With the approval of this requested Site Development Plan Review, the existing corrugated metal perimeter wall meets 19.06.070 perimeter wall standards, including height.

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

   Site access and circulation are not negatively impacted by the existing corrugated metal perimeter wall.

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

   The corrugated perimeter wall is coated with matte paint and is appropriate and compatible with the surrounding existing residential development. The existing perimeter wall is generally categorized as mid-century modern.

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 existing corrugated metal perimeter wall development are not unsightly and are compatible with the neighboring residential subdivision. The existing corrugated metal perimeter wall coated with matte paint is suitable for the surrounding residential area.

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

If approved, the existing development is subject to building permit review and regular site inspections thereby protecting the public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/04/21	Code Enforcement Case (#CE21-04380) was opened for a complaint regarding an unpermitted corrugated metal wall. The case remains open pending the outcome of this request.

Most Recent Change of Ownership	
11/30/2016	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
03/14/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
03/30/22	Staff conducted a routine field check and found an existing corrugated metal perimeter wall. Staff did not note anything of concern.

Details of Application Request	
Site Area	
Gross Acres	0.27

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)	R-1 (Single Family Residential)
North			
South			
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 feet)	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1/2	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply

Standard	***Required/Allowed***	***Provided***	***Compliance***
Perimeter and Retaining Walls with Slope ≤ 2%	6-8 Feet Maximum	7 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Birch Street	Local Street	Title 13	36	Y

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) VARIANCE

Project Address (Location) 1800 BIRCH ST. LAS VEGAS, NV 89102

Project Name 1800 BIRCH ST **Proposed Use** FENCE

Assessor's Parcel #(s) 162-04-310-029 **Ward #** 1

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

Additional Information _____

Property Owner THOMAS J MUELLER II Contact _____

Address 1800 BIRCH ST. City LAS VEGAS State NV Zip 89102

E-mail SIRTHOMASJOSEPH@GMAIL.COM Phone 702-491-2707

Applicant THOMAS J MUELLER II Contact _____

Address 1800 BIRCH ST. City LAS VEGAS State NV Zip 89102

E-mail SIRTHOMASJOSEPH@GMAIL.COM Phone 702-491-2707

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Thomas J Mueller II

22-0160
03/17/2022

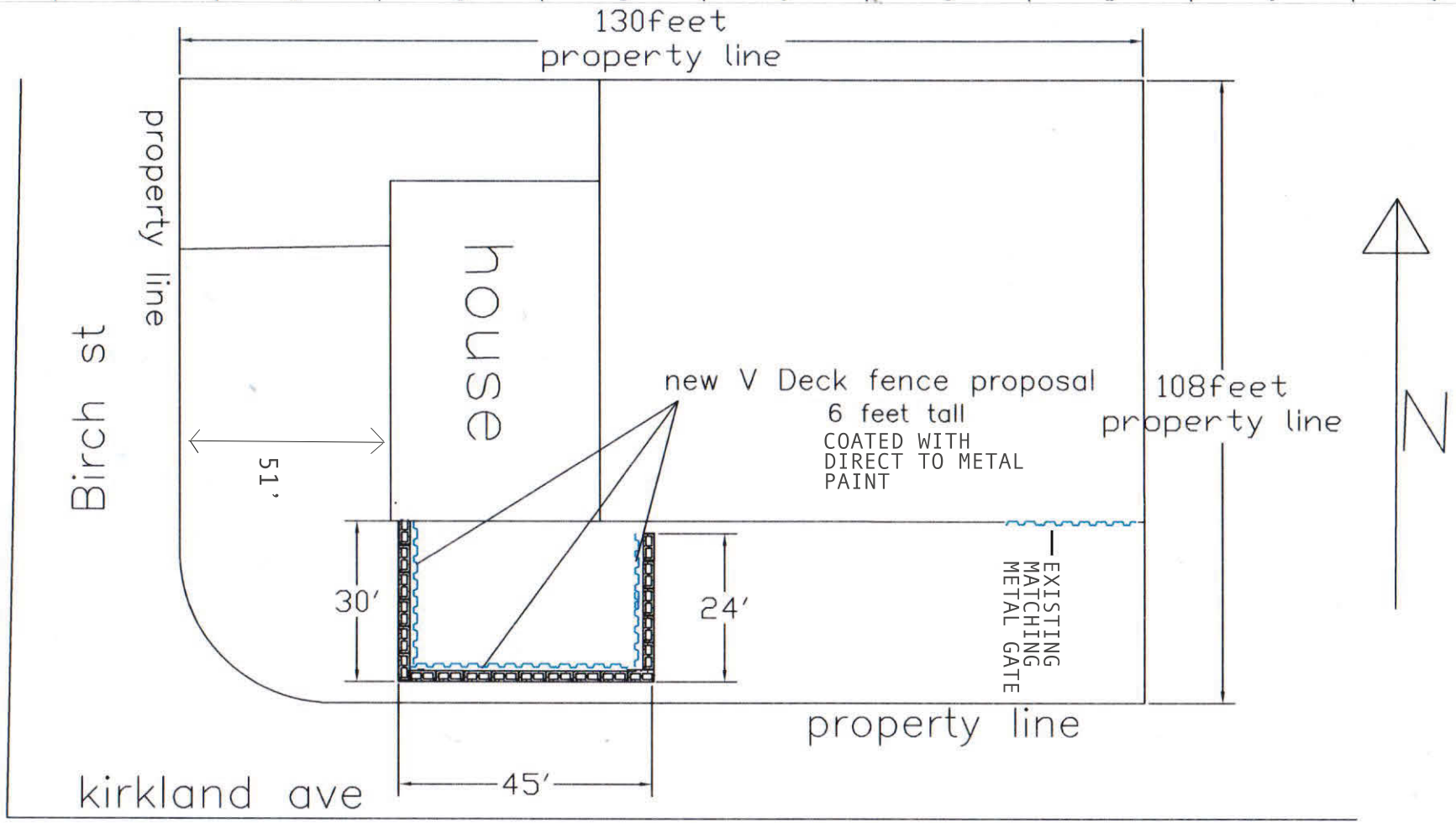
Subscribed and sworn before me

This 17th day of March, 22

_____ Clark NV.

Notary Public in and for said County and State

ANGELICA M. ZEPPETELLA
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO: 14-15064-1
MY APPT. EXPIRES: AUGUST 1, 2022



1800 Birch St Las Vegas NV 89102

J or J welder Inc

l[illegible] #0059340

[illegible]one:702 657-9300

22-0160
03/17/2022

J OR J WELDER INC
CUSTOM WORK
CONCRETE & MASONRY

CLIENT: THOMAS MUELLER
1800 BIRCH ST
LAS VEGAS NV 89102
Phone: (702-491 2707
MAIL :

TITLE: Fence

SIGNATURE FOR APPROVAL:

DATE:

DREW: Jose Hernadez
PROJECT MANAGER: Jose Hernadez
SCALE: none UNITS: IN

DRAWING #: 00/00/00
DATE OF PRINT: 00/00/00
PAGE#: 1

22-0160
03/17/2022



22-0160
05/17/2022



22-0160-SDR1 - APPLICANT/OWNER: THOMAS MUELLER
1800 BIRCH STREET

03/30/2022



22-0160-SDR1 - APPLICANT/OWNER: THOMAS MUELLER
1800 BIRCH STREET

03/30/2022



22-0160-SDR1 - APPLICANT/OWNER: THOMAS MUELLER
1800 BIRCH STREET

03/30/2022



22-0160-SDR1 - APPLICANT/OWNER: THOMAS MUELLER
1800 BIRCH STREET

03/30/2022

FROM THE DESK OF

THOMAS J MUELLER II

February 6, 2022

RE: Justification Letter for 1800 Birch St.

Living on the corner of Birch and Kirkland we get a lot of people walking through our neighborhood. Unfortunately not all of this is normal pedestrian foot traffic. We have a neighbor living behind us that has visitors at all hours of the day and night. Visitors to their house refuse to park at it and instead park in front of our house and use our yard as a thoroughfare. They also use that side of our property as parking and a hang out spot as they loiter, sleep in their cars, and on several occasions used our property as a toilet. Despite many calls to 311 and also reports to the local police not much can or has been done. It's a frustrating situation for all.

In late 2020 we had our first baby. Protecting our newborn became number one priority. Being that his and our bedroom windows are looking out onto that side yard, fully exposed, we needed to find a solution to create an extra barrier from all of the commotion mentioned above. Being that is was the middle of the pandemic and cost of lumber and materials had greatly increased, we started looking for other options that we could afford, install ourselves and also stay within the mid century style of our home and neighborhood. During our many visits to Palm Springs we have seen really well done fences made from metal. We researched and found that it was actually in our budget and also preserved the style of our home to install a coated with paint metal fence. We have spent all of our extra money and all of our weekends working to improve our house since we have moved in. We are very conscientious of the style and are only trying to preserve the charm of our neighborhood and home without going broke on lumber.

The statute explicitly uses the term "corrugated metal" however the local company where I purchased the panels Curtis Steel explained to me that the material that I used is not considered "corrugated metal". The 26 gage Metroll 7.2 LongSpan Grade 80 Metal Decking is a very high quality safe and durable metal that is used across all building applications. It's thicker, stronger, and has larger gapped sections than your traditional corrugated metal. I've included the spec sheet from the manufacture along with uniform loads. I'm not sure what the original intention for excluding the listed materials for a perimeter fence are however I feel as though they could be updated to be a better guide especially with all the new types of materials that are available for this type of project.

Thank you for your time.

Sincerely yours,

Thomas J Mueller II

22-0160
03/17/2022

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 28, 2022 10:34 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 04/28/22 10:34 AM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	William Bennett
Residential or Business Address:	1301 Strong drive Las Vegas, NV 89102
Phone:	(702) 768-6911
Email:	bsndben@cox.net
Comments:	Big improvement to previous fence

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

24A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 28, 2022 10:28 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/28/22 10:27 AM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	Nicholas Bennett
Residential or Business Address:	2116 Kirkland Avenue Las Vegas, NV 89102
Phone:	(702) 875-1472
Email:	nick@tdgappraisal.com
Comments:	I support the SDR to allow that beautiful wall.

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

24A

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning

CASE: 22-0160-SDR1

SUBJECT: APPLICANT/OWNER: THOMAS MUELLER

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

5-9-2022
Date

Thomas J Mueller II
Please Print Name

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

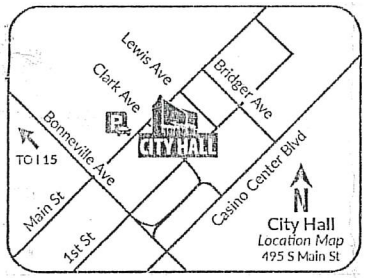
Submitted after final agenda

#24

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

Return Service Requested

Official Notice of Public Hearing



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

RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0160-SDR1

Planning Commission Meeting of **05/10/2022**

22-0160-SDR1
16204311012
DUNN DENNIS RAY TRUST
DUNN DENNIS RAY TRS
1812 IVANHOE WAY
LAS VEGAS NV 89102

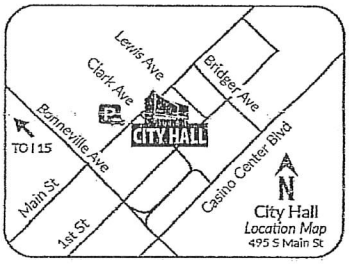
Submitted after final agenda

24p

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

Return Service Requested

Official Notice of Public Hearing



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www.lasvegasnevada.gov/meetings

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MAY 04 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0160-SDR1

Planning Commission Meeting of **05/10/2022**

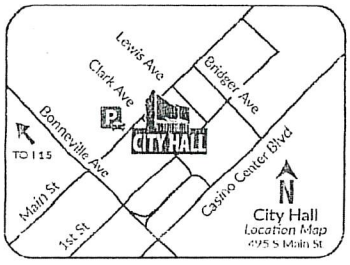
22-0160-SDR1
16204310021
MANIS MAURICE & SIMONE
2104 KIRKLAND AVE
LAS VEGAS NV 89102-4436

89 BRDFNP1 89102

24p

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

Return Service Requested
Official Notice of Public Hearing



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

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Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0160-SDR1
Planning Commission Meeting of **05/10/2022**

22-0160-SDR1
16204411006
SCHERBAUM ELISABETH MARIE DAWSON
PO BOX 2770
ALPINE CA 91903-2770

14 BRDFNP1 91903

24p

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

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
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Las Vegas, NV
Permit No. 1630

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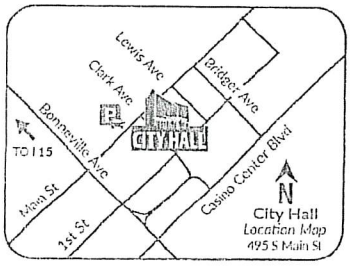
MAY 09 2022
Dept of Planning
City of Las Vegas



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

22-0160-SDR1
16204310054
GIBSON STEVEN S
1705 BIRCH ST
LAS VEGAS NV 89102

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0160-SDR1

Planning Commission Meeting of **05/10/2022**

09 BRDFNP1 89102

Submitted after final agenda

24A

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

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Las Vegas, NV
Permit No. 1630

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Official Notice of Public Hearing

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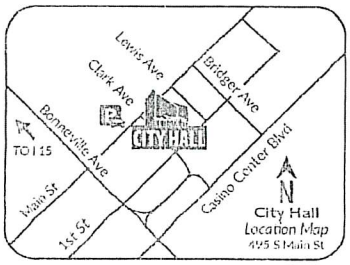
MAY 09 2022
Dept of Planning
City of Las Vegas



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.

22-0160-SDR1

Planning Commission Meeting of **05/10/2022**

22-0160-SDR1
16204312049
ENGSTROM DEREK E & GLADYS REV TR
ENGSTROM DEREK E & GLADYS CO-TRS
1512 INVERNESS AVE
LAS VEGAS NV 89102-4422

IT is a very nice Looking Fence, and adds to the House perfectly.

89 BRDFNP1 89102

24A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, May 3, 2022 3:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 05/03/22 3:18 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	Daniel Kells
Residential or Business Address:	1716 Birch Street Las Vegas, NV 89102
Phone:	(323) 360-6709
Email:	danielkells@icloud.com
Comments:	An absolute no-brainer to say yes to this.

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

Submitted after final agenda
24A

Nora Lares

From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 05/09/22 12:33 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	Kelly Fower
Residential or Business Address:	2208 Bonnie Brae Avenue Las Vegas , NV 89102
Phone:	(503) 318-7686
Email:	kfowlerasl@gmail.com

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24A

Nora Lares

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Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 05/09/22 12:28 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	Melissa Hunt
Residential or Business Address:	1712 Birch Street Las Vegas, NV 89102
Phone:	(702) 340-5235
Email:	melissahansen44@gmail.com
Comments:	Our household fully supports the fence located on the south side of the 1800 S. Birch street residence. We believe the fence is well done and fitting for the downtown area.

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24A

Nora Lares

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Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 05/09/22 12:24 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	Laura Gilbert
Residential or Business Address:	2113 bonnie brae ave Las vegas, NV 89102
Phone:	(646) 283-2870
Email:	lauraegilbert@gmail.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 05/09/22 12:20 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	Dan Sidlow
Residential or Business Address:	3000 lantern lane Las vegas, NV 89107
Phone:	(702) 527-6373
Email:	lowdis@gmail.com

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

24A

Nora Lares

From: noreply@formstack.com
Sent: Monday, May 9, 2022 12:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 05/09/22 12:13 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0160
Position:	I SUPPORT the project and all related applications.
Name:	Todd VonBastiaans
Residential or Business Address:	1708 Birch St. Las Vegas, NV 89102
Phone:	(702) 858-3817
Email:	toddvon@mac.com
Comments:	I have been a resident at 1708 Birch since 2004. I have seen nothing but kindness and concern from the owners of 1800 Birch Street as they have worked on their home. They have rebuilt their home from the bottom up and continue to make improvements to their property and the neighborhood of Glen Heather. The corrugated metal perimeter wall is a major improvement to their property and the neighborhood. The owners are sincere in their desire to improve their property for all of us.

24A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
25

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

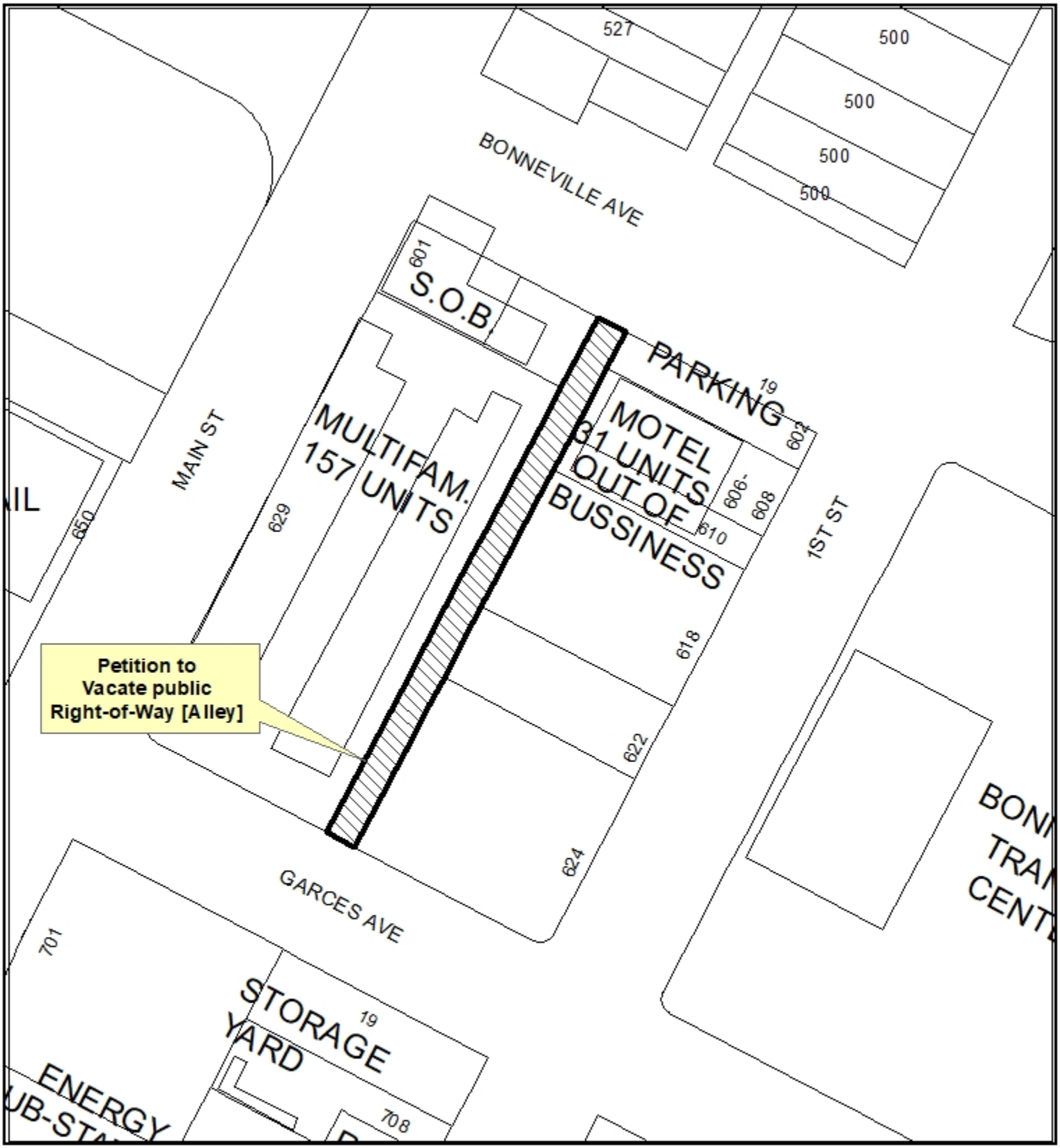
SUBJECT:
22-0163-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TGP DESERT MANOR, LP - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public alley east of Main Street between Bonneville Avenue and Garces Avenue, and west of 1st Street, Ward 3 (Diaz). Staff recommends APPROVAL.

C.C.: 06/15/2022

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **22-0163-VAC1**



CASE: **22-0163-VAC1**

0 70 140
Feet

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TGP DESERT MANOR, LP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0163-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 32

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

22-0163-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the public alley right-of-way between Main Street and 1st Street bounded by the southern right-of-way line on Bonneville Avenue and the northern right-of-way line on Garces Avenue.

2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

3. A minimum 20-foot wide Public Sewer Easement shall be reserved in the Order of Vacation. Comply with the recommendations of the Sanitary Sewer Section.

4. A minimum 20-foot wide Public Drainage Easement shall be reserved in the Order of Vacation. Any development will require a Technical Drainage Study.

5. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.

6. 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.

7. 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.

8. All development shall be in conformance with code requirements and design standards of all City Departments.

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

10. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to vacate the public alley bounded by Bonneville Avenue to the north, 1st Street to the east, Garces Avenue to the South and Main Street to the west.

ANALYSIS

The applicant is the owner of all adjacent properties to the subject alley, and this vacation will not eliminate public street access to any of the abutting parcels. The applicant is not proposing any development in conjunction with this vacation request at this time.

This vacation request does not involve excess right-of-way, and would result in uniform right-of-way widths as it would eliminate the entire the alley. From a traffic handling viewpoint, this vacation request does not result in a reduced traffic handling capability.

The requested Petition to Vacate does not conflict with any City requirements, and staff has no objection of the request. Therefore, staff is recommending approval of the request with conditions.

BACKGROUND INFORMATION

Pre-Application Meeting	
03/15/22	Staff conducted a pre-application meeting to discuss the proposed Petition to Vacate a public alley.

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

Field Check	
03/31/22	Staff performed a routine field check to observe the subject alley. Nothing of concern was noted by staff during the visit.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public Alley	ROW (Right-of-Way)	ROW (Right-of-Way)
North	Parking Lot / Vacant Building	C (Commercial)	C-2 (General Commercial)
			C-M (Commercial / Industrial)
South	Utility Installation	PF (Public Facilities)	C-V (Civic)
		C (Commercial)	C-M (Commercial / Industrial)
East	Multi-Family / Vacant Lot	C (Commercial)	C-2 (General Commercial)
West	Vacant Building / Multi-Family	C (Commercial)	C-2 (General 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) Vacation

Project Address (Location) Alleyway east of Main Street, between Bonneville and Garces

Project Name 629 S. Main St **Proposed Use**

Assessor's Parcel #(s) 139-34-311-010 **Ward #** 3

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

Additional Information

Property Owner TGP Desert Manor, LP Contact Christina Van Zandt

Address 8465 W. SAHARA AVE., STE. 111 City Las Vegas State NV Zip 89117

E-mail christinavz@gmail.com Phone 650-906-7754

Applicant CivilWorks Inc Contact Brandon A. Potts

Address 4945 W. Patrick Lane City Las Vegas State NV Zip 89118

E-mail bap@civilworksonline.com Phone 702-279-3576

Representative CivilWorks Inc Contact Brandon A. Potts

Address 4945 W. Patrick Lane City Las Vegas State NV Zip 89118

E-mail bap@civilworksonline.com Phone 702-279-3576

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

☐ Yes
☒ No

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

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

Print Name CHRISTINA VAN ZANDT

State of Texas; County of Dallas

Subscribed and sworn before me

This 17th day of March, 20 22

Notary Public in and for said County and State

Jennifer Frazier
Notary Public, State of Texas
Comm. Expires 03-16-2026
Notary ID 131492357

22-0163

Notarized Online with NotaryLive.com

This document is signed by

Signatory	CN=Jennifer Frazier, DNQ=A01410D0000017F45D1C7A2001A0252, O=Texas, C=US
Date/Time	Fri Mar 18 00:06:33 UTC 2022
Issuer-Certificate	CN=IGC CA 1, OU=IdenTrust Global Common, O=IdenTrust, C=US
Serial-No.	850783654247798342146908760062475153O6
Method	urn:adobe.com:Adobe.PPKLite:adbe.pkcs7.sha1 (Adobe Signature)

22-0163
03/21/2022

Inst #: 20180808-0000125
Fees: $40.00
RPTT: $58777.50 Ex #:
08/08/2018 07:45:34 AM
Receipt #: 3475336
Requestor:
FIRST AMERICAN TITLE NCS
Recorded By: BGN Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:
TGP DESERT MANOR, LP
405 El Camino Real #220
Menlo Park, CA 94025

MAIL TAX STATEMENTS TO:
TGP DESERT MANOR, LP
405 El Camino Real, #220
Menlo Park, CA 94025

910498

APNs: 139-34-311-008, -009, -010, -011, -012, -013, -014, -015 and -016

(Space above line for Recorder's use only)

ASSESSOR'S COPY

GRANT DEED

1060 Broadway LLC, a California limited liability company, as to an undivided 26% tenancy-in-common interest, Oakwood Plaza, LLC, a California limited liability company, as to an undivided 64% tenancy-in-common interest and K&J Las Vegas Endeavor, LLC, a Nevada limited liability company, as to an undivided 10% tenancy-in-common interest, as "GRANTOR," do hereby Grant, Bargain, Sell and Convey to TGP Desert Manor, LP, a Nevada limited partnership, as "GRANTEE", the real property located in the County of Clark, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal tax year not yet due and payable.
2. All matters of record.

{Signature Page Follows}

22-0163
03/21/2022

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of August 6, , 2018.

"GRANTOR"

1060 Broadway, LLC, a California limited liability company

By:

Name: Eshagh Isaac Kermani

Title: Manager

Oakwood Plaza, LLC, a California limited liability company

By:

Name: Jonathan Kermani

Title: Manager

K&J Las Vegas Endeavor, LLC, a Nevada limited liability company

By:

Name: Kamyar Manouchehri

Title: Manager

ASSESSOR'S COPY

22-0163
03/21/2022

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 8, 6, 2018 before me, AFSHIN K HODDAM, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Kamyar Manouchehri
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AFSHIN KHODDAM
Commission # 2147440
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2020

Signature _____
Signature of Notary Public

Afshin Khoddam, #2147440
Exp. 4/21/20

Place Notary Seal Above

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Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed Document Date: 8,6,18
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

22-0163
03/21/2022

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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 8/6/2018 before me, AFSHIN Khoddam, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Jonathan Kermani and Eshagh Isaac Kermani
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AFSHIN KHODDAM
Commission # 2147440
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2020

Signature _____
Signature of Notary Public

Afshin Khoddam, #2147440
Exp. 4/21/20

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed Document Date: 8/6/18
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

22-0163
03/21/2022

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RECORDS COPY

EXHIBIT 'A'

ASSESSOR - COPY

PARCEL 1:

LOTS ONE (1), TWO (2), THREE (3), THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF OF FILE IN BOOK 1, OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE CERTAIN PARCELS OF LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED OCTOBER 03, 2007 IN BOOK 20071003 AS DOCUMENT NO. 03569 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CITY OF LAS VEGAS BY GRANT, BARGAIN, SALE AND DEED RECORDED JANUARY 23, 2014 IN BOOK 20140123, AS INSTRUMENT NUMBER 03478, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

PARCEL 2:

LOTS FOUR (4) THROUGH SIXTEEN (16) INCLUSIVE IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THE INTEREST IN THE NORTHWESTERLY 5.00 FEET OF SAID LAND AS CONVEYED BY DEED RECORDED MAY 10, 1978 AS DOCUMENT NO. 844496, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED OCTOBER 03, 2007 IN BOOK 20071003 AS INSTRUMENT NO. 03569 OF OFFICIAL RECORDS.

PARCEL 3:

LOTS SEVENTEEN (17) THROUGH TWENTY-ONE (21) INCLUSIVE IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

22-0163
03/21/2022

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED OCTOBER 03, 2007 IN BOOK 20071003 AS INSTRUMENT NO. 03569 OF OFFICIAL RECORDS.

PARCEL 4:

LOTS TWENTY-TWO (22) AND TWENTY-THREE (23) INCLUSIVE IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 5:

LOTS TWENTY-FOUR (24) THROUGH TWENTY-SEVEN (27) INCLUSIVE IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 6:

LOTS TWENTY-EIGHT (28), TWENTY-NINE (29) AND THIRTY (30) IN BLOCK EIGHT (8) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

22-0163
03/21/2022

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 139-34-311-008 thru 139-34-311-016
   b) _____
   c) _____
   d) _____

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

FOR RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: $11,525,000.00
   b) Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   c) Transfer Tax Value: $11,525,000.00
   d) Real Property Transfer Tax Due $58,777.50

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: _____
   b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____ Capacity: Escrow Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: 1060 Broadway LLC and Oakwood Plaza, LLC and K&J Las Vegas Endeavor, LLC	Print Name: TGP Desert Manor, LP
Address: 1620 S. Los Angeles St., Unit C	Address: 405 El Camino Real #220
City: Los Angeles	City: Menlo Park
State: CA Zip: CA	State: 90015 Zip: 94025

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-910498-HHLV KR/ TP
Address 2500 Paseo Verde Parkway, #120
City: Henderson State: NV Zip: 89074

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

ASSESSOR COPY

22-0163
03/21/2022

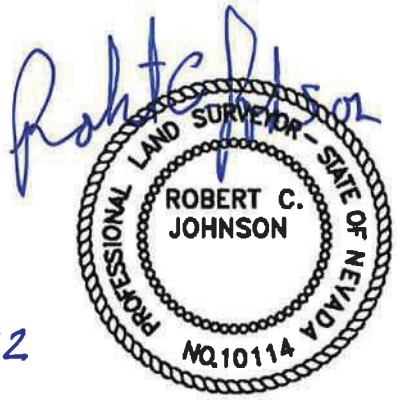
EXHIBIT "A"
LEGAL DESCRIPTION FOR
VACATION OF 20.00 FEET ALLEY
VS

BEING PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.DM., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEING THE 20.00 ALLEY IN BLOCK 8, OF 'CLARK'S LAS VEGAS TOWNSITE' AS SHOWN ON PLAT IN BOOK 1 OF PLATS, PAGE 57, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINS 8,000 SUARE FEET.

END OF DESCRIPTION.

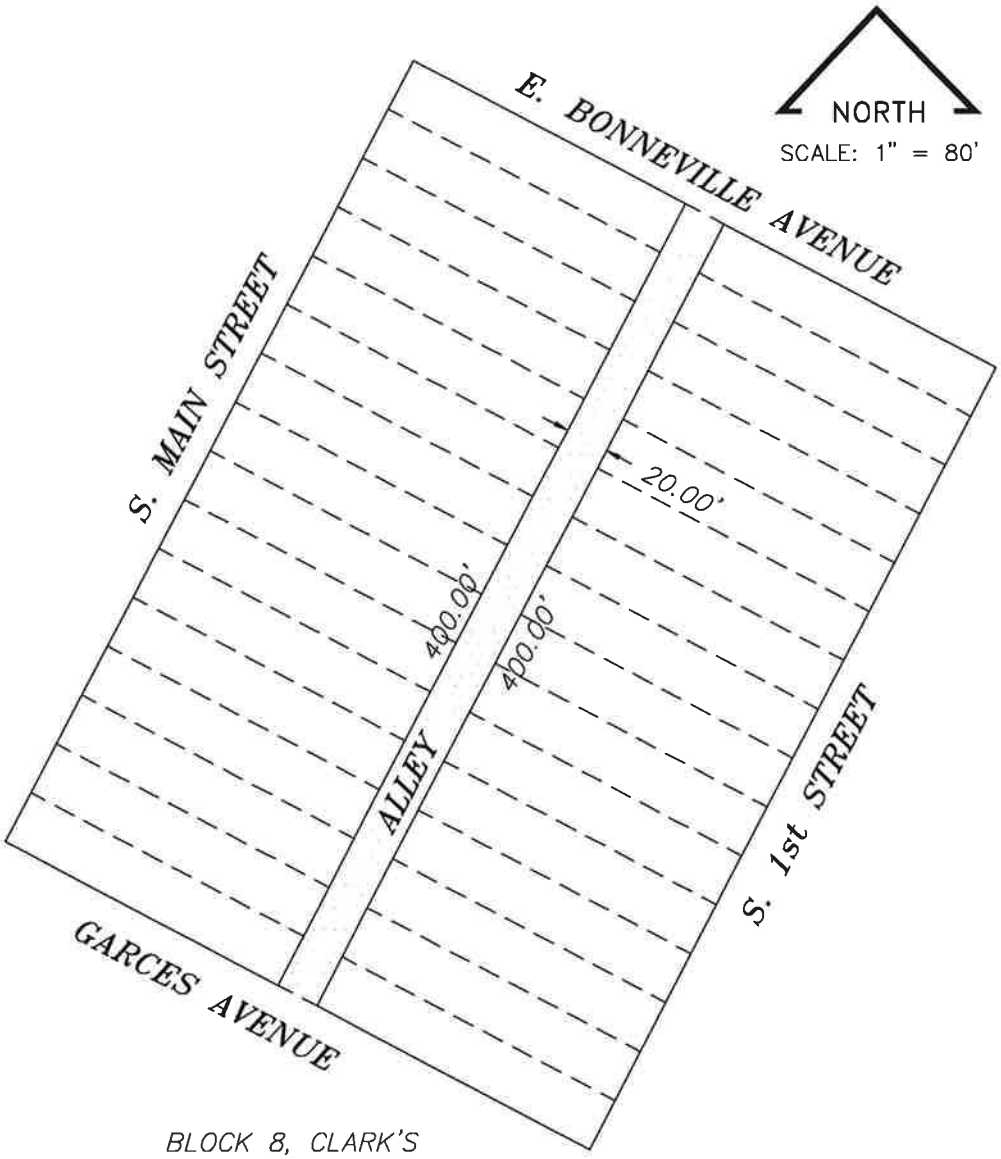


2/22/22

EXPIRES 6/30/2023

FEBRUARY 22, 2022
#22006.00
ALLEY VACATION.DOC
PREPARED BY R.C.J.

22-0163
03/21/2022



BLOCK 8, CLARK'S
LAS VEGAS TOWNSITE

8,000 SQUARE FOOT
20' ALLEY VACATION

VS-

EXHIBIT "B"

SEC.34, T.20S., R.61E.

20.00' PUBLIC ALLEY VACATION

HMH SurveyingInc
4945 WEST PATRICK LANE, LAS VEGAS, NEVADA 89118
OFFICE #: (702) 534-7505 - FACSIMILE #: (702) 534-1830

22006.00/DWG/VACATION.DWG PAGE 2 OF 2

22-0163
03/21/2022



22-0163-VAC1 - APPLICANT/OWNER: TGP DESERT MANOR, LP
EAST OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, AND WEST OF 1ST STREET

03/31/2022



22-0163-VAC1 - APPLICANT/OWNER: TGP DESERT MANOR, LP
EAST OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE, AND WEST OF 1ST STREET

03/31/2022

February 3, 2022

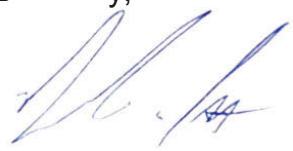
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

RE: 629 S. Main Street – Vacation of Alleyway

To Whom It May Concern,

CivilWorks, Inc. is submitting this justification letter for the Subject Project. This project is meant to vacate the current alleyway as it is no longer necessary. Please review and let me know if you have any questions. You can reach me at 702-279-3576 or bap@civilworksonline.com.

Sincerely,



Brandon A. Potts, P.E.
Principal Engineer

CivilWorksInc
"Sensible" solutions tailored to your "specific" needs.
4945 West Patrick Lane • Las Vegas, NV 89118-2858
Office: 702.534.7555 • Email: info@civilworksonline.com

22-0163
03/21/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 05 2022
City of Las Vegas
Department of Planning

CASE: 22-0163-VAC1

SUBJECT: APPLICANT/OWNER: TGP DESERT MANOR, LP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

05/03/2022
Date

Christina Van Zandt, Managing Member
Please Print Name

TGP Desert Manor, LP a Nevada Limited Partnership
by Magnolia Circle, LLC, its general partner
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#25

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
26

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

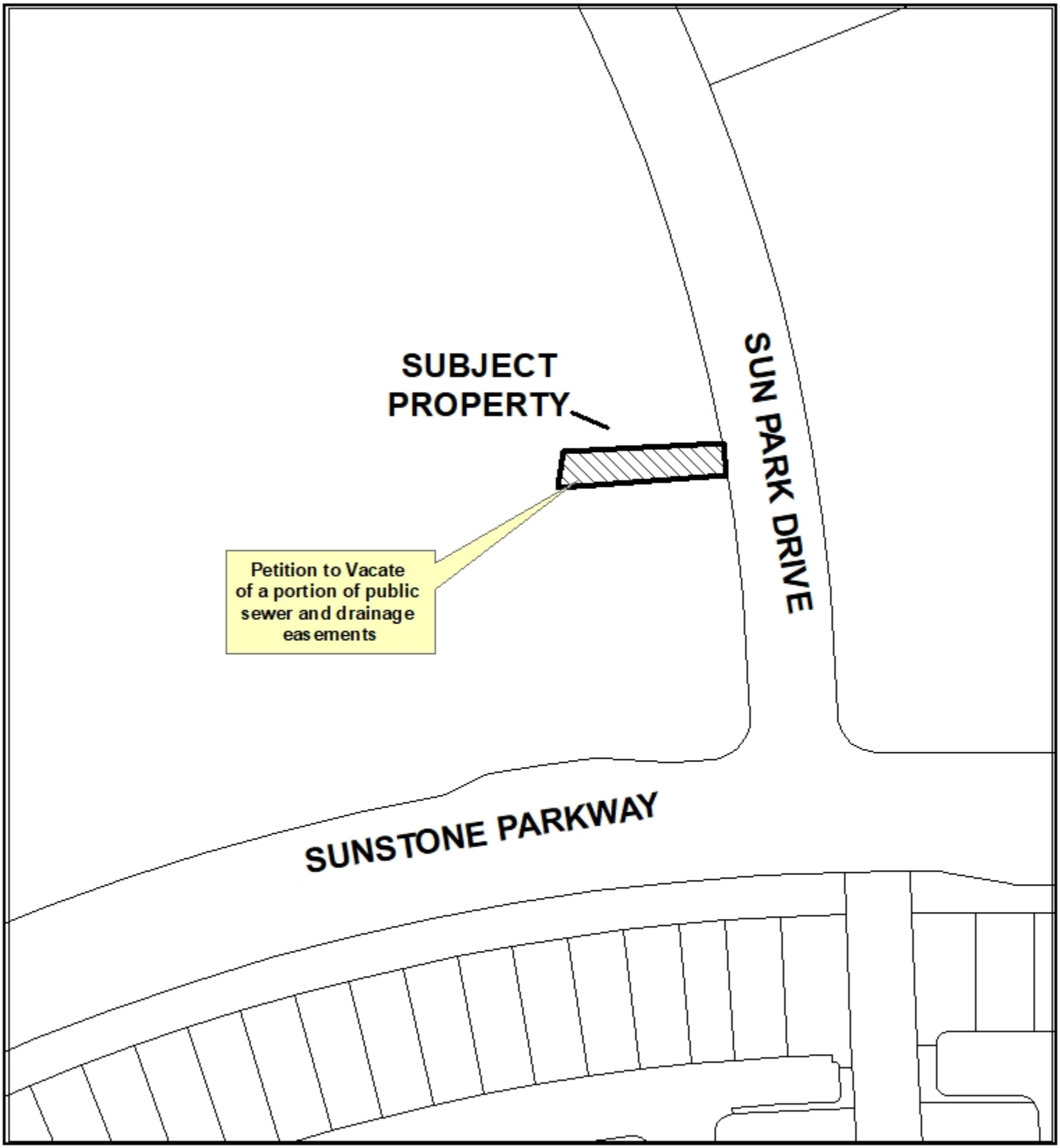
SUBJECT:
22-0167-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate portions of public sewer and drainage easements located on a portion of 21.40 acres at the northwest corner of Sunstone Parkway and Sun Park Drive (APN 125-06-610-001), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **22-0167-VAC1**

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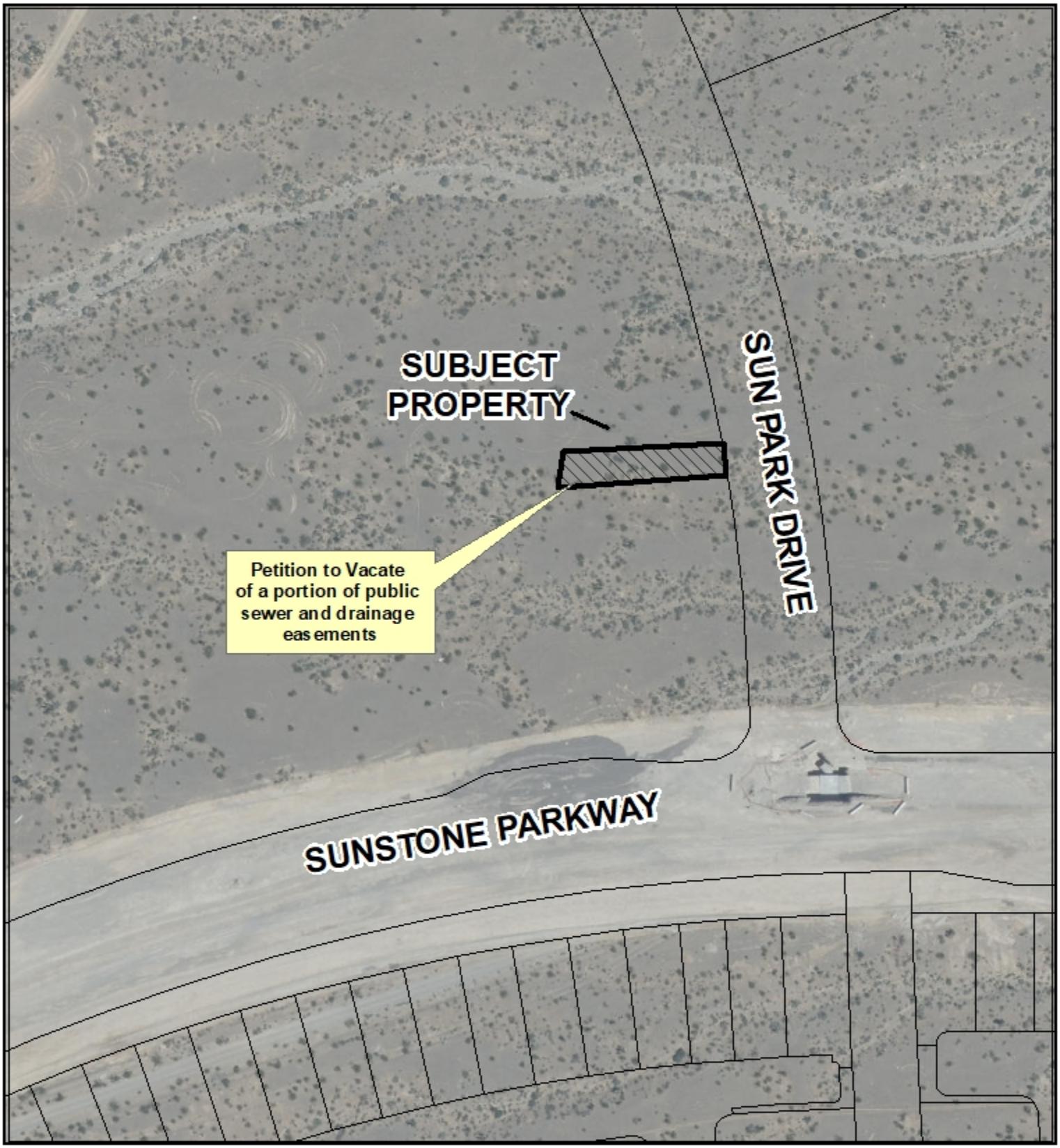
Feet

N



CASE: **22-0167-VAC1**

0 87.5 175
Feet

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0167-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 7

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

22-0167-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused Public Sewer and Public Drainage Easements on Lot 15 of 21-0453-TMP1.

2. Per Condition #6 of approved Tentative Map (21-0453-TMP1), the Order of Vacation shall record prior to or concurrent with the recordation of the Final Map for this site (100208-FMP).

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.

6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a petition to vacate a portion of existing public drainage and sewer easements, generally located at the northwest corner of Sunstone Parkway and Sun Park Drive.

ANALYSIS

The applicant has requested that the City of Las Vegas vacate a portion of public drainage and sewer easements associated with approved Tentative Map (21-0453-TMP1) located on Lot #15. The Department of Public Works has indicated that the proposed Vacation satisfies Condition #6 of the approved map which states, "Prior to the recordation of a Final Map that includes Lot 15, a determination of whether or not an Order of Vacation is needed prior to recordation of the Final Map shall be made by Public Works staff. If so, the Order of Vacation shall record prior to or concurrent with the recordation of a Final Map that includes Lot 15." Therefore, staff recommends approval of the requested Vacation.

FINDINGS (22-0167-VAC1)

Staff has no objection to the vacation of the existing portion of public drainage and sewer easements, generally located at the northwest corner of Sunstone Parkway and Sun Park Drive; therefore staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the City of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.
11/21/18	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between U.S. 95 and Iron Mountain Road, Fort Apache Road between U.S. 95 and Moccasin Road, and Hualapai Way from Grand Teton Drive to Moccasin Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between U.S. 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
	The City Council approved the Fourth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-74292), reducing the area within the Skye Canyon community from 1,663 acres to 1,031 acres. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Fourth Amendment to the Skye Canyon Development Agreement (DIR-74293). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved the Eastland Development Agreement (DIR-74289) between SC East Landco, LLC and the City of Las Vegas on approximately 633 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Eastland Development Agreement (DIR-74290). The Planning Commission and staff recommended approval.
01/16/19	The City Council adopted the Eastland Development and Parks Agreement through Ordinance #6666.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
	The City Council approved the Second Amendment and Restatement of the Parks Agreement accompanying the Fifth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-76243). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
07/23/19	The Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval of the request.
02/10/20	A Final Map (FMP-77750) was processed for a 20-parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. The map recorded on 02/10/20.
07/14/20	The Planning Commission approved Major Modification (MOD-78829 to allow an amendment to the Sunstone Master Plan located at the southwest corner of N Skye Canyon Park Drive and Moccasin Road. Planning Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved Tentative Map (TMP-78830) for a 26-parcel master planned community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Planning Staff recommended approval.
11/18/20	The City Council approved a Variance (20-0004-VAR1) to allow trail as a suffix where such is not allowed and to allow a street name change to sunstone parkway where sunstone street already exists on property generally located at the southwest corner of the Moccasin Road alignment and North Skye Canyon Park Drive.
	The City Council approved a Street Name Change (20-0004-SNC1) to allow multiple street name changes from: Sunbridge Pointe Way to: Sun Park Drive; from: Skye Village Road to: Brightstone Trail; from: Skye Pointe Drive to: Sun Village Park Drive and from: Log Cabin Way to: Sunstone Parkway on property generally located at the southwest corner of the Moccasin Road alignment and North Skye Canyon Park Drive.
06/02/21	The City Council approved a request for a Street Name Change (21-0046-SNC1) from Tee Pee Lane to Erik Lloyd Street generally located on Tee Pee Lane street alignment between Iron Mountain Road and Brent Lane. Staff recommended approval of the request.
10/12/21	The Planning Commission approved a request for a Tentative Map (21-0453-TMP1) for a 106-lot single-family residential subdivision on 21.40 acres at the northwest corner of Sunstone Parkway and Sun Park Drive.

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

Related Building Permits/Business Licenses	
03/14/20	A building permit (#L19-02444-A003) was processed for a Maintenance Bond Agreement - Sunstone Phase 1 Log Cabin Way at Log Cabin and Skye Pointe Drive. The permit was finalized on 06/09/20.
04/21/20	A building permit (#L19-02548-A003) was processed for a Maintenance Bond Agreement - Sunstone Phase 1 Sunbridge Pointe Way at the US 95 and Moccasin. The permit was finalized on 09/28/20.

Pre-Application Meeting	
03/16/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate an existing portion of public drainage and sewer easements within an approved residential subdivision.

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

Field Check	
03/31/22	During a routine site inspection staff observed a well maintained residential subdivision that is currently under construction.

Details of Application Request	
Site Area	
Net Acres	21.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified) TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development) – L (Residential Low)	T-D (Traditional Development)

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

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sun Park Drive	Major Collector Street With Trail On One Side	Sunstone Village Street & Trail Sections	67	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) Vacation of Easement

Project Address (Location) Sunstone Parkway and Sunbridge Point Way

Project Name Estrella at Sunstone **Proposed Use** Residential

Assessor's Parcel #(s) 125-06-610-001 **Ward #** 2

General Plan: Existing T-D Proposed T-D **Zoning:** Existing R-1 Proposed R-1

Additional Information Request to vacate portion of existing 36' Public Drainage and Public Sewer Easement not required.

Property Owner Northland, LLC Contact Robert Johnson
Address 9275 W Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail robert.johnson@lennar.com Phone 703-736-9100

Applicant Woodside Homes of Nevada, LLC Contact Scott Anderson
Address 7895 W Sunset Road, Suite 110 City Las Vegas State NV Zip 89113
E-mail sanderson@woodsidehomes.com Phone 702-889-7800

Representative RCI Engineering Contact Amber Dolce
Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106
E-mail adolce@rcinevada.com Phone 702-998-2109

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

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

Print Name Robert Johnson

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4947-01
MY APPT. EXPIRES SEPTEMBER 20, 2024

22-0167
03/16/2022

Subscribed and sworn before me
This 3RD day of MARCH, 20 22

_____
Notary Public in and for said County and State

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

22-0167
03/16/2022

APN: 125-06-610-001

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE VACATION OF A PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT.

DESCRIPTION

THAT PORTION OF A PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT GRANTED ON PARCEL 4 OF THE "PARENT FINAL MAP OF SUNSTONE" AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SUNSTONE PARKWAY (FORMERLY LOG CABIN WAY) AND SUN PARK DRIVE (FORMERLY SUNBRIDGE POINTE WAY) AS SHOWN BY SAID SUBDIVISION PLAT;

THENCE ALONG THE CENTERLINE OF SAID SUN PARK DRIVE, FOLLOWING TWO (2) COURSES:

1) NORTH 02°23'23" WEST, 110.17 FEET;

2) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1300.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 03°20'44", AN ARC LENGTH OF 75.91 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 84°15'53" EAST;

THENCE DEPARTING THE CENTERLINE OF SAID SUN PARK DRIVE, SOUTH 84°15'53" WEST, 33.50 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT GRANTED PER SAID SUBDIVISION PLAT;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT, THE FOLLOWING THREE (3) COURSES:

1) SOUTH 83°05'19" WEST, 25.01 FEET TO THE **POINT OF BEGINNING**;

2) THENCE SOUTH 83°05'19" WEST, 32.90 FEET;

3) THENCE NORTH 06°54'41" WEST, 6.79 FEET;

P:\RCE\21284\LEGALS\21284-VAC01.docx
6525 W. Warm Springs Road, Suite 100, Las Vegas, Nevada 89118, Ph: 702.212.3967
Fx: 702.212.3963

THENCE DEPARTING THE WESTERLY LINE OF SAID PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 05°05'48" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1988.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°57'06", AN ARC LENGTH OF 33.03 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 04°08'43" WEST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 84°02'10" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1241.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 00°15'09", AN ARC LENGTH OF 5.47 FEET TO THE **POINT OF BEGINNING** TO WHICH A RADIAL LINE BEARS NORTH 84°17'19" EAST.

CONTAINING 203 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
NORTH 02°23'23" WEST, BEING THE BEARING OF THE CENTERLINE OF SUN PARK DRIVE (FORMERLY SUNBRIDGE POINTE WAY), LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 161, PAGE 40 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827

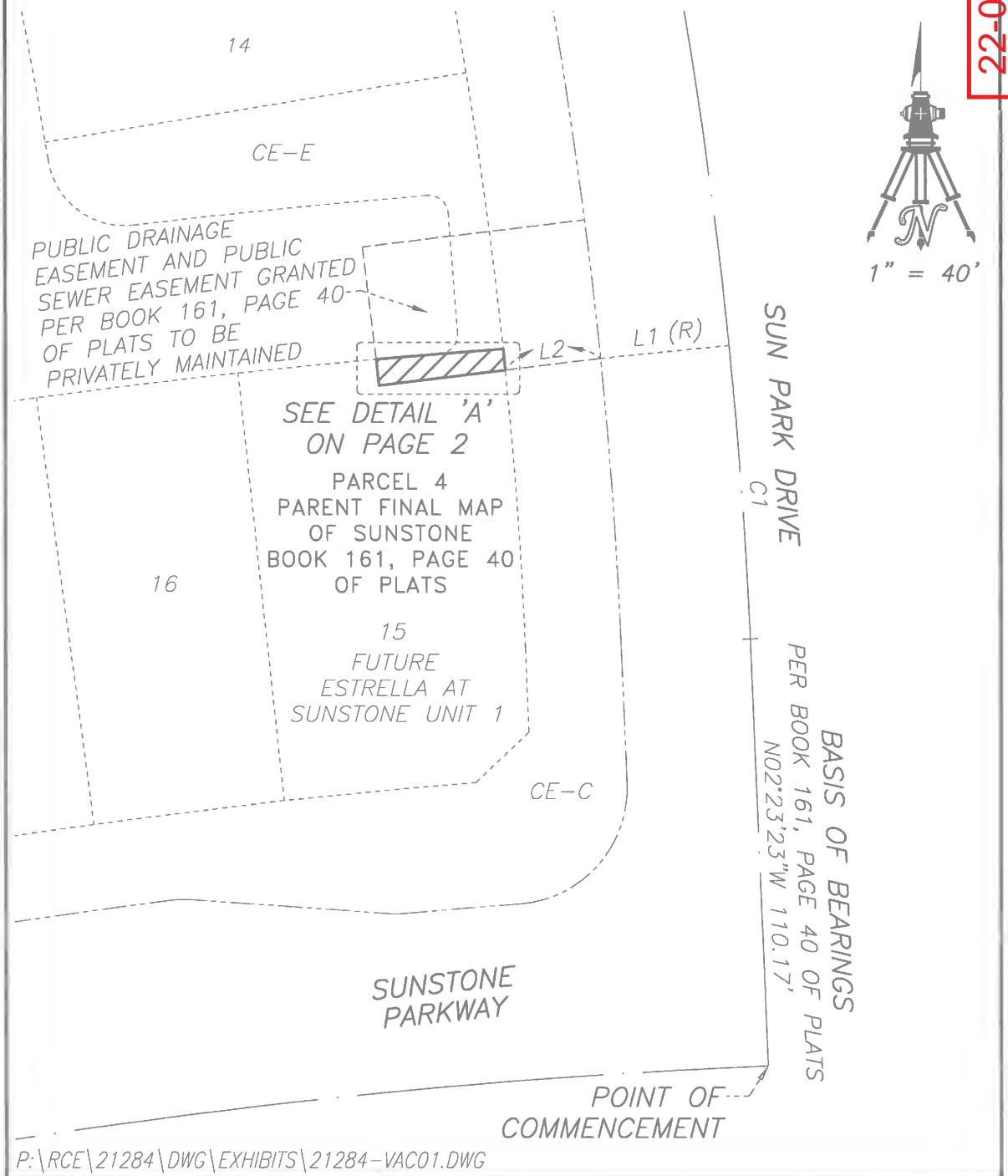
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JASON G. KLINE
Exp. 6-30-23
No. 17827

3-15-22

22-21167
03/16/2022

22-0167
03/16/2022

APN: 125-06-610-001
VACATION OF PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT



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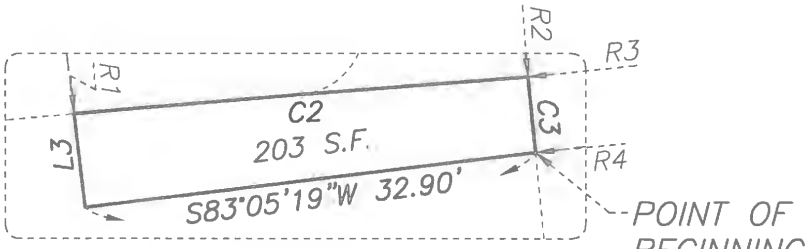
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 2

22-0167
03/16/2022

APN: 125-06-610-001
VACATION OF PUBLIC DRAINAGE EASEMENT AND PUBLIC SEWER EASEMENT



SEE DETAIL 'A' FROM PAGE 1

RADIAL	BEARING
R1	N05°05'48"W
R2	N04°08'43"W
R3	N84°02'10"E
R4	N84°17'19"E

LINE	BEARING	DISTANCE
L1	S84°15'53"W	33.50'
L2	S83°05'19"W	25.01'
L3	N06°54'41"W	6.79'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°20'44"	1300.00'	75.91'	37.96'
C2	00°57'06"	1988.50'	33.03'	16.51'
C3	00°15'09"	1241.50'	5.47'	2.73'



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NOT TO SCALE

WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, T. 19 S., R. 60 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

22-0167
03/16/2022

03/15/22 @ 06:48:23

		Northing	Easting
		--------	-------
Begin at		0.0000	0.0000
Course #1			
S 83-05-19 W	32.90'	-3.9590	-32.6609
Course #2			
N 06-54-41 W	6.79'	2.7817	-33.4780
Course #3 - Curve to the Right, Concave N 04-37-16 W			
Radial in = S 05-05-48 E		-1977.8563	143.1731
Tangent in = N 84-54-12 E			
Delta = 00-57-05			

22-0167
03/16/2022

Radius = 1988.50'

Length = 33.02'

Tangent = 16.51'

Tangent out = N 85-51-17 E

Radial out = N 04-08-43 W 5.4418 -0.5669

Course #4 - Curve to the Right, Concave S 84-09-44 W

Radial in = S 84-02-10 W -123.5521 -1235.3474

Tangent in = S 05-57-50 E

Delta = 00-15-09

Radius = 1241.50'

Length = 5.47'

Tangent = 2.74'

Tangent out = S 05-42-41 E

Radial out = N 84-17-19 E -0.0011 -0.0104

Closure: N 83ø57'39" E, 0.0105'

Area: 203.5 Sq.Ft. or 0.0047 Acres

22-0167
03/16/2022



22-0167-VAC1 - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC
NORTHWEST CORNER OF SUNSTONE PARKWAY AND SUN PARK DRIVE

03/31/2022

RCI ENGINEERING

March 2, 2022

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

RE: Vacation Justification Letter – Estrella at Sunstone

On behalf of our client, Woodside Homes of Nevada LLC, we have prepared the following justification letter in support of a Vacation and abandonment for Estrella at Sunstone, APN 125-06-610-001. The proposed development will consist of 106 single family residential lots and is located at the northwest corner of Sun Park Drive and Sunstone Parkway.

Vacation

This application will serve to vacate a portion of the existing 36' Public Drainage and Public Sewer Easement (Book 161, Page 40), located along the north east property frontage, within lot 15. The drainage study for the subject Parcel has been approved and this portion of the easement is not required. CLV Flood Control staff has requested that we vacate this portion of the easement so that the front of Lot 15 will not be encumbered by the easement.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

RCI Engineering

Chris Zrinyi, P.E.
Principal

22-0167
03/16/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 0 9 2022
City of Las Vegas
Department of Planning

CASE: 22-0167-VAC1

SUBJECT: APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

5/6/22
Date

Scott Anderson
Please Print Name

Woodside Homes of Nevada, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
#26

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
27

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

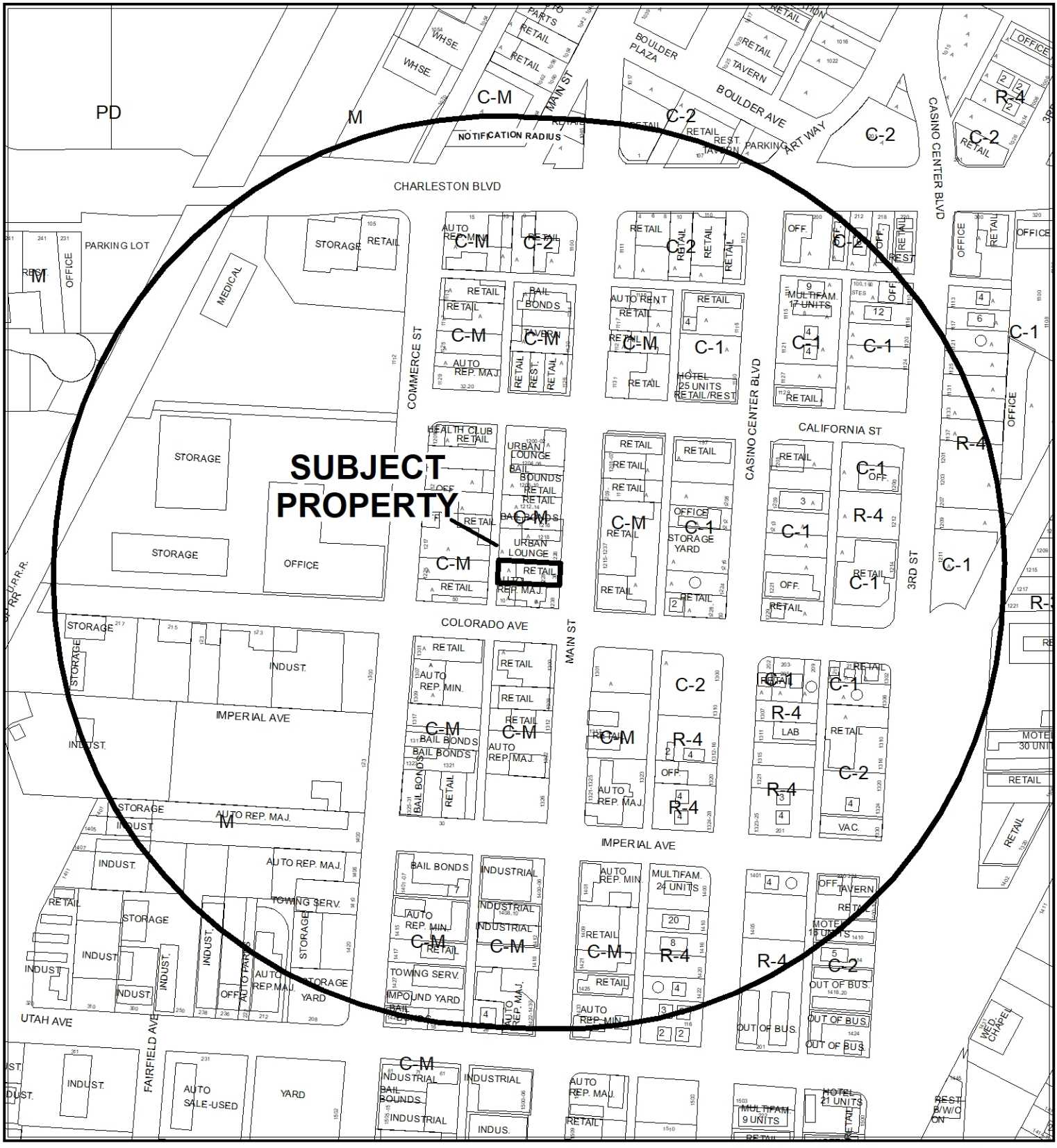
SUBJECT:
22-0178-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS AT 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	4
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. Support Postcards
7. Documentation Not Vetted - Support Comment Form
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard



CASE: **22-0178-WVR1**

RADIUS: 1000 FEET

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



CASE: **22-0178-WVR1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0178-WVR1	Staff recommends APPROVAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 174

PROTESTS 0

APPROVALS 3

NE

**** CONDITIONS ****

22-0178-WVR1 CONDITIONS

Planning

1. A Waiver is hereby approved to allow utility vaults to be visible from and located along the street frontage within the right-of-way where such is prohibited.

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

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

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

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

Public Works

6. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Colorado Street Complete Street" project and any public improvement projects adjacent to this site. The final location of the proposed above ground utility shall be coordinated with any proposed adjacent capital improvement project related to above ground utilities and be placed at a location acceptable to the City Engineer. Comply with the recommendations of the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Waiver of Appendix F, Interim Downtown Las Vegas Development Standards to allow a utility vault to be located in and visible from the right-of-way where such is prohibited in Area 1 of the Downtown Las Vegas Overlay District at 1228 South Main Street.

ISSUES

- The Downtown Las Vegas Overlay District (DTLV-O) Site Planning Standards for Area 1 requires utility vaults to be located underground for all new developments.

ANALYSIS

On February 14, 2021 a building permit application was submitted to the Department of Building & Safety for a utility upgrade for the remodel and addition to an existing building at 1228 South Main Street. The building permit application was denied due to the Downtown Las Vegas Overlay District (DTLV-O) Site Planning Standards for Area 1 requiring utility vaults to be located underground or within the building footprint. The Las Vegas Valley Water District requires a new backflow prevention device to be installed for the tenant improvement, but not within the building footprint or underground per the Las Vegas Valley Water District design guidelines. The applicant is requesting this Waiver in order to locate the backflow prevention device within the public right-of-way as directed by the Las Vegas Valley Water District (LVVWD).

The Downtown Las Vegas Overlay District (DTLV-O) Site Planning Standards for Area 1 states, "*Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site*."

Title 19.16.130 states, "*In order to approve a Waiver, the following shall be determined:*

1. *The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;*
2. *Granting the Waiver will not be inconsistent with the spirit and intent of the General Plan;*

3. That one or more of the following conditions exist:

a. There are special circumstances applicable to the property, such as size, shape, topography, location or surroundings and that the strict application of the Code requirement deprives the property of privileges enjoyed by other property in the vicinity and under the identical land use district classification;

b. Granting the Waiver is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the Waiver is sought;

c. The Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; or

d. Granting the Waiver does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located."

In accordance with Title 19.16.130, staff finds that the granting of this Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; and does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located as the location of the utility vault is determined by a separate governmental agency and not preferential by the applicant. Therefore, staff is recommending approval of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/10/21	The Planning Commission approved a Request for a Special Use Permit (21-0378-SUP1) for a proposed 1,500 square-foot building addition to an existing 3,500 square-foot commercial building at 1228 South Main Street. Staff recommended approval.
	The Planning Commission approved a Request for a Site Development Plan Review (21-0378-SDR1) for a proposed 1,500 square-foot Restaurant with Alcohol Use with 248 square feet of outdoor seating at 1228 South Main Street. Staff recommended approval.
03/15/22	The Department of Planning approved a request for a Minor Amendment (22-0079-SDR1) to a previously approved Site Development Plan Review (21-0378-SDR1) to allow a building addition for utilities, 240 square-foot outdoor walk-in cooler and façade improvements on 0.16 acres at 1228 South Main Street.

Most Recent Change of Ownership	
01/2016	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/07/22	A Building Permit application (PRC22-00025) was submitted for the remodel of an existing 3,452 square-foot with a 1,780 square-foot addition at 1228 South Main Street. The building permit application is under review as of 04/24/22.
02/14/22	A Building Permit application (C22-00658) was submitted for on-sites at 1228 South Main Street. The building permit application is under review as of 04/24/22.
	A Building Permit application (C22-00658) was submitted for a tenant improvement including a new addition at 1228 South Main Street. The building permit application is under review as of 04/24/22.
	An application for a License Agreement (A22-00054) for outdoor dining along South Main Street. The License Agreement is under review as of 04/24/22.

Pre-Application Meeting	
03/24/22	Staff provided the applicant with a submittal checklist for the requested Waiver.

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

Field Check	
03/31/22	Staff observed the subject site during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Building	C (Commercial)	C-M (Commercial / Industrial)
North	Parking Lot / Tavern-Limited Establishment	C (Commercial)	C-M (Commercial / Industrial)
South	Auto Repair Garage, Minor	C (Commercial)	C-M (Commercial / Industrial)
East	General Retail / General Personal Service (Yoga Studio)	C (Commercial)	C-M (Commercial / Industrial)
West	General Retail	C (Commercial)	C-M (Commercial / Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Masterplan – 18b Las Vegas Arts District	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	N*
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The applicant is requesting a Waiver of the development standards for utility vaults.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways	91	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) Waiver

Project Address (Location) 1228 S. MAIN STREET

Project Name 1228 MAIN **Proposed Use** RESTAURANT

Assessor's Parcel #(s) 162-03-110-097 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed NO CHANGE

Additional Information TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Property Owner 1228 MAIN STREET PARTNERS, LLC **Contact** TODD MARSHALL

Address 2330 Industrial Road City Las Vegas State NV Zip 89102

E-mail todd@marshallmanagementco.com Phone 702-306-0995

Applicant 1228 MAIN STREET PARTNERS, LLC **Contact** TODD MARSHALL

Address 2330 Industrial Road City Las Vegas State NV Zip 89102

E-mail todd@marshallmanagementco.com Phone 702-306-0995

Representative Horrocks Engineering **Contact** LARRY BITTON

Address 1401 N. Green Valley Parkway, Suite 160 City Henderson State NV Zip 89074

E-mail larryb@horrocks.com Phone 702-883-1300

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

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

Subscribed and sworn before me

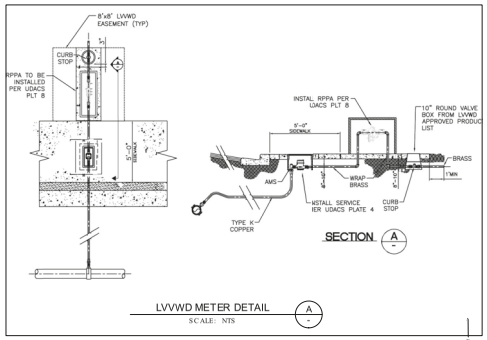
This 25th day of March, 20 22

_____

Notary Public in and for said County and State

22-0178
03/25/2022

BRYANA ANDERSON
Notary Public, State of Nevada
Appointment No. 21-3367-01
My Appt. Expires Mar 22, 2024



WATER KEY NOTES:

60 CONNECT TO ONSITE DOMESTIC WATER. SEE PLUMBING PLANS FOR CONTINUATION.

61 CONNECT TO ONSITE FIRE LINE AT RISER ROOM. SEE PLUMBING PLANS FOR CONTINUATION.

62 INSTALL 4.2 LF OF 6" PVC FIRE LINE.

63 INSTALL 2" TAPPING SLEEVE AND 6" TAPPING VALVE PER UDACS PLATE #4 AND UDACS SECTION 2.24.01 B.

64 EXISTING WATER LINE TO BE PROTECTED IN PLACE.

65 INSTALL 1-1/2" SERVICE SADDLE, 1-1/2" TYPE K COPPER SERVICE LATERAL, 1-1/2" WATER METER PER UDACS PLATE #4, AND 1-1/2" RPPA PER UDACS PLATE #8. SEE "LVVWD METER DETAIL" ON THIS SHEET.

66 .....

67 FIRE DEPARTMENT CONNECTION (FDC). SEE PLUMBING PLANS FOR CONTINUATION.

68 .....

SEWER KEY NOTES:

80 SEE PLUMBING PLANS FOR CONTINUATION.

81 SEWER LATERAL CONNECTION TO EXISTING 8" SEWER MAIN PER LVVWCS SD-20.

82 INSTALL 11 LF OF 6" SDR-35 PVC SEWER LATERAL (PRIVATE) PER LVVWCS SD-20. (2% MIN.)

83 EXISTING SEWER TO BE PROTECTED IN PLACE.

84 SAW CUT, TRENCH, BACKFILL AND ASPHALT PATCH PER CC AUSD 500.3, 500.4, 500.5 & 503 (PATCH DIMENSIONS TO BE DETERMINED IN FIELD / MATCH EXISTING PAVEMENT SECTION.

85 LOCATION OF GREASE INTERCEPTOR AND SAMPLE BOX. (PRIVATE) SEE PLUMBING PLANS FOR DETAILS.

FIRE FLOW INFORMATION	
TYPE OF CONSTRUCTION:	V-B
TOTAL FIRE AREA	5,232
NUMBER OF STORIES:	1
TYPE OF BUILDING CONSTRUCTION: AREA OF THREE (3) LARGEST FLOORS	N/A
BUILDING HEIGHT	16'
HIGH-RISE BUILDING:	YES___ NO_X_
MID-RISE BUILDING:	YES___ NO_X_
IBC USE GROUP:	A-2
SPRINKLER SYSTEM:	YES_X_ NO___
IF YES, SPECIFY TYPE: 13_X_ 13R___ 13D___	
NUMBER OF HYDRANTS INSTALLED:	0
FIRE FLOW ON-SITE:	300 GPM
FIRE FLOW OFF-SITE:	1500 GPM
TOTAL FIRE FLOW:	1500 GPM

NOTE:
1. ALL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
2. ALL SEWER/STORM DRAIN CROSSING WATER LINES MUST COMPLY WITH UDACS SECTION 2.22.
3. PROTECT IN PLACE AND ADJUST LVVWD EXISTING FACILITIES TO FINISHED GRADE PER UDACS. ALL LVVWD FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES.

NOTE:
ADD 3000' TO GRADING ELEVATIONS SHOWN HEREON TO ADJUST THEM TO THE ASSOCIATED DATUM. FINISHED GRADE CONTOURS ARE APPROXIMATE. REFER TO SPOT ELEVATION GRADE TAGS FOR CONSTRUCTION STAKING PURPOSES.

LEGAL DESCRIPTION:
LOT 15, BLOCK 2, OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, RECORDED IN PER BOOK 1 PAGE 52, OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY.

Call before you dig 811 1-800-227-2600

CALL BEFORE YOU DIG OR DIE 1-702-227-2929

FAST Call before you UnderGround 1-702-432-5300

BASIS OF BEARING
MAIN STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN FILE 216, PAGE 67 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

BENCHMARK
CITY OF LAS VEGAS
BENCHMARK ID NO. 7_V013335W6
RIVET AND PLATE IN TOP OF CURB AT NE CORNER OF CHARLESTON AND SHADOW LN.
ELEVATION METERS: 625.78 (NAVD88)
ELEVATION FEET: 2,053.08

ENGINEER'S NOTES:

1. SEE ARCHITECTURAL PLANS FOR EXACT PROPERTY LINE DIMENSIONS
2. ENGINEER TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS.
3. THESE PLANS SHALL NOT IN PART, OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY GOVERNING AGENCIES.

ABANDONMENT OF EXISTING SERVICES (2-INCH AND SMALLER)
IF ANY OF THE EXISTING SERVICES ARE INCORRECTLY LOCATED OR NOT TO BE USED WITH THIS PROJECT, THIS PROJECT SHALL ABANDON THE LATERALS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH UDACS SECTION 2.17.04 A, AND COORDINATE WITH THE LVVWD INSPECTOR.

THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE), PRESSURE-REDUCING VALVES (PRV) BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.

TO ENSURE LVVWD ACCESS WITHIN EASEMENT
ALL ABOVE GROUND OBSTRUCTION INCLUDING BUT NOT LIMITED TO, LANDSCAPE BOULDERS, FENCES/WALLS (TO INCLUDE NO FOOTINGS), AND SIGNS ARE STRICTLY PROHIBITED WITHIN EASEMENT.

WARNING FIRE LINE (NON-POTABLE WATER)
ALL EXISTING, RELOCATED OR PROPOSED DCDA/RPDA INSTALLATION:
TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE OR ANY OF ITS COMPONENTS, SHALL **NOT** BE USED FOR POTABLE DRINING WATER AT ANY TIME."

APPROVED FOR CONSTRUCTION
SOUTHWEST GAS CORPORATION SWG UID DATE

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT PLANNING AND ENGINEERING SERVICES
PROJECT NO. 139895 FIRST APPROVAL DATE:
LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDENTIAL
MAXIMUM AVAILABLE FIRE SPRINKLER FLOW 300 GPM
SHEETS: C 0.0, C 0.1, C 0.2, C 3.0

APPROVED FOR CONSTRUCTION
LAS VEGAS FIRE & RESCUE 04/21/2022

22-0178
04/21/2022

Planning Commission May 2022 Page 67

HORROCKS ENGINEERS
1401 North Green Valley Pkwy., Suite 160
Henderson, NV 89074
(702) 968-4063
www.horrocks.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS		
REV#	DATE	

*SEE GENERAL NOTES SHEET

DRAWING INFO	
DATE	3/3/22
DESIGNED	SS
DRAWN	SS
CHECKED	SS
PROJECT	NV-LD-3830-21

RPPA ENCLOSURE EXHIBIT

1228 MAIN STREET

CITY OF LAS VEGAS, NEVADA

UTILITY PLAN

APN# 162-03-110-097



22-0178-WVR1 - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC
1228 SOUTH MAIN STREET

03/31/2022

HORROCKS
ENGINEERS

March 24, 2022

Current Planning Division
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

RE: Justification Letter
Waiver of Interim Downtown Las Vegas Development Standards
APN 162-03-110-097

On behalf of 1228 Main Street Partners, LLC, owner of the above referenced parcel, we request approval of a waiver of the Interim Downtown Las Vegas Development Standard (C)(1)(a)(v) which requires new utility vaults to be underground.

The Las Vegas Valley Water District (LVVWD) standards require a Reduced Pressure Principle Assembly (RPPA) on the water service to the building located at 1228 Main Street (APN 162-03-110-097). The water service is connected to a the existing water main in Colorado Avenue. The RPPA needs to be adjacent to the water meter which is within the public ROW on Colorado Ave. The location of the RPPA is shown on the accompanying RPPA Enclosure Exhibit. While the water meter is within an underground meter box, the RPPA is required by LVVWD to be above ground in an enclosure. The LVVWD has denied the Owner's request to locate the RPPA away from the Colorado Avenue right of way and onto the project site.

We respectfully request your approval of this waiver. Please contact me at 702.966.4063 if you have any questions.

Sincerely,
HORROCKS ENGINEERS

Larry M. Bitton, PE
Sr. Associate / Land Development Manager

22-0178
03/25/2022

702-966-4063 | info@horrocks.com | Horrocks.com
1401 N. Green Valley Pkwy, Henderson NV 89074

(FAX)

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

Return Service Requested

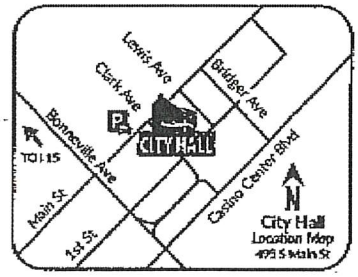
Official Notice of Public Hearing

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

RECEIVED

MAY 03 2022

City of Las Vegas
Department of Planning



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www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0178-WVR1

Planning Commission Meeting of **05/10/2022**

22-0178-WVR1
16204506008
105 W CHARLESTON L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 BRDFNP1 89102

27A

P.003/004
(FAX)

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

Return Service Requested

Official Notice of Public Hearing

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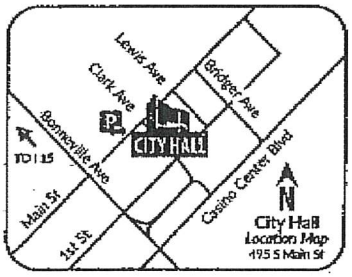
Las Vegas, NV
Permit No. 1630

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0178-WVR1

Planning Commission Meeting of **05/10/2022**

22-0178-WVR1
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 8RDFMP1 89102

05/02/2022 12:12

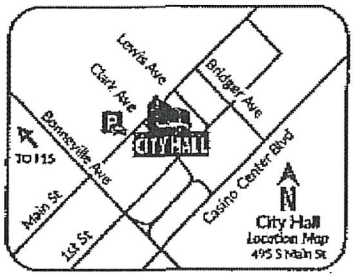
27A

(FAX)

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

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0178-WVR1

Planning Commission Meeting of **05/10/2022**

FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 89120 $ 0.40
02 4W
0000362048

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

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning

22-0178-WVR1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 BRDPNP1 89102

27A

Nora Lares

From: noreply@formstack.com
Sent: Monday, May 2, 2022 5:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 05/02/22 5:25 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0178
Position:	I SUPPORT the project and all related applications.
Name:	Rebecca Miller
Residential or Business Address:	1235 S. Main Street Las Vegas, AL 89104
Phone:	(702) 592-0929
Email:	design@beckymiller.com
Comments:	I'm supporting this but we sure are seeing a lot of these waivers coming through. Why don't we either change the law or figure out a better way to upgrade the properties without all of these new utility boxes? Not this project's fault, just an observation of ours as we keep seeing these requests when someone is putting in a new tenant.

27 A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 04 2022
City of Las Vegas
Department of Planning

CASE: 22-0178-WVR1

SUBJECT: APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 10, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 9, 2022.***

Signature

5.4.2022
Date

TODD MARSHALL
Please Print Name

Marshall Management LO
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

#27

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

Return Service Requested

Official Notice of Public Hearing



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www.lasvegasnevada.gov/meetings

RECEIVED
MAY 05 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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

Please use available blank space on card for your comments.

22-0178-WVR1

Planning Commission Meeting of **05/10/2022**

22-0178-WVR1
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 BRDFNP1 89104

Submitted after final agenda

27A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
28

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

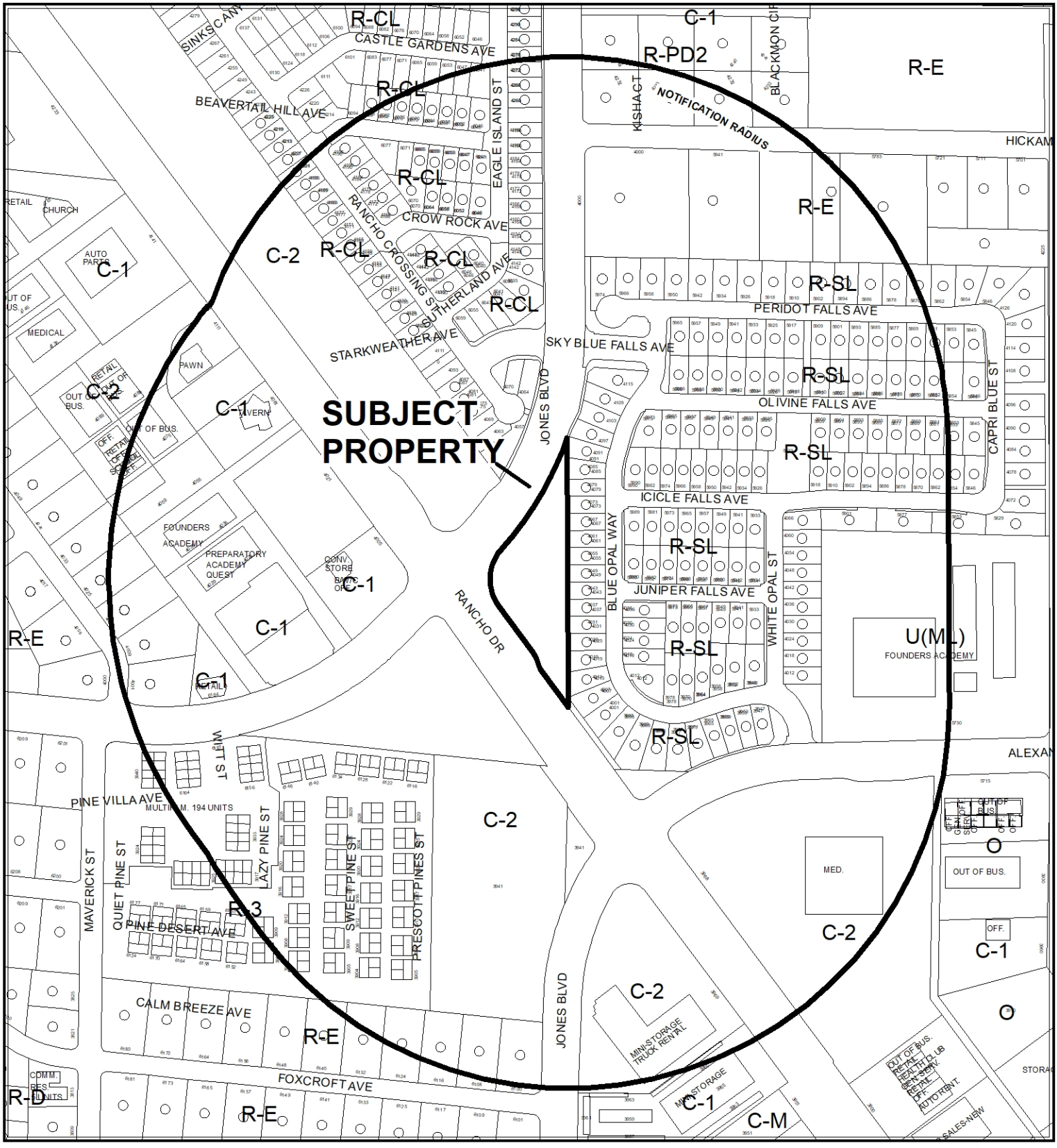
SUBJECT:
ABEYANCE - 22-0050 - PUBLIC HEARING - APPLICANT: JON BRASSO - OWNER: PRE RANCHO JONES, LLC - For possible action on the following Land Use Entitlement project requests on 1.30 acres at the northeast corner of Rancho Drive and Jones Boulevard (APN 138-02-804-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). [NOTE: This item is in Ward 5 (Crear).] Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 06/15/2022

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

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments Submitted by Clark County Department of Aviation for 22-0050-SDR1
7. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0050-SDR1
8. Documentation Submitted for the April 12, 2022 Planning Commission Meeting



CASE: 22-0050

RADIUS: 1000 FEET

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



CASE: **22-0050**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JON BRASSO - OWNER: PRE RANCHO JONES, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0050-VAR1	Staff recommends DENIAL, if approved subject to conditions:	22-0050-SUP1 22-0050-SUP2 22-0050-SUP3 22-0050-SDR1
22-0050-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0050-VAR1 22-0050-SUP2 22-0050-SUP3 22-0050-SDR1
22-0050-SUP2	Staff recommends DENIAL, if approved subject to conditions:	22-0050-SUP1 22-0050-VAR1 22-0050-SUP3 22-0050-SDR1
22-0050-SUP3	Staff recommends DENIAL, if approved subject to conditions:	22-0050-SUP1 22-0050-SUP2 22-0050-VAR1 22-0050-SDR1
22-0050-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0050-SUP1 22-0050-SUP2 22-0050-SUP3 22-0050-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 617

PROTESTS 0

APPROVALS 3

CS

** CONDITIONS **

22-0050-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (22-0050-SUP1 through SUP3) and Site Development Plan Review (22-0050-SDR1) shall be required, if approved.

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

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

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

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

22-0050-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0050-VAR1), Special Use Permits (22-0050-SUP2 and SUP3) and Site Development Plan Review (22-0050-SDR1) shall be required, if approved.

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

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

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

22-0050-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0050-VAR1), Special Use Permits (22-0050-SUP1 and SUP3) and Site Development Plan Review (22-0050-SDR1) shall be required, if approved.

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

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

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

22-0050-SUP3 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0050-VAR1), Special Use Permits (22-0050-SUP1 and SUP2) and Site Development Plan Review (22-0050-SDR1) shall be required, if approved.

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

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

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

22-0050-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0050-VAR1) and Special Use Permits (22-0050-SUP1 through SUP3) 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. If approved, the proposed development shall adhere to all Clark County – Department of Aviation requirements.

4. All development shall be in conformance with the site plan and landscape plan, date stamped 04/19/22 and building elevations, date stamped 03/14/22, except as amended by conditions herein.

5. A Waiver from Title 19.08.040 is hereby approved, to allow the buildings to not orient to the corner where such is required.

6. A Waiver from Title 19.08.070 is hereby approved, to allow a zero to ten-foot landscape buffer width adjacent to the right-of-way where 15 feet is required

7. An Exception from Title 19.08.040 is hereby approved, to allow 52 perimeter landscape buffer trees where 56 are required.

8. An Exception from Title 19.08.110 is hereby approved, to allow no interior parking area trees where 25 are required.

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

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

11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

13. 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.

14. 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.

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

Public Works

16. Unless otherwise allowed in the approved Traffic Impact Analysis, dedicate a bus turnout per Standard Drawing #234.1 prior to issuance of permits. Additionally, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for a future bus stop on Jones Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

17. Construct all incomplete half street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Additionally, construct a bus turnout per Standard Drawing #234.1 concurrent with development of this site unless otherwise allowed in the approved Traffic Impact Analysis. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

19. The driveway on Rancho Drive shall be ingress only and the driveway on Jones Boulevard shall be egress only. The final geometric design of the driveway on Rancho Drive must be acceptable to the Nevada Department of Transportation (NDOT) and the final geometric design of the driveway on Jones Boulevard must be acceptable to the City Traffic Engineer.

20. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

21. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

22. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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

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

25. 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. 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

26. 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 Site Development Plan Review request for a proposed commercial development consisting of a general retail building featuring a 760 square-foot projection screen; three drive through only restaurants and a walk-up only restaurant on 1.30 acres at the northeast corner of Rancho Drive and Jones Boulevard.

REVISIONS (Submitted 4/19/22)

- Removed four parking spaces in the movie parking area to allow for circulation between each row of parking.
- Revised the circulation arrows showing one-way traffic through the site, with ingress on Rancho and egress on Jones.
- Parking requirements will still be met (45 spaces provided where 20 required)

ISSUES

- Variance (22-0050-VAR1) is requested to allow no loading zone space where one is required. Staff does not support the request.
- The Drive-Through use is permitted in the C-1 (Limited Commercial) zoning district via the approval of a Conditional Use Permit.
- As the minimum Conditional Use Regulations regarding screening are not met, approval of Special Use Permits (22-0050-SUP1 through SUP3) are required. Staff does not support the requests.
- A Waiver is requested to allow the buildings to not be oriented to the corner where such is required. Staff does not support the request.
- A Waiver is requested to allow a zero to ten-foot landscape buffer width adjacent to the right-of-way where 15 feet is required. Staff does not support the request.
- An Exception is requested to allow no interior parking area trees where 25 are required. Staff does not support the request.
- An Exception is requested to allow 52 perimeter trees where 56 are required. Staff does not support the request.
- A condition of approval has been added requiring adherence to any Clark County – Department of Aviation requirements.
- A condition of approval has been added requiring adherence to any Nevada Department of Transportation (NDOT) requirements.
- Signage is not a part of this review and will be reviewed via building permit.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is currently undeveloped and abuts an existing single-family residential development adjacent to the east. The applicant proposes to develop the lot with a commercial development consisting of a general retail building featuring a 760 square-foot projection screen, three drive through only restaurants and a walk-up only restaurant. Per the submitted justification letter, the intended use of the site is for a “retro” Drive-Thru fast food coupled with a real Drive-In Movie Theater. Patrons will be able to order food and drive away, or park for free and enjoy an old-time Drive-In experience with first run feature length films from the safe comfort of their car while they consume their meals.

The submitted plans depict four 426 square-foot restaurant buildings and one 1,770 square-foot general retail building. Ingress is proposed off Rancho Drive and egress is proposed onto Jones Boulevard. Three of the restaurants will have drive-throughs with a minimum of six stacking spaces. The fourth proposed restaurant is walk-up only. A 760 square-foot projection screen facing northis proposed on top of the general retail building. Customers will not be charged for viewing the projection screen, making this land use ancillary to the proposed commercial development. The building facades will feature stucco and stone veneer in neutral tones.

Per Title 19, buildings on corner lots should be oriented to the corner in order to develop and maintain a strong street edge. The applicant requests a Waiver to not orient the proposed buildings to the corner. A Waiver is requested to allow a zero to ten-foot landscape buffer width adjacent to the right-of-way where 15 feet is required. Exceptions are requested to allow a 52 perimeter trees where 56 are required and zero interior parking area trees where 25 are required. The proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List. Minimum Title 19 parking requirements are being exceeded as a total of 49 parking spaces are proposed where 17 are required.

Per Title 19, a Drive-Through is defined as, “The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.” There are no minimum Special Use Permit Regulations listed for this use. As the minimum Conditional Use Regulations regarding screening are not met, approval of Special Use Permits (22-0050-SUP1 through SUP3) are required.

Conditional Use Regulations:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

   This requirement is met as the proposed Drive-Throughs provide a minimum of six stacking spaces.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

   The proposed Drive-Throughs are not adequately screened, as such approval of a Special Use Permit for each drive through is required.

3. In the O (Office) and C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

   This condition is not applicable as the subject site is zoned C-1 (Limited Commercial).

The Department of Public Works – Traffic Engineering Division has commented, “This project will add approximately 1,195 trips per day on Rancho Drive and Jones Boulevard. Currently, Rancho is at about 54 percent of capacity and Jones is at about 31 percent of capacity. With this project, Rancho is expected to be at about 56 percent of capacity and Jones to be at about 34 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 123 additional cars, or about two every minute.”

The subject site is located within the City of Las Vegas 2050 Master Plan Rancho Area. This area currently consists of suburbs and neighborhoods along the Rancho Drive corridor transitioning from older inner-ring suburbs to new subdivisions and “ranchos” moving northwest toward Centennial Hills. The area currently lacks cohesion, largely because of the lack of major city and community services. However, with a re-imagination of Rancho Drive and the addition of high capacity transit routes along it, Decatur Boulevard and Craig Road can develop a new identity that balances transit-oriented mixed-use and existing developments. The proposed commercial development does not adhere to the overall vision of the Rancho Area. The future vision along Rancho Drive is to provide for medium to higher-density, suburban-oriented and transit-oriented mixed use development.

The proposed development is located at the busy intersection of Rancho Drive and Jones Boulevard. The development as proposed is overbuilt. This is evidenced by the requested Variance, Waivers and Exceptions regarding landscaping and providing no loading zone. Furthermore, staff has reservations regarding the site layout and interior circulation. The design of the proposed three drive-throughs could create a confusing experience for the customers. The majority of the parking spaces to access the general retail building will be via the restaurant drive-throughs even if the customer has no intention of ordering food. On-site employees would also face this dilemma when coming to work during business hours. As such, staff recommends denial of all requested entitlements. If approved, they will be subject to conditions.

FINDINGS (22-0050-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not adhering to Title 19 loading space requirements. Redesigning the layout of the proposed development would allow conformance to Title 19 development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0050-SUP1 through SUP3)

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 drive-throughs cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses due to the lack of adequate landscape screening.

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

   As designed, the subject site is not physically suitable for the type and intensity of the proposed three drive-throughs. Interior circulation and congestion is a chief concern.

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

   Site access is provided by Rancho Drive and Jones Boulevard which are adequate in size to meet the needs of the proposed use.

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

   The proposed development does not adhere to the 2050 Master Plan Rancho Area goal of providing mixed use transit-oriented development. If approved, the subject development will be subject to building permit and licensing requirements, thereby protecting the public health, safety and welfare.

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

   There are no minimum Special Use Permit regulations listed for the Drive Through use.

FINDINGS (22-0050-SDR1)

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

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

   The proposed development is not compatible with the adjacent single-family residential development adjacent to the east. This is evidenced

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

   The proposed development does not adhere to the 2050 Master Plan Rancho Area goal of providing mixed use transit-oriented development.

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

   Site access is provided by Rancho Drive and Jones Boulevard which are adequate in size to meet the needs of the proposed use. If approved, a traffic impact analysis will be required.

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

   The proposed stucco building façade is appropriate for this area of the city. The proposed landscape materials adhere to the recommendations of 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 proposed general retail building will feature a 760 square-foot projection screen which is not compatible with the existing residential development in the surrounding 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 permit and license reviews, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/29/21	Code Enforcement Case #CE21-05433 regarding trash build up onsite. The case was resolved on 12/06/21.
04/12/22	The Planning Commission voted (7-0) to hold in ABEYANCE 22-0050 [VAR1, SUP1, SUP2, SUP3 and SDR1] to the May 10, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
05/10/16	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/26/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed commercial development.

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

Field Check	
02/24/22	Staff conducted a routine field check and found an undeveloped lot at the corner of a busy intersection. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.30

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	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
		ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Undeveloped	TOC-2 (Transit Oriented Corridor – 2)	C-2 (General Commercial)
East	Undeveloped	TOC-2 (Transit Oriented Corridor – 2)	C-2 (General Commercial)
West	General Retail, other than listed	SC (Service Commercial)	C-1 (Limited Commercial)
		TOC-2 (Transit Oriented Corridor – 2)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan - Rancho	N*
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	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The proposed development does not adhere to the overall vision of the Rancho Area which calls for mixed use transit-oriented development.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	56,628 SF	Y
Min. Setbacks • Front • Corner • Rear	 10 Feet 20 Feet	 23 Feet 57 Feet	 Y Y
Max. Lot Coverage	50%	7%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope (Buildings A, B, C and D)	33 Feet	58 Feet	Y
3:1 proximity slope (Building E)	69 Feet	81 Feet	Y
Adjacent development matching setback	15 Feet	56 Feet	Y
Trash Enclosure	50 Feet	67 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • South • East	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 15 Trees 13 Trees 28 Trees	 11 Trees 13 Trees 28 Trees	 N* Y Y
TOTAL PERIMETER TREES		**56 Trees**	**52 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	25 Trees	0 Trees	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N**
• South	15 Feet		10 Feet	N**
• East	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Y

*Exceptions are requested to allow a reduction in planting materials.
**Waivers are requested to allow a reduction in landscape buffer widths.

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 Map	100	Y
Rancho Drive	Freeway/Expressway	Master Plan of Streets and Highways Map	150	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	
Restaurant	1,704 SF	1 Per 50 SF Public Seating	0				
		1 Per 200 Remaining	9				
General Retail, Other than Listed	1,770 SF	1 per 175 SF of GFA	11				
Drive Through	No additional parking required beyond that which is required for the principal use.						
TOTAL SPACES REQUIRED			20		45		Y
Regular and Handicap Spaces Required			19	1	42	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 15-foot landscape buffer adjacent to the right-of-way	To allow a zero to 10-foot landscape buffer width adjacent to the right-of-way	Denial
Buildings on corner lots shall be oriented to the corner	To allow the proposed buildings to be oriented away from the corner	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide 25 interior parking area trees	To allow no interior parking area trees	Denial
Provide 56 perimeter landscape buffer trees	To allow 52 perimeter landscape buffer trees	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

22-0050 02/17/2022

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

Project Address (Location) SEC Rancho and Jones, Las Vegas, NV 89130

Project Name Hollywood Plaza **Proposed Use** (3) Drive Thru, (1) Walk-Up, (1) Retail

Assessor's Parcel #(s) 138-02-804-001 **Ward #** 5-Clear

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

Additional Information Conditional Use for each Drive-thru Restaurant in C-1 Zoning

Property Owner PRE Rancho Jones LLC Contact Daniel Sullivan

Address One Marina Park Driive, STE 1500 City Boston State MA Zip 02210

E-mail dsullivan@eastern-re.com Phone 617 274-5667

Applicant Jon Brasso Contact _____

Address 2016 Redbird Dr. City Las Vegas State NV Zip 89134

E-mail Jon@heartattackgrill.com Phone 702-956-1611

Representative Arthur Song Contact _____

Address 450 Fremont Street City Las Vegas State NV Zip 89101

E-mail Art@perlmanarchitects.com Phone 702-788-7802

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds 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 Daniel Sullivan, Authorized Signatory

Subscribed and sworn before me

This 17th day of February, 20 22

Notary Public in and for said County and State Norfolk, MA

KEILEEN ANNE HOPPS
Notary Public, Commonwealth of Massachusetts
My Commission Expires December 08, 2028

CERTIFICATE OF
MANAGERS OF
PRE RANCHO JONES LLC

22-0050
02/17/2022

The undersigned, being the Managers of PRE Rancho Jones LLC (the "Company") hereby certify as follows:

1. The Company is hereby authorized to sign and deliver agreements and other documents to sell and convey all or any portion of the land identified as parcels APN 138-01-401-001, 138-01-401-002 and 138-01-401-004, and any other land owned by PRE Rancho Jones LLC (the "Land").

2. Each of Brian J. Kelly and William Parris, as the Managers of the Company, hereby authorize Daniel J. Sullivan and Raymond M. Murphy, or either of them, are hereby duly authorized to sign and deliver conveyancing documents and title clearing instruments; grants of easement, licenses or other rights for utilities, due diligence or development rights; and applications, plans or other materials required for subdivision, entitlement, permitting or other public approvals related to the sale and development of the Land including without limitation the documents listed on Schedule A.

3. The Company was formed upon the filing of Articles of Organization with the State of Nevada on April 17, 2014. The Operating Agreement for the Company dated April 27, 2016, amended, remains in full force and effect.

4. The authorizations described in the foregoing Paragraphs have not been revoked or rescinded.

MANAGERS:

Brian J. Kelly

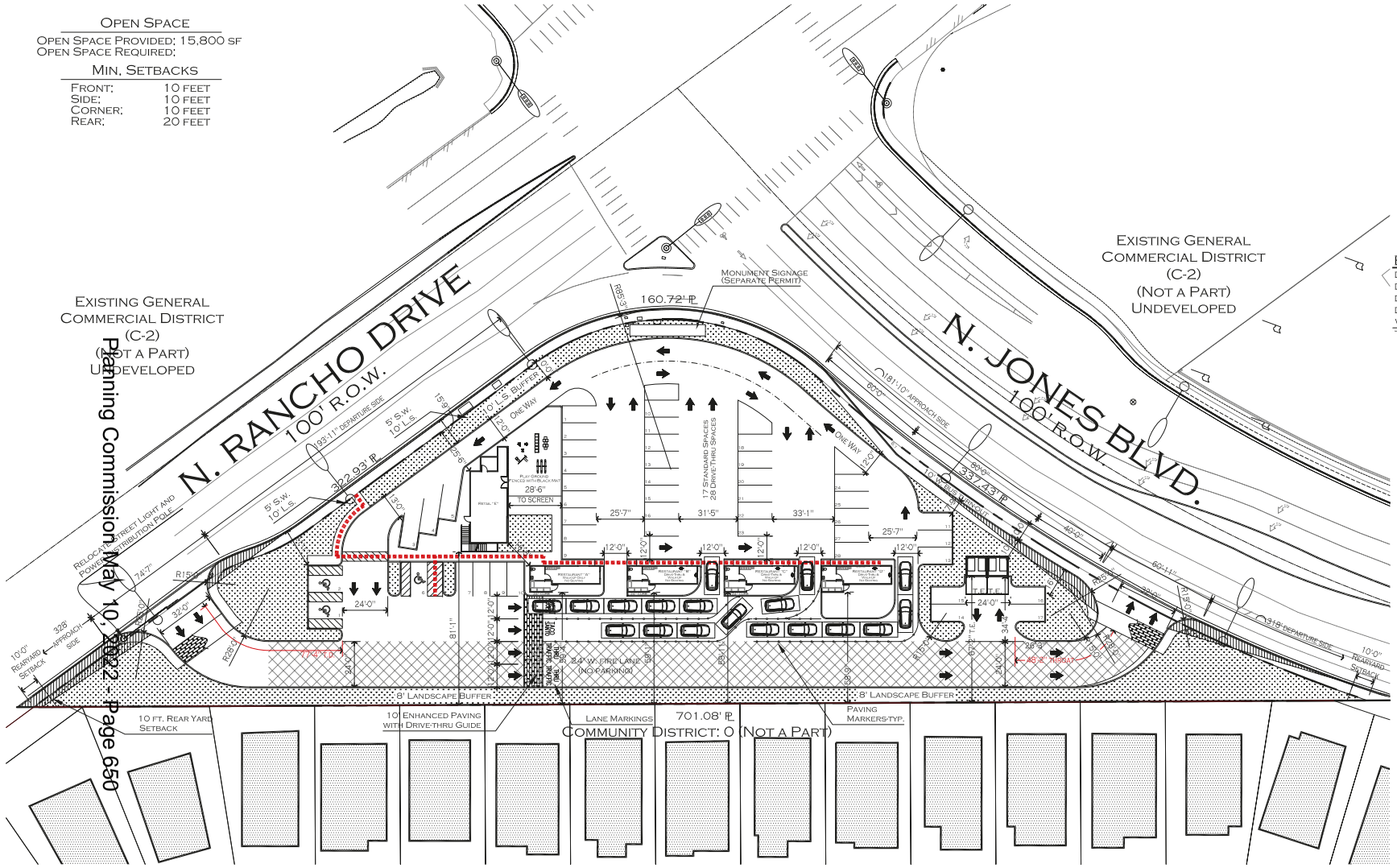
William Parris

OPEN SPACE

OPEN SPACE PROVIDED: 15,800 SF
OPEN SPACE REQUIRED:

MIN. SETBACKS

FRONT:	10 FEET
SIDE:	10 FEET
CORNER:	10 FEET
REAR:	20 FEET



Planning Commission May 10, 2022 - Page 650

SITE INFORMATION

ZONING CLASSIFICATION:
(C-1) LIMITED COMMERCIAL DISTRICT

APN:
PARCEL NO. 138-02-804-001

COMMERCIAL AREA :
PARCEL: (APPROXIMATE, TO BE VERIFIED)

NET AREA:	74,052 SF	1.7 AC
BUILDING AREA:		3,377 GSF
FAR:		4.5%

BUILDING AREA (GSF)

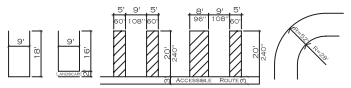
DRIVE-THRU RESTAURANT - SWEET JOES	426 GSF
DRIVE-THRU RESTAURANT - PIZZA GUY	426 GSF
DRIVE-THRU RESTAURANT - TACO SANTO	426 GSF
DRIVE-THRU RESTAURANT - SNAPPY BURGER	426 GSF
WOLFMAN JACKS RECORD STORE	1,770 GSF
TOTAL	3,474GSF

PARKING REQUIREMENTS

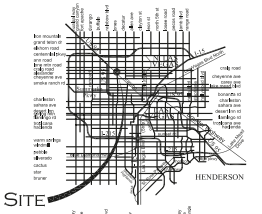
PARKING REQUIRED:

RESTAURANT	1 PER 200 GSF	9
SEATING/WAITING	1 PER 50 SF	0
RETAIL	4 PER 1000 SF	8
TOTAL REQUIRED:		17
TOTAL PROVIDED:		45
PARKING RATIO:		*28 DRIVE THRU PARKING

H/C REQUIRED:
26-50 SPACES = 3 HC SPACES
PROVIDED: 3



TYPICAL PARKING SPACES



Vicinity Map

HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
April 18, 2022

NORTH

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THE HOLLYWOOD PLAZA
SITE STUDY A3.4.5

22-0050
04/19/2022

PROJECT NO.: 121029
SCALE: 1" = 25'
APRIL 18, 2022

JON BASSO

RANCHO & JONES BLVD.
City of Las Vegas, Nevada

Perlman ARCHITECTS

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	10	24" BOX BALLED & BURLAPPED	VARIES, SEE SETBACK REQUIREMENTS	CHINESE PISTACHE	PISTACIA CHINENSIS
	2	24" BOX BALLED & BURLAPPED	VARIES, SEE SETBACK REQUIREMENTS	RAYWOOD ASH	FRAXINUS VELUTINA "RAYWOOD"
	31	24" BOX BALLED & BURLAPPED	VARIES, SEE SETBACK REQUIREMENTS	WHITE THORN ACACIA	ACACIA CONSTRICTA
	8	5 GALLON, MIN.	VARIES, SEE SETBACK REQUIREMENTS	OLEANDER	NERIUM OLEANDER
	130	VARIOUS SHRUBS SIZE VARIES 5 GAL. MIN.	N/A	BIG SAGEBRUSH PINK FAIRY DUSTER SWEET BROOM	ARTEMISIA TRIDENTATA CALLIANDRA ERIOPHYLLA CYTISUS SPACHIANUS
		N/A	N/A	DESERT LANDSCAPE (COMBINATION OF RIVER ROCKS AND GRAVEL)	
		N/A	N/A	CONCRETE SIDEWALK	

LANDSCAPING NOTES:

1. EXCEPT FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, ALL REQUIRED PLANTS SHALL OF MATERIALS SELECTED FROM THE PLANT LIST IN THE SOUTHERN NEVADA REGIONAL PLANNING COALITION'S REGIONAL PLANT LIST, EXCEPT THAT ALL CACTUS, AND ANNUAL AND PERENNIAL FLOWERS ARE PERMITTED. ANY PLANT LISTED ON THE NEVADA STATE DEPARTMENT OF AGRICULTURE'S NOXIOUS WEED LIST AS SHOWN IN NAC SECTION 555.010 IS EXPRESSLY PROHIBITED.
2. ALL PLANTING AREAS TO BE PROVIDED WITH DECOMPOSED GRANITE GROUNDCOVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR - 2" DEEP AND SIZE TO BE 3/4" SCREENED OVER 6MIL VISQUEEN FOR WEED PROTECTION.
3. DESERT LANDSCAPE AREAS TO BE PROVIDED WITH ROCK GROUNDCOVER - 6" DEEP AND SIZE TO BE VARYING FROM 1" CRUSHED GRAVEL TO 12" RIVER ROCKS - OVER 6 MIL VISQUEEN FOR WEED PROTECTION.
4. LANDSCAPE PLAN SHOWN IS PURELY CONCEPTUAL, FINAL PLANS WILL BE PREPARED BY A LICENSED DESIGN/BUILD CONTRACTOR TO SATISFY LAS VEGAS REQUIREMENTS FOR LANDSCAPE AND IRRIGATION.

SIGN AND LIGHTING NOTES

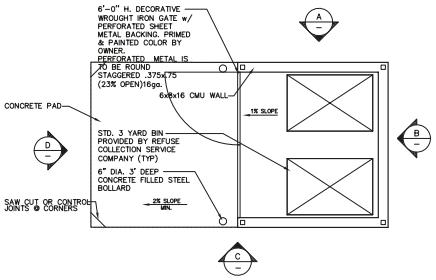
1. SIGNS SHALL COMPLY WITH CITY OF LAS VEGAS ZONING CODE CHAPTER 19.14 SIGN STANDARDS.
2. ALL LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH CITY OF LAS VEGAS DEVELOPMENT STANDARDS CHAPTER 19.08.E.5 LIGHTING REQUIREMENTS.
3. SIGNAGE MAY BE INTERIOR-LIT OR LIGHTED WITH DIRECT WHITE LIGHT, BUT IT SHALL NOT CONTAIN BARE BULBS, EXPOSED NEON TUBE, ANIMATION OR A ELECTRONIC MESSAGE UNIT. DIRECT LIGHTING FIXTURES FOR SIGNS SHALL BE AIMED UP AND/OR AWAY FROM THE PROPERTY PLANNED OR ZONED FOR RESIDENTIAL USE.

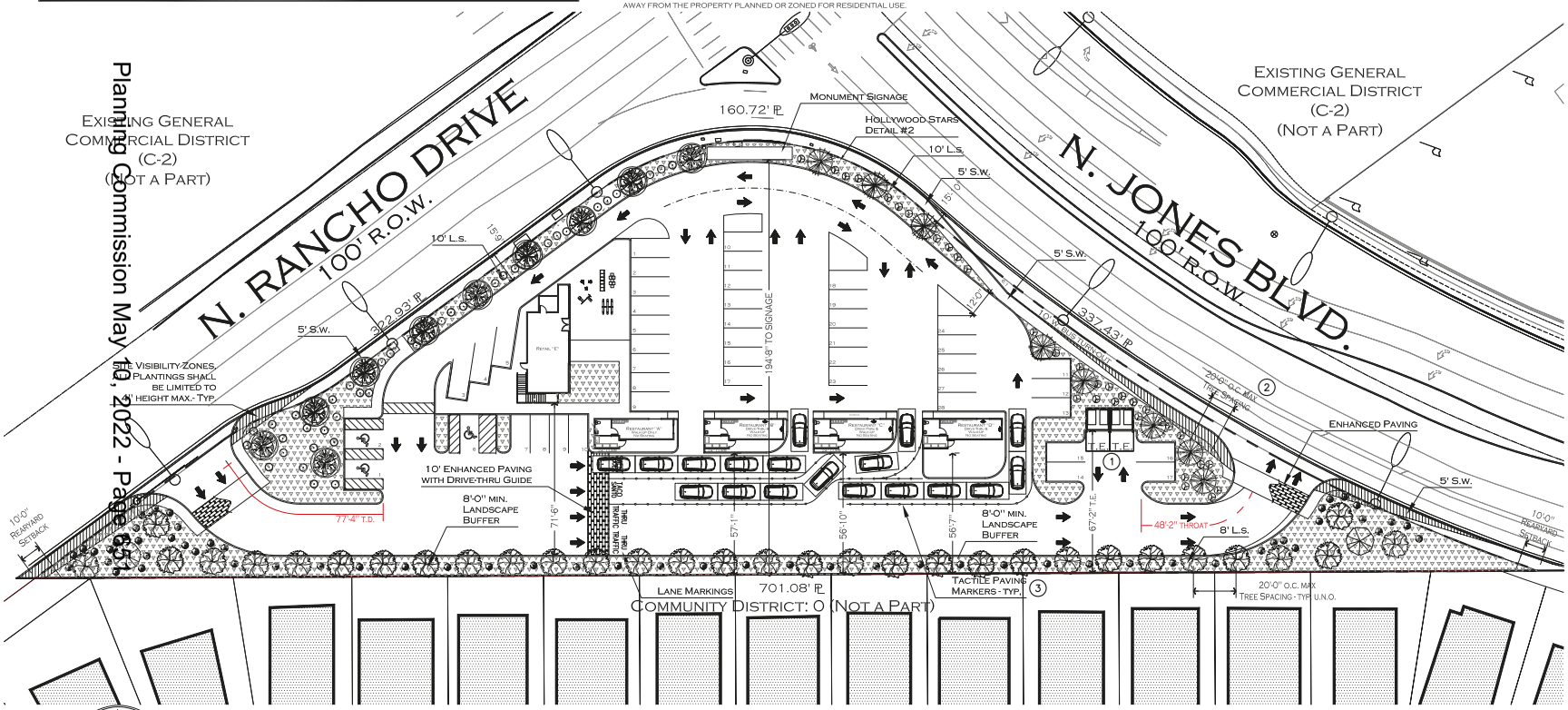


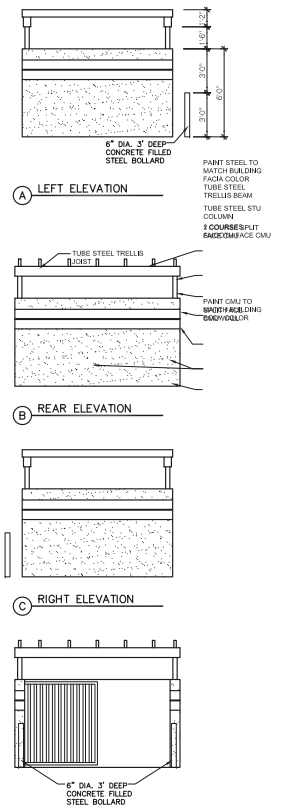
3 PAVING MARKER



2 WALK OF FAME DETAIL







HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
April 18, 2022

NORTH

LANDSCAPING PLAN
SITE STUDY A3.4.5

22-0050
04/19/2022

PROJECT NO.: 121029

SCALE: 1" = 25'
APRIL 18, 2022

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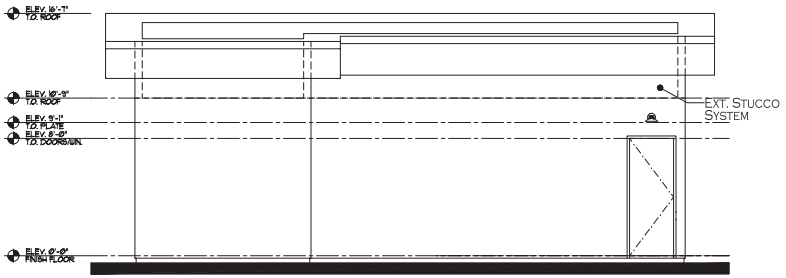
JON BASSO

RANCHO & JONES BLVD.
City of Las Vegas, Nevada

Perlman ARCHITECTS

Planning Commission May 10, 2022 - Page 652

22-0050
03/14/2022



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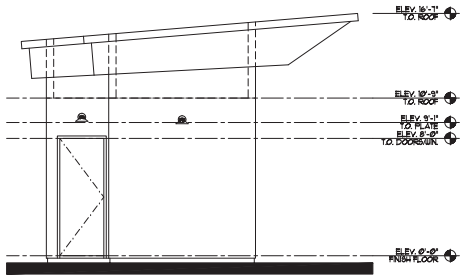

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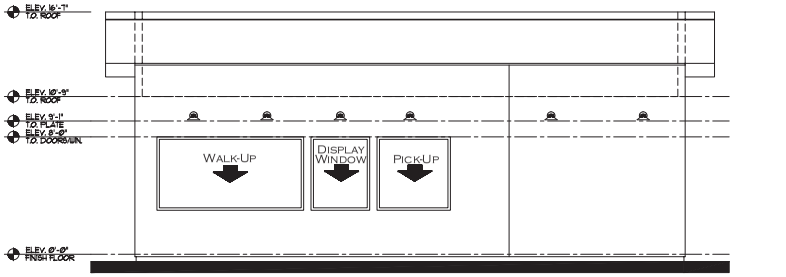

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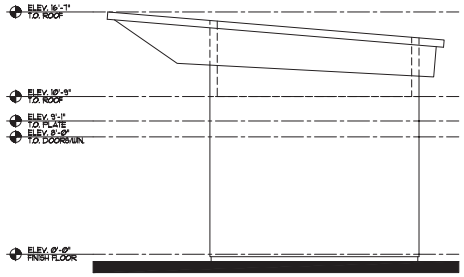

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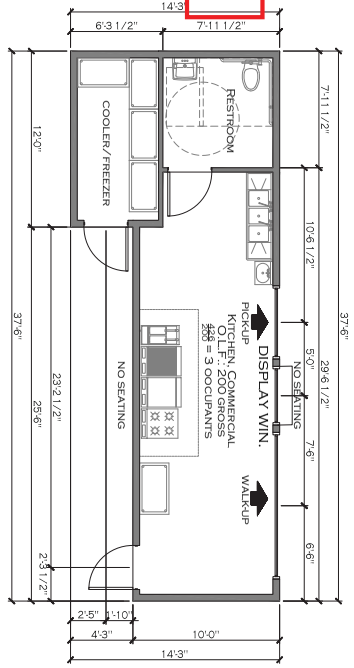

FLOOR PLAN



March 14, 2022

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RESTAURANT "B"
THE HOLLYWOOD PLAZA - SWEET JOES

COFFEE JOES
PROJECT NO.: 121029

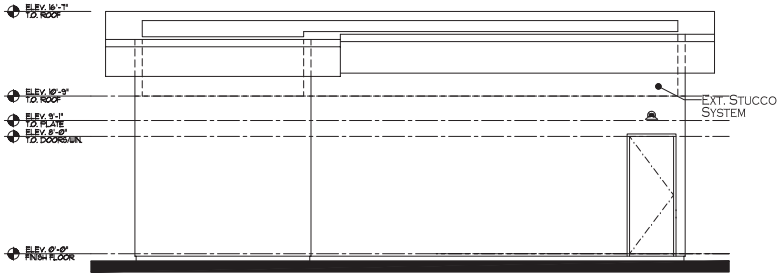
SCALE: 1/4" = 1'-0"
FEBRUARY 16, 2022

JON BASSO

RANCHO & JONES BLVD.
Clark County, Nevada

Planning Commission May 10, 2022 - Page 653

22-0050
03/14/2022



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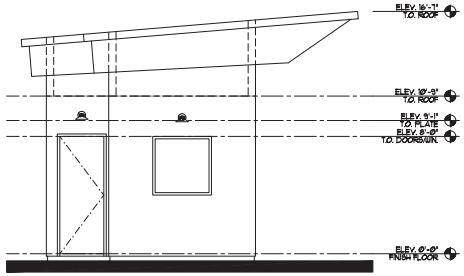

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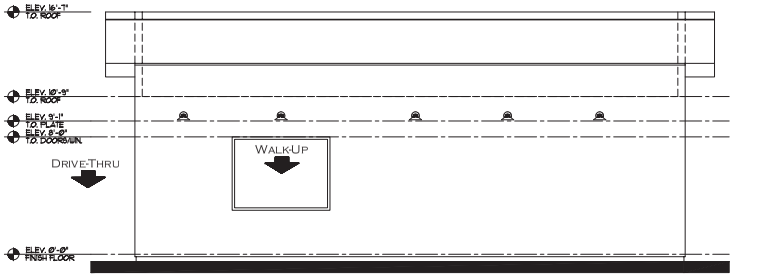

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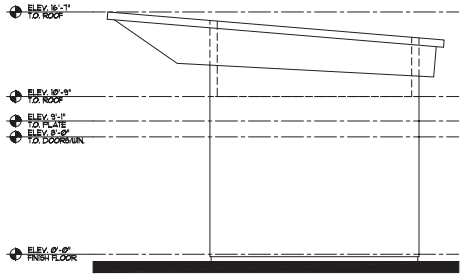

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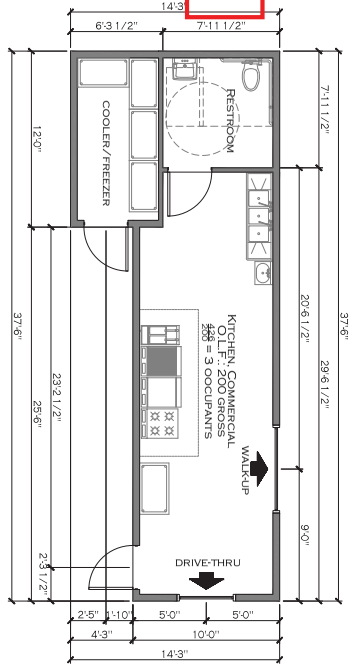

FLOOR PLAN



March 14, 2022

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RESTAURANT "D"
THE HOLLYWOOD PLAZA - SNAPPY
RANCHO & JONES BLVD.
Clark County, Nevada

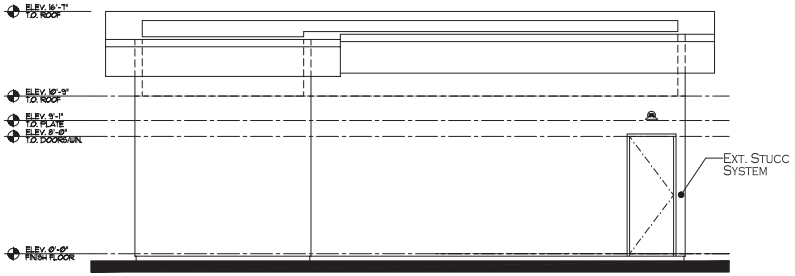
JON BASSO

SNAPPY
PROJECT No.: 121029

SCALE: 1/4" = 1'-0"
FEBRUARY 16, 2022

Planning Commission May 10, 2022 - Page 654

22-0050
03/14/2022



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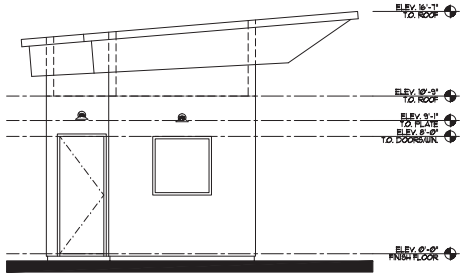

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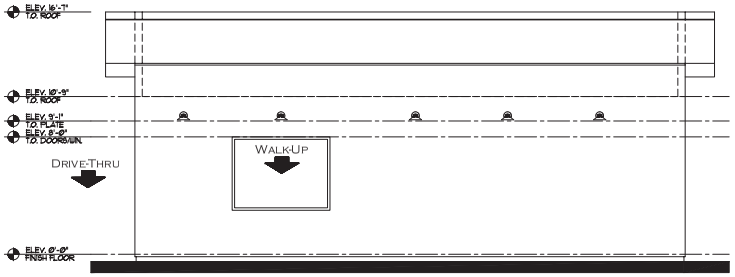

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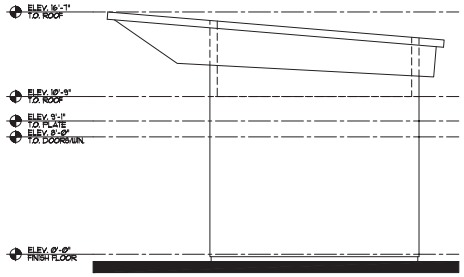

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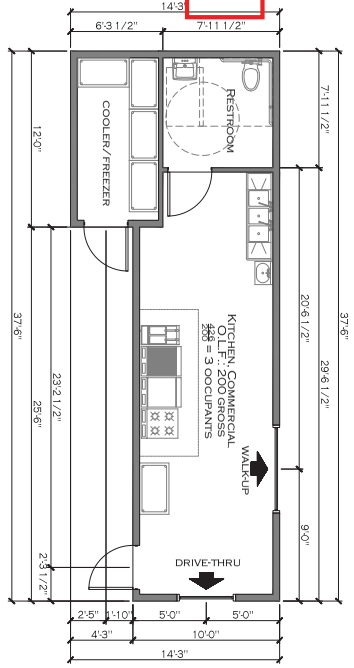

FLOOR PLAN



March 14, 2022

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RESTAURANT "C"
THE HOLLYWOOD PLAZA - TACO SANTO

TACO SANTO
PROJECT NO.: 121029

SCALE: 1/4" = 1'-0"
FEBRUARY 16, 2022

JON BASSO

RANCHO & JONES BLVD.
Clark County, Nevada

Planning Commission May 10, 2022 - Page 655

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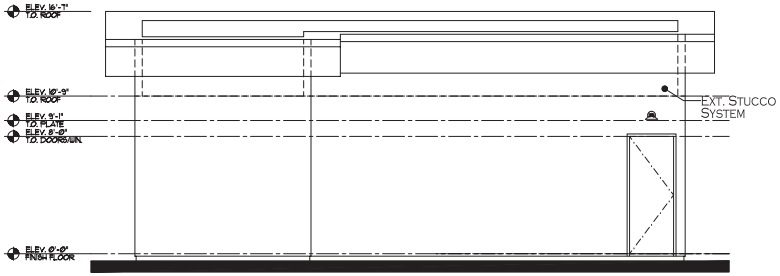

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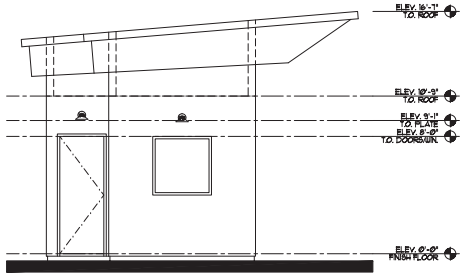

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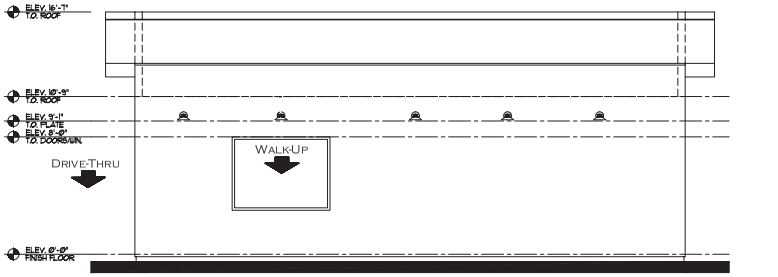

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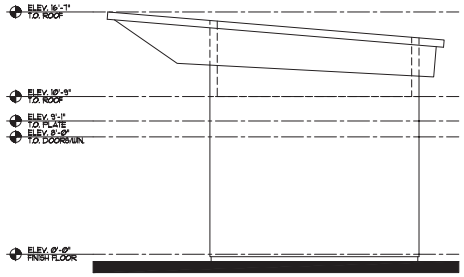
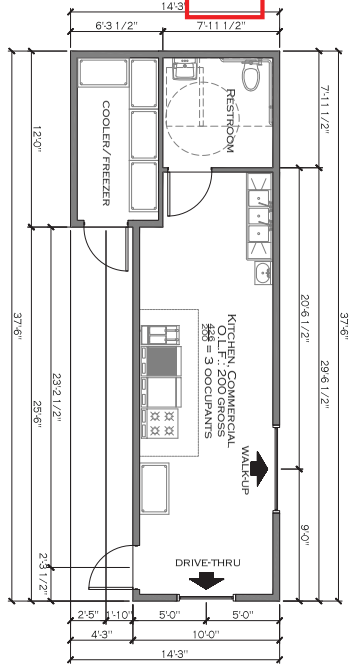


LEFT ELEVATION



FLOOR PLAN



March 14, 2022

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RESTAURANT "A"
THE HOLLYWOOD PLAZA - PIZZA DUDE

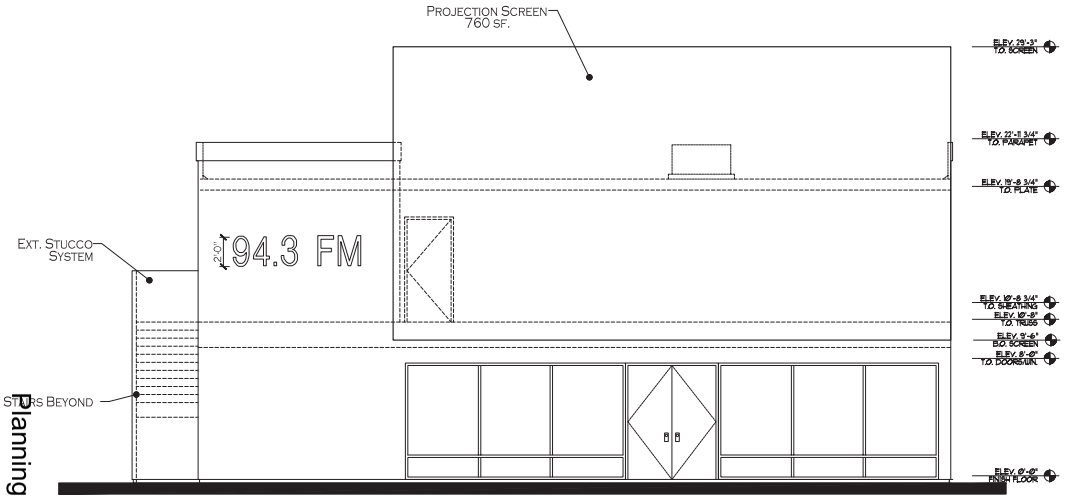
PIZZA DUDE
PROJECT NO.: 121029

SCALE: 1/4" = 1'-0"
FEBRUARY 16, 2022

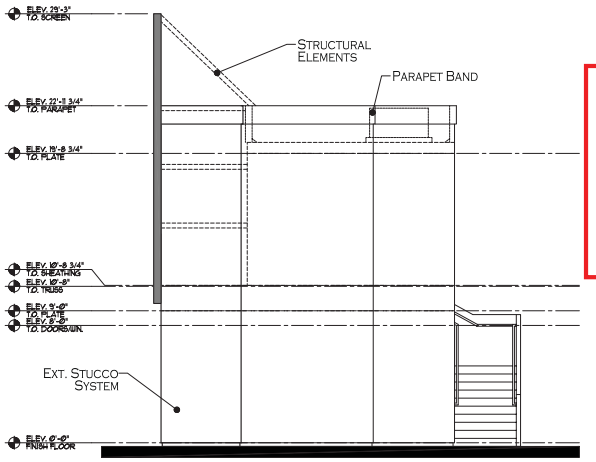
JON BASSO

RANCHO & JONES BLVD.

Clark County, Nevada

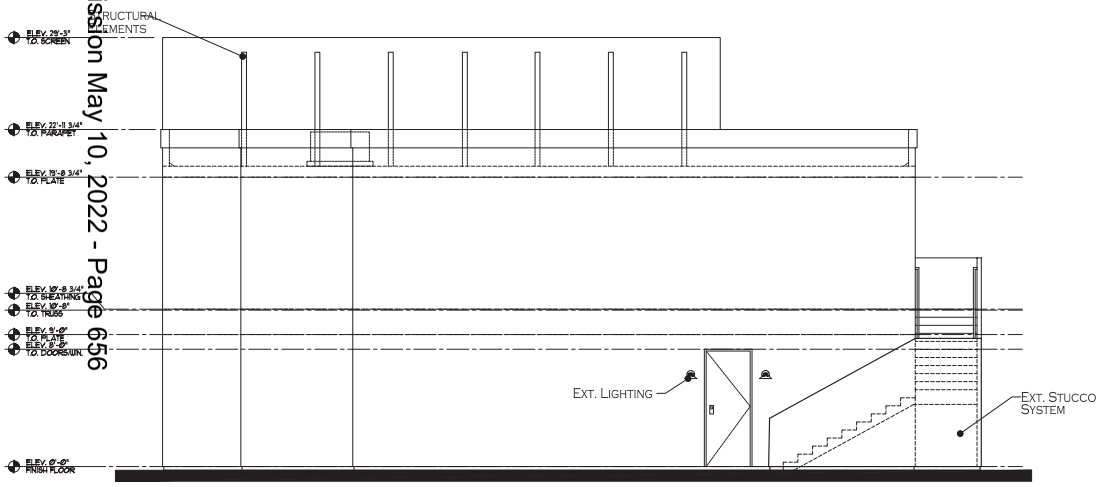


FRONT ELEVATION



RIGHT ELEVATION

22-0050
03/14/2022



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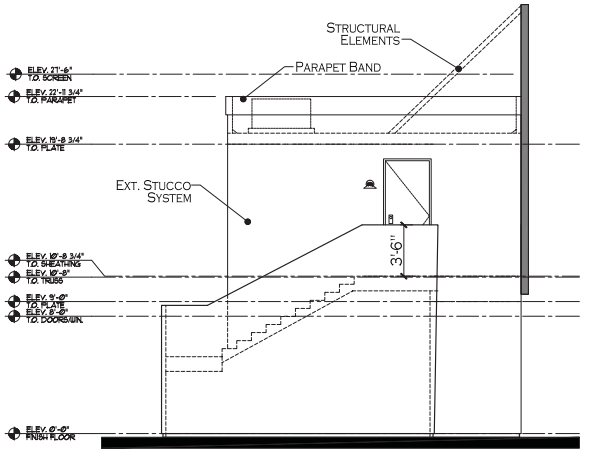

LEFT ELEVATION

Planning Commission May 10, 2022 - Page 656

LEONARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
March 14, 2022

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RETAIL "E"
THE HOLLYWOOD PLAZA - WOLFMAN JACKS ELEVATION

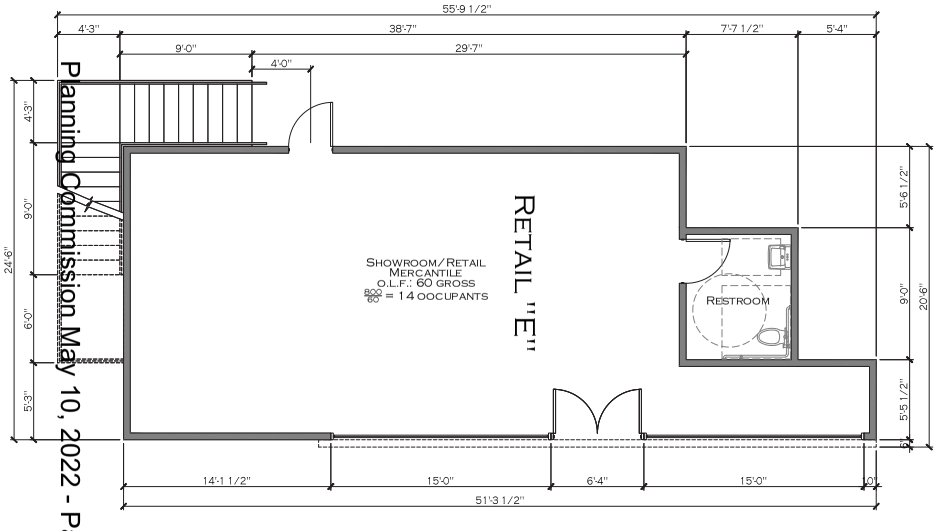
WOLFMAN JACKS
PROJECT NO.: 121029

SCALE: 1/4" = 1'-0"
FEBRUARY 18, 2022

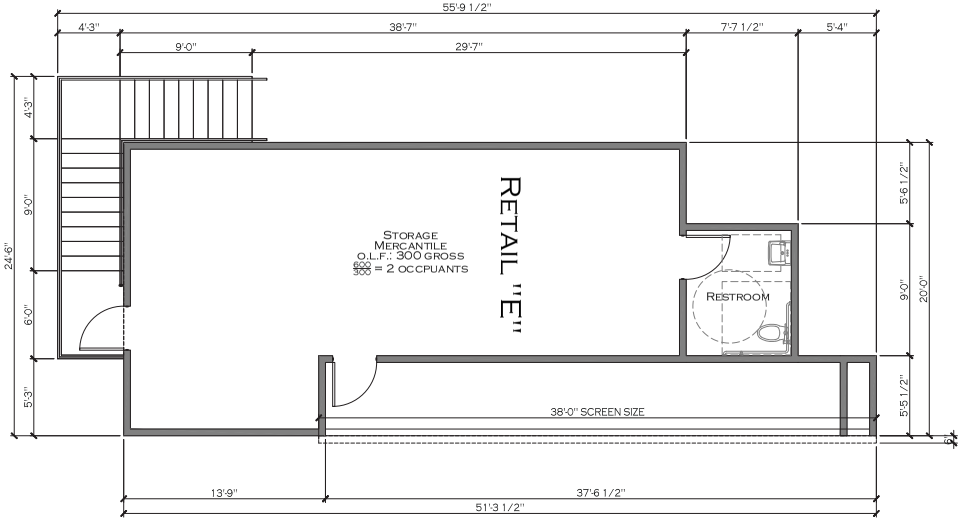
JON BASSO

RANCHO & JONES BLVD.
Clark County, Nevada

22-0050
03/14/2022



1ST FLOOR PLAN



2ND FLOOR PLAN

Planning Commission May 10, 2022 - Page 657



March 14, 2022

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RETAIL "E"
THE HOLLYWOOD PLAZA - WOLFMAN JACKS FLOOR PLAN

WOLFMAN JACKS
PROJECT NO.: 121029

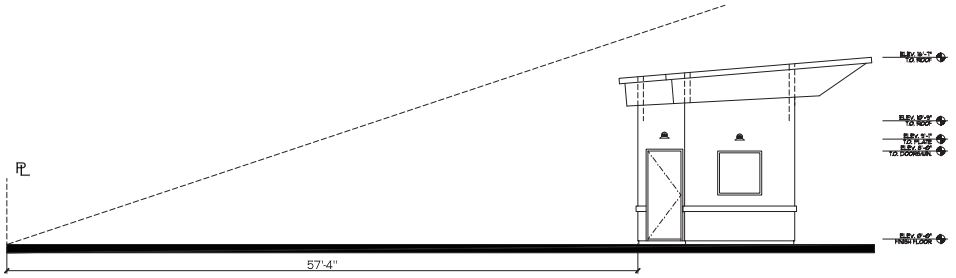
SCALE: 1/4" = 1'-0"
FEBRUARY 18, 2022

JON BASSO

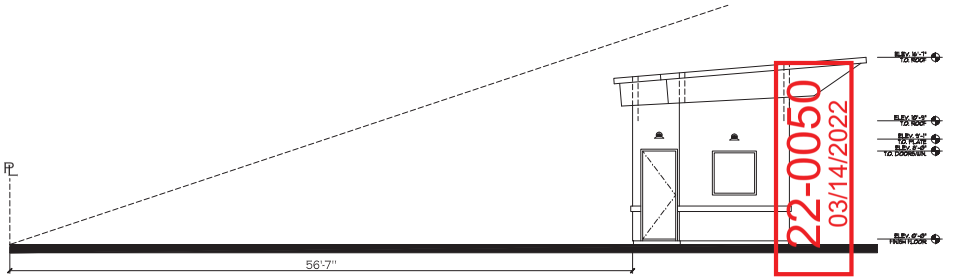
RANCHO & JONES BLVD.

Clark County, Nevada

PA - Logo.png

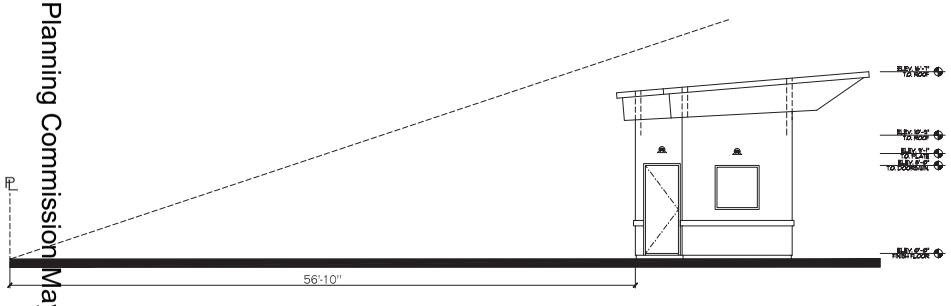


SWEET JOES

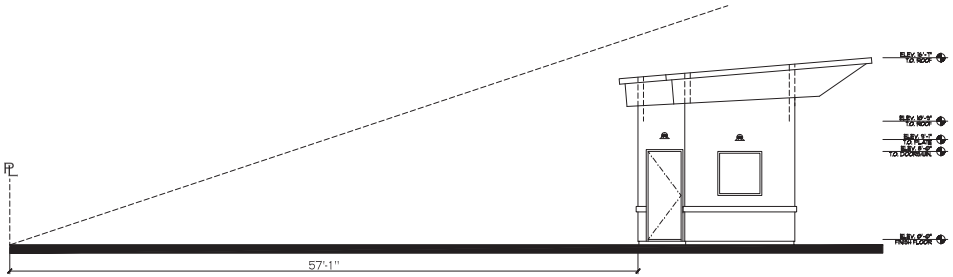


22-0050
03/14/2022

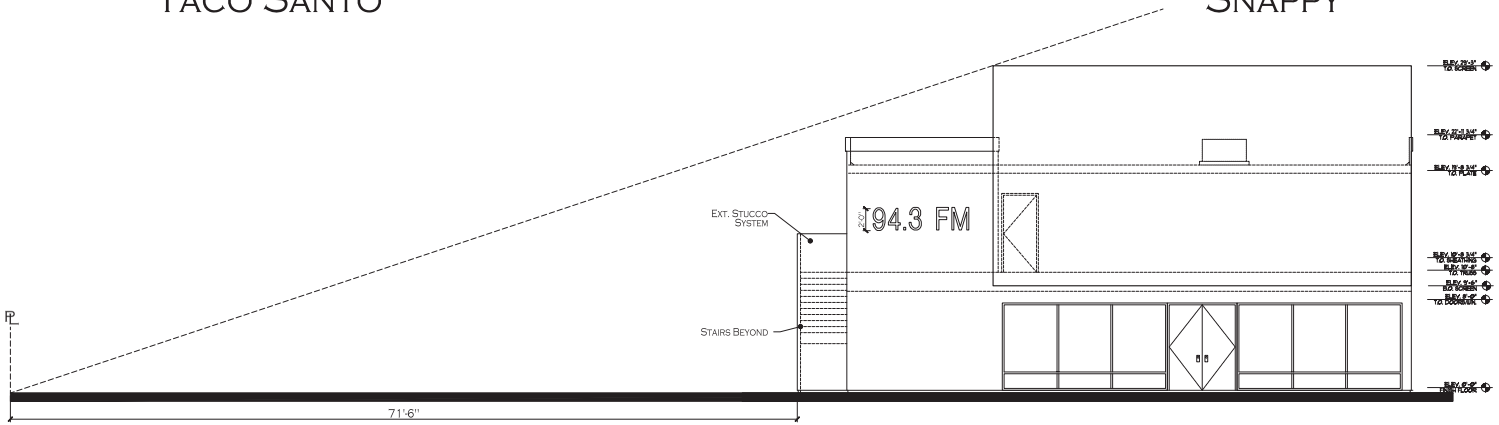
PIZZA DUDE



TACO SANTO



SNAPPY



WOLFMAN JACKS

Planning Commission May 10, 2022 - Page 658



March 14, 2022

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THE HOLLYWOOD PLAZA

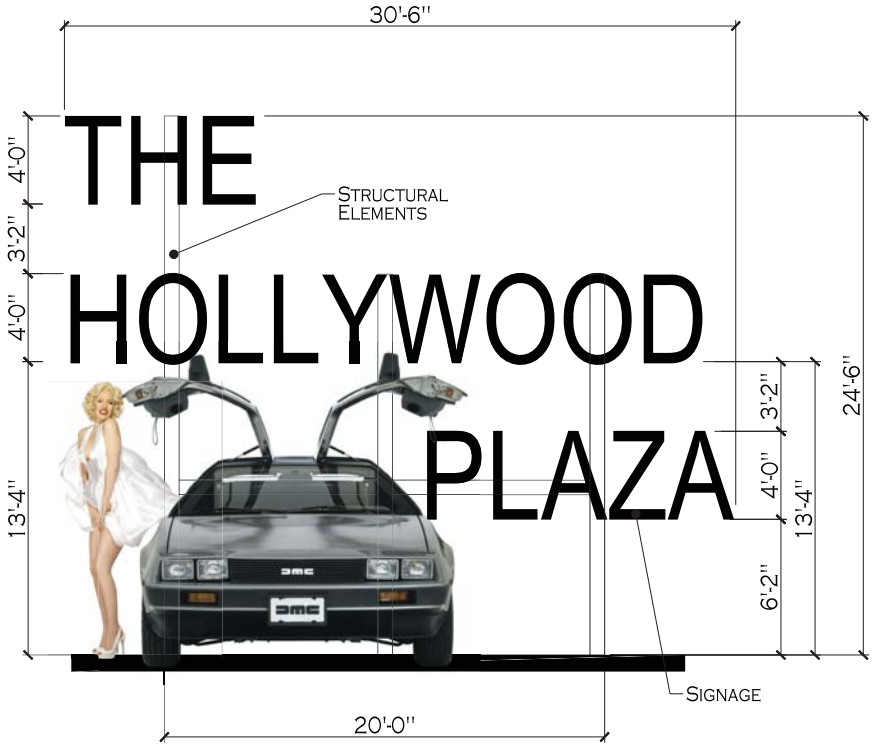
RANCHO & JONES BLVD.

Clark County, Nevada

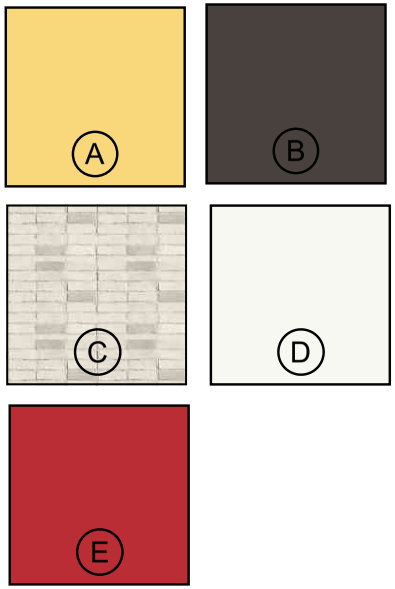
LINE OF SIGHT
PROJECT NO.: 121029

SCALE: 3/16" = 1'-0"
FEBRUARY 16, 2022

JON BASSO



MONUMENT SIGN



MATERIALS LEGEND		
A	STUCCO BODY	SHERWIN WILLIAMS 6901 DAFFODIL
B	METAL FASCIA	SHERWIN WILLIAMS 7675 SEALSKIN
C	STONE VENEER	ELDORADO STONE - TUNDRA BRICK
D	SIGN COLOR 1	SHERWIN WILLIAMS 7005 PURE WHITE
E	SIGN COLOR 2	SHERWIN WILLIAMS 6868 REAL RED

22-0050
02/17/2022

LEONARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
February 15, 2022

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THE HOLLYWOOD PLAZA - MONUMENT SIGN

JON BASSO

RANCHO & JONES BLVD.
Clark County, Nevada

MONUMENT SIGN
PROJECT NO.: 121029

SCALE: 3/8" = 1'-0"
FEBRUARY 16, 2022

Perlman ARCHITECTS



22-0050-VAR1, 22-0050-SUP1, 22-0050-SUP2, 22-0050-SUP3 AND 22-0050-SDR1 - APPLICANT: JON BRASSO - OWNER: PRE RANCHO JONES, LLC
NORTHEAST CORNER OF RANCHO DRIVE AND JONES BOULEVARD

02/24/2022

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

HOLLYWOOD PLAZA

Whom It May Concern:

With respect to the **Hollywood Plaza** Drive-In Project, located at the intersection of N. Jones Blvd and N. Rancho Dr. (APN. 13802804001). Please accept this Letter of Justification, requesting the following Waivers:

1. Special Permit for Drive through use for Restaurant "B"
2. Special Permit for Drive through use for Restaurant "C"
3. Special Permit for Drive through use for Restaurant "D"
4. Reduced throat depth for driveway entrance from N. Jones Blvd. to 48'-2" from 75'-0" due to bus lane improvements.
5. Waiver for reduced 15 foot buffer on N. Jones Blvd in lieu of bus lane street improvements. Requested by Public Works.
6. Variance for Loading Dock

The intended use of the site (currently vacant land) is for a "retro" Drive-Thru fast food coupled with a real Drive-In Movie Theater. Patrons will be able to order food and drive away, or park for free and enjoy an old-time Drive-In experience with first run feature length films from the safe comfort of their car while they consume their meals.

This site is zoned C-1 – Limited Commercial District and the proposed restaurant and retail store are both permitted uses, with the Drive-through requiring a Conditional Use Permit. All off-sites will be new and accessed by two drive-way cuts, Entrance on N Jones Blvd and Exit on N. Rancho Drive.

The Project will utilize five buildings:
Four Buildings at 426 s.f. each and One Building at 1,673 s.f. Three of these smaller buildings will have fast food drive through lanes, while the fourth smaller building will be walk up fast food only. The larger pure retail building will be accessible by walk up, featuring Black Vinyl Records and Comic Books. The Drive-in screen will be affixed to the roof of this larger retail building.

Hours of operation will be from 8 a.m. and midnight. The **Hollywood Plaz**a will create new employment for greater than 25 people (three shifts of 9 employees). The project will provide the neighborhood with a much envied food/entertainment venue, and significantly improve the existing parcel, which is amidst vast acreage of vacant land on all corners.

My current identical yet smaller drive-in/drive-thru, **Snappy Burger** on Decatur Blvd, has drawn families from differing areas of the Las Vegas valley. For almost two years Snappy Burger has operated in perfect harmony with and is well loved by its immediate neighbors. I've been part of the business community for 11 years owning the **Heart Attack Grill** and understand the need for solid teamwork between the city and it's small business operators. Thank you for your consideration to approve the required Reviews and Permits necessary to start on this fun Project.

Respectfully,

Jon Basso,
JSAAT Inc.
2016 Redbird Drive
Las Vegas, NV 89134

22-0050
03/14/2022

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**22-0050-SDR1**
PROJECT:	**COMMERCIAL DEVELOPMENT/PROJECTION SCREEN**
LOCATION:	**138-02-804-001**
MEETING DATES:	**APRIL 12, 2022, PLANNING COMMISSION & MAY 18, 2022, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

22-0050-SDR1
John Brasso

SEC Jones Boulevard & Rancho Drive (north)

Proposed 3.474 thousand square foot commercial development.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FST-FOOD NO INDOOR SEATING [1000 SF]	1.278	459.20	587
AM Peak Hour			33.76	43
PM Peak Hour			42.65	55

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/O DRIVE THRU [1000SF]	0.426	754.55	321
AM Peak Hour			101.14	43
PM Peak Hour			36.31	15

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.770	37.75	67
AM Peak Hour			0.94	2
PM Peak Hour			3.81	7

Fourth Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MOVIE THEATER [MOVIE SCREENS]	1.000	220.00	220
AM Peak Hour			0.00	0
PM Peak Hour			45.91	46

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL USE	3.474		**1,195**
AM Peak Hour				**88**
PM Peak Hour				**123**

Existing traffic on all nearby streets:

Rancho Drive	
Average Daily Traffic (ADT)	34,103
PM Peak Hour	2,728

(heaviest 60 minutes)

Jones Boulevard	
Average Daily Traffic (ADT)	12,049
PM Peak Hour	964
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rancho Drive	62,895
Jones Boulevard	38,640

This project will add approximately 1,195 trips per day on Rancho Dr. and Jones Blvd. Currently, Rancho is at about 54 percent of capacity and Jones is at about 31 percent of capacity. With this project, Rancho is expected to be at about 56 percent of capacity and Jones to be at about 34 percent of capacity.

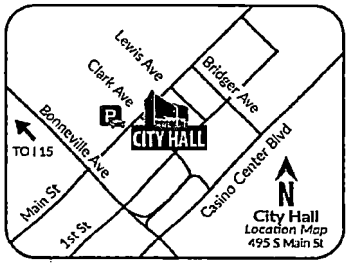
Based on Peak Hour use, this development will add into the area roughly 123 additional cars, or about two every minute.

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

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

Return Service Requested

Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0050 and 22-0050-VAR1 and 22-0050-SUP1 and 22-0050-SUP2 and 22-0050-SUP3 and 22-0050-SDR1

Planning Commission Meeting of **04/12/2022**

22-0050
13801410148
HOLMES REGINALD LIVING TRUST
HOLMES REGINALD TRS
5909 OLIVINE FALLS AVE
LAS VEGAS NV 89130

39 BRDFNP1 89130

Submitted after final agenda

31a-eA

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

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Official Notice of Public Hearing

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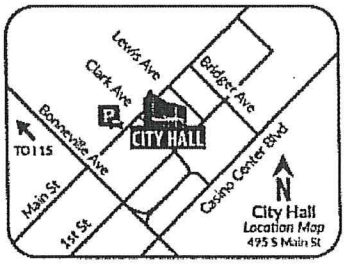

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Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0050 and 22-0050-VAR1 and 22-0050-SUP1 and 22-0050-SUP2 and 22-0050-SUP3 and 22-0050-SDR1

Planning Commission Meeting of **04/12/2022**

03 BRDFNP1 89106

22-0050
13812110049
BARTSAS MARY 13 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

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

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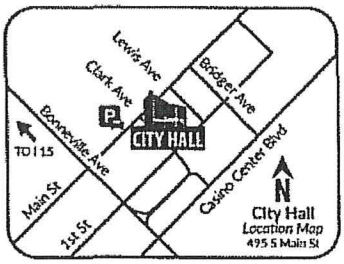

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0050 and 22-0050-VAR1 and 22-0050-SUP1 and 22-0050-SUP2 and 22-0050-SUP3 and 22-0050-SDR1

Planning Commission Meeting of **04/12/2022**

03 BRDFNP1 89106

22-0050
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BARTSAS MARY 13 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

3 1a-eA

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

Return Service Requested
Official Notice of Public Hearing

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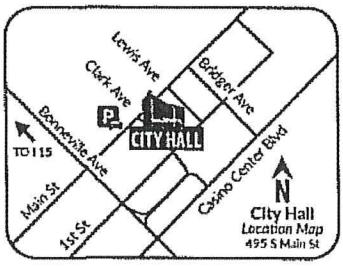

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0050 and 22-0050-VAR1 and 22-0050-SUP1 and 22-0050-SUP2 and 22-0050-SUP3 and 22-0050-SDR1
Planning Commission Meeting of **04/12/2022**

22-0050
13811502003
BARTSAS MARY 13 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

89 BRDFNP1 89106

3la-eA

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 6, 2022 1:45 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments

Submitted at 04/06/22 1:44 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0050
Position:	I SUPPORT the project and all related applications.
Name:	Roger Pruette
Residential or Business Address:	4001 Jory Trail Las Vegas, NV 89108
Email:	rogerpruette@cox.net
Comments:	I am in favor of the zone change

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

31a-eA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
28a

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

SUBJECT:
ABEYANCE - 22-0050-VAR1 - VARIANCE - TO ALLOW NO LOADING SPACE WHERE ONE IS REQUIRED

C.C.: 06/15/2022

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
28b

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

SUBJECT:
ABEYANCE - 22-0050-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [B]

C.C.: 06/15/2022

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

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
28c

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

SUBJECT:
ABEYANCE - 22-0050-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [C]

C.C.: 06/15/2022

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
28d

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

SUBJECT:
ABEYANCE - 22-0050-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE [D]

C.C.: 06/15/2022

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
28e

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

SUBJECT:
ABEYANCE - 22-0050-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A GENERAL RETAIL BUILDING FEATURING A 760 SQUARE-FOOT PROJECTION SCREEN; THREE DRIVE THROUGH ONLY RESTAURANTS AND A WALK-UP ONLY RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS

C.C.: 06/15/2022

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
29

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

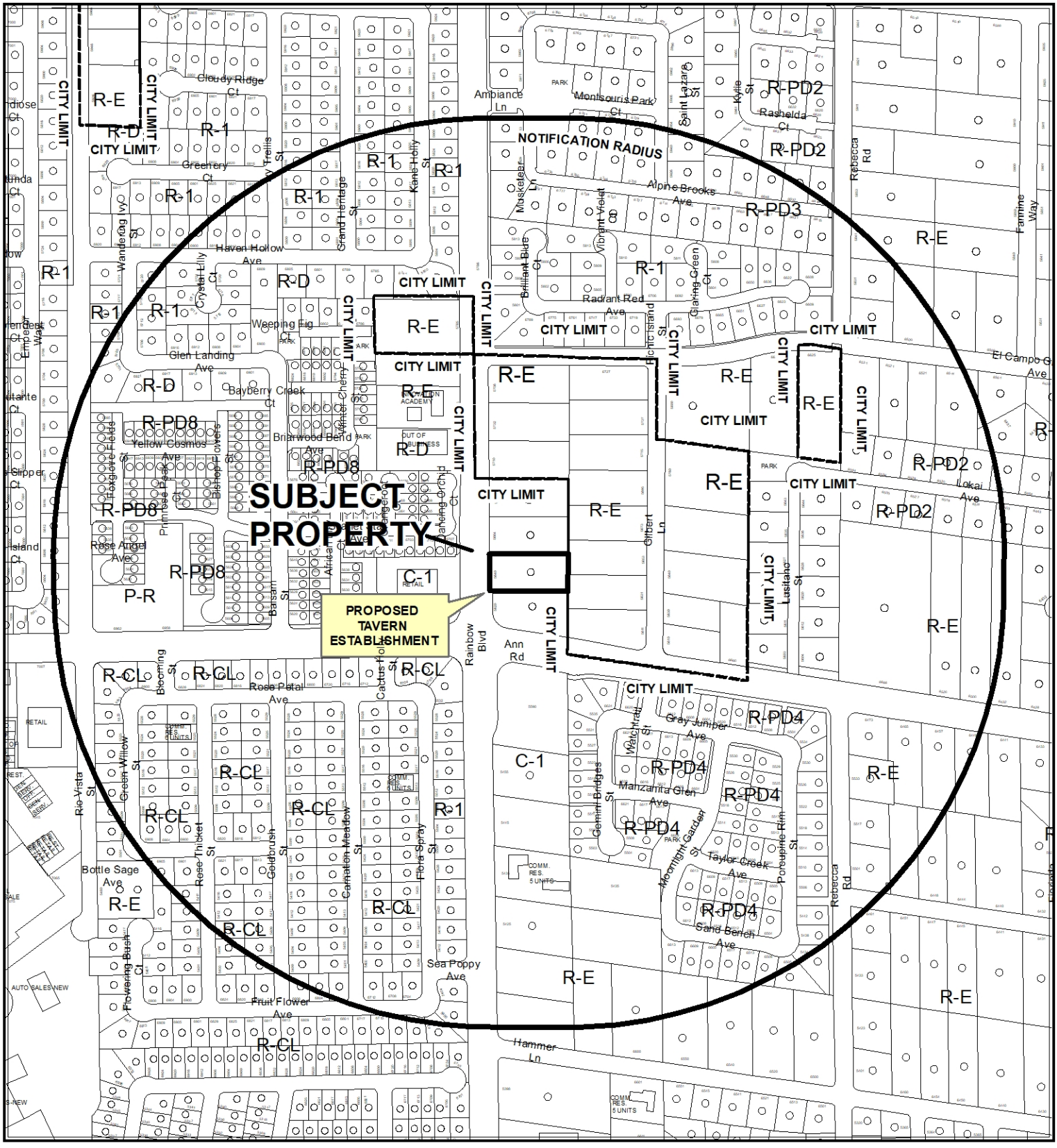
SUBJECT:
ABEYANCE - 22-0070 - PUBLIC HEARING - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH - For possible action on the following Land Use Entitlement project requests on 0.79 acres at 5640 North Rainbow Boulevard (APN 125-26-410-006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

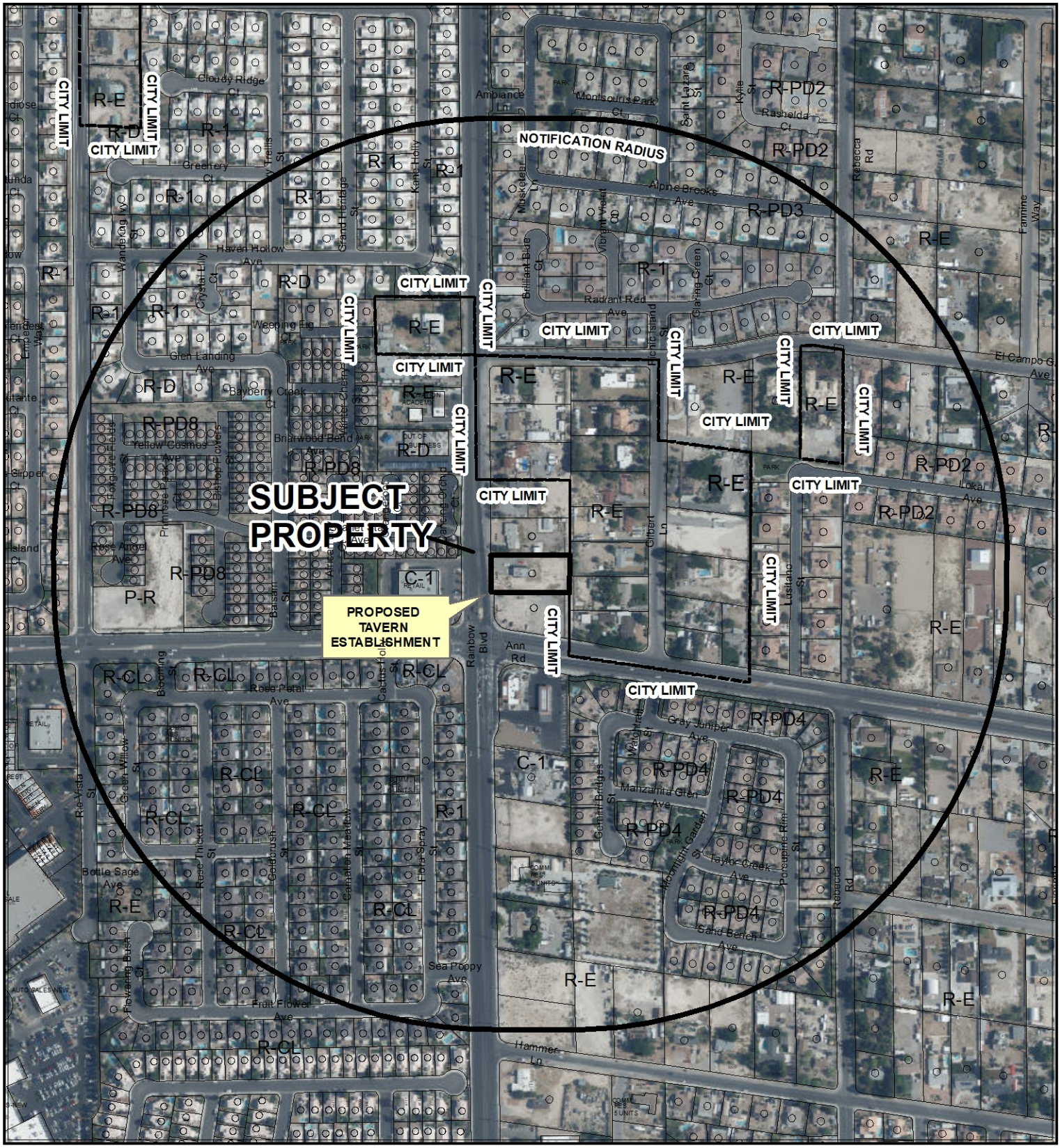
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 22-0070-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0070-SDR1
8. Documentation Submitted for the April 12, 2022 Planning Commission meeting
9. Abeyance Request
10. Submitted after Final Agenda - E-mail Requesting to Withdraw Original Abeyance Request by Lora Dreja, Revised Conditions and Staff Report and Floor Plan Dated 05-09-2022



CASE: 22-0070

RADIUS: 1500 FEET

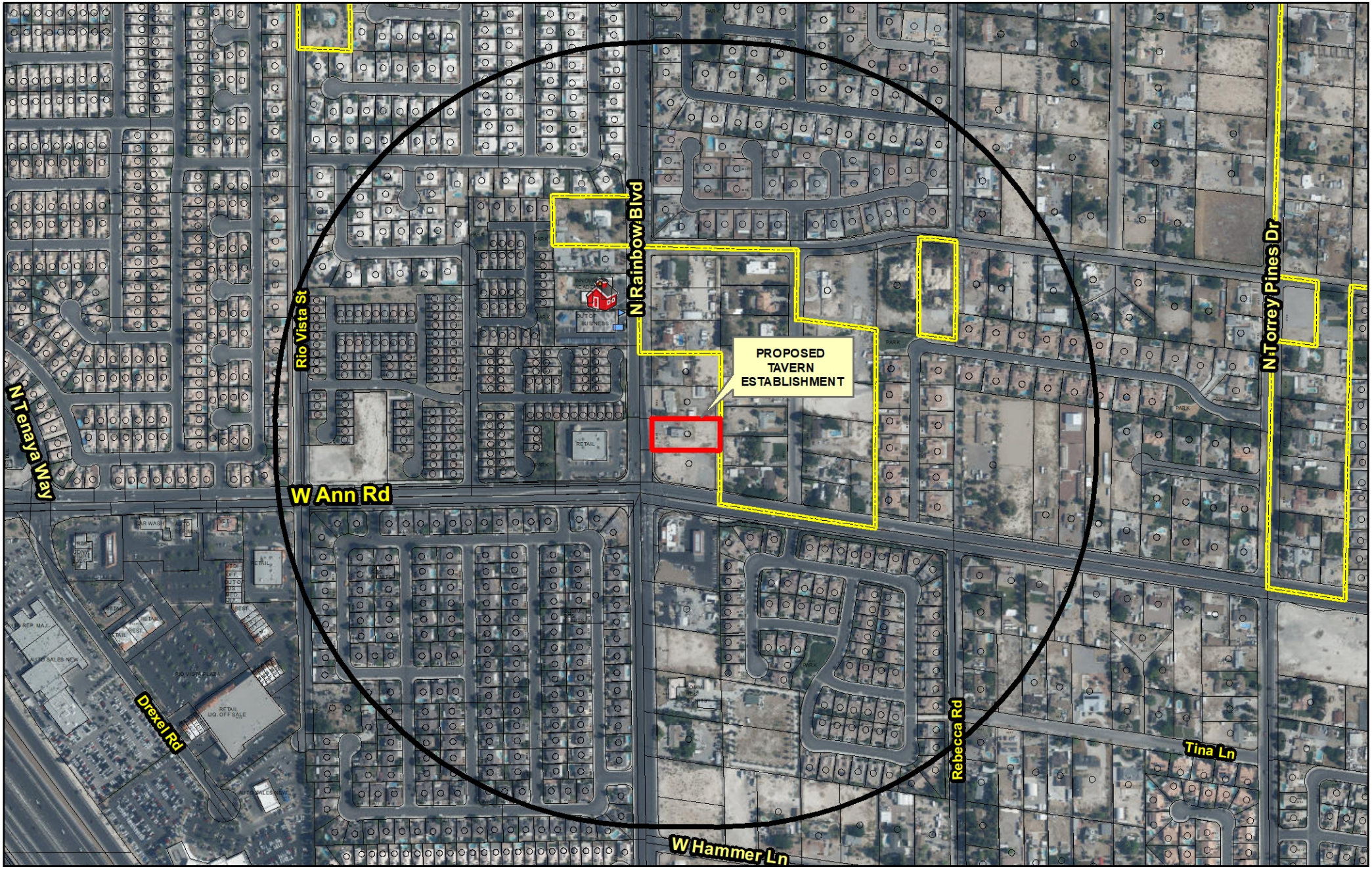
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **22-0070**

RADIUS: 1500 FEET

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



22-0070-SUP1

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

Subject Property

1500 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, February 28, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0070-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
22-0070-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0070-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 694

PROTESTS 10

APPROVALS 2

NE

**** CONDITIONS ****

22-0070-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0070-SDR1) shall be required, if approved.

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

4. A Waiver from Title 19.12 is hereby approved, to allow a 444-foot distance separation from an individual care center licensed for more than 12 children where 1,500 feet is required.

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

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

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

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

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

22-0070-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0070-SUP1) 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 04/11/22; and floor plan date stamped 02/17/22, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer adjacent to the east property line where eight 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - 36-inch box shade trees shall be planted every 20 feet on center, with a minimum of four, 5-gallon shrubs planted for every required tree.

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. Prior to the issuance of any building permits, grant a Pedestrian Access Easement along Rainbow Boulevard for any public sidewalk not within the public right-of-way. Additionally, the owner of this site shall grant joint access to the parcel to the north (APN 125-26-410-005) at the time of future access as shown on the approved site plan.

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

13. This site shall connect to public sewer in Rainbow Boulevard.

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 3,900 square-foot Liquor Establishment (Tavern) on 0.79 acres at 5640 North Rainbow Boulevard.

ISSUES

- Due to the existence of a quasi-municipal well at the rear of 5686 North Rainbow Boulevard, a 10-foot wide access easement is necessary to provide access to the well for maintenance and service. This access easement prevents the proposed development from providing the required eight-foot landscape buffer adjacent to the east property line as required by Title 19 and a Waiver is necessary. The required eight-foot wide landscape buffer is adjacent to the easement line instead.
- A Waiver is requested to allow a 444-foot distance separation between the proposed Liquor Establishment (Tavern) and an Individual Care Center Licensed for More Than 12 Children [Childcare] where 1,500 feet is required. Staff does not support this request.
- The subject site is located within the Ann-Rainbow portion of the Rainbow Boulevard North Corridor Plan.

ANALYSIS

The subject site was previously approved by the Planning Commission for a commercial development [Site Development Plan Review (SDR-75125)] that encompassed the four lots adjacent to the northeast corner of Ann Road and Rainbow Boulevard (5620, 5640, 5664 and 5686 North Rainbow Boulevard). The commercial development encompassed 3.24 acres. The commercial development consisted of two, single-story 8,400 square-foot buildings, and a 2,985 square-foot convenience store with fuel canopies located on the corner of Ann Road and Rainbow Boulevard. The development was approved with a Waiver to allow a zero-foot wide landscape buffer adjacent to the east perimeter due to the existing access easement required for an existing well that services the adjacent residential neighborhood to the east. Instead, the required landscape buffer was located adjacent to the easement line, providing a buffer between the commercial development and the existing single-family residences to the east.

The commercial building portion of that development was not pursued, and on August 10, 2021 the Planning Commission approved a Site Development Plan Review (21-0320-SDR1) for a proposed 2,985 square-foot convenience store with fuel pumps and canopy on the 0.82 acre corner of Ann Road and Rainbow Boulevard. The convenience store is currently under construction and will operate as a "7-11." This left the adjacent three lots to the north zoned C-1 (Limited Commercial) with single-family residences on them.

This application is for a 3,900 square-foot tavern on the 0.79 acre lot directly adjacent to the north property line of the convenience store currently under construction.

Special Use Permit
The Liquor Establishment (Tavern) use is described by Title 19.12 as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold."

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum distance separation between liquor establishments (tavern), and a minimum distance separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided in these Requirements, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement as there is an individual care center licensed for more than 12 children located on the west side of Rainbow Boulevard, approximately 444 feet away when measured parcel line to parcel line.

2. Requirement 2: The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement is not applicable.

3. Requirement 3: The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
   a. Will be located on a parcel within the C-V District, the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
   c. Will be located within a regional mall; or
   d. Will be located within a mixed-use development:
      i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
      ii. That has a minimum net site area of 15 acres; and
      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet;
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet;
   f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060; or
   g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

   A Waiver of the required 1,500 feet distance separation is requested in accordance with "e" above, as Rainbow Boulevard is classified as a Primary Arterial by the Master Plan of Streets and Highways, and once fully improved will have a width of 100 feet.

4. Requirement 4: The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   If approved, this requirement will be a Condition of Approval and will be strictly enforced.

Due to the requested Waiver of the required distance separation from a childcare facility, staff is not able to support the requested Special Use Permit and is recommending denial of the request.

Site Development Plan Review

The applicant is proposing to construct a 3,900 square-foot, single-story, 22-foot tall structure with parapets that reach the height of 30 feet. The proposed tavern floor plan depicts a floor area able to accommodate up to 15 gaming machines, a dining area, bar, kitchen, a manager's and clerk's office, and restrooms.

The front building façade (west) depicts stone accents, awnings and windows. The north elevation facing residences contains no windows and the continuation of the stone accent along the bottom portion of the structure. The south elevation facing the convenience store depicts windows with an awning, and the continuation of the stone accent along the bottom portion of the structure. The rear of the structure (east elevation) facing the rural single-family residences does not contain any windows, awnings, but does contain the accent stone along the bottom of the proposed structure for continuity and a coherent design of all building elevations as required by Title 19.08.

Due to the existence of a quasi-municipal well at the rear of 5686 North Rainbow Boulevard, a 10-foot wide access easement is necessary to provide access to the well for maintenance and service. This access easement prevents the proposed development from providing the required eight-foot landscape buffer adjacent to the east property line as required by Title 19 and a Waiver is necessary. Per the Department of Public Works, "*no onsite improvements shall be constructed within the easement*." This extraordinary site condition prevents the applicant from meeting the minimum standards for the eastern landscape buffer. As an alternative, the applicant is proposing to install a landscape buffer adjacent to the easement line that varies in width from eight feet to 10 feet as required by Title 19.08 for perimeter landscape buffer requirements.

When the subject site was part of an overall commercial development, interior drive aisle access was provided between the buildings and uses that would reduce the number of commercial driveways on Rainbow Boulevard. Currently, the convenience store (7-11) under construction on the northeast corner of Ann Road and Rainbow Boulevard does not provide an interior access aisle to the subject site to the north, resulting in a second commercial driveway being proposed for Rainbow Boulevard. If approved, a Condition of Approval has been added by staff for an interior access drive aisle to be provided to the commercially zoned property to the north (5664 North Rainbow Boulevard) if developed. The proposed development provides four extra parking spaces and a Variance would not be necessary if three parking spaces where lost to a future driveway.

On February 15, 2017 the City Council adopted the Rainbow Boulevard North Corridor Plan. The Plan area boundaries consist of all properties located adjacent to Rainbow Boulevard, between Rancho Drive and CC-215. The purpose of the Rainbow Boulevard North Corridor Plan is to approach community planning and transportation planning as an intertwined process that focuses on Rainbow Boulevard as a community corridor. Rainbow Boulevard serves as a multi-modal spine (buses, cars, bikes, and pedestrians) that traverses multiple neighborhoods and serves primarily local residents that live within a distinctly characterized area. Issues develop when a rural community loses its character because the primary roadway is classified as, but does not operate at, an urban level.

The vision for the Rainbow Boulevard North Corridor is a walkable corridor that exudes the feeling of small town Americana similar to what can be found in many Western Main Streets. The Plan seeks to preserve the essence of the small amounts of remaining rural character along the Rainbow Boulevard North Corridor by emphasizing uses that serve the corridor community and encouraging development patterns that align with the single-family neighborhoods. It is important to note that this Plan does not exclude commercial or multi-family residential uses along the corridor; rather, it seeks to encourage those uses to contribute to the needs of the neighborhoods and aesthetically blend in with the community. It is anticipated that establishing a sense of place along the corridor is one of the strongest strategies for preserving the remaining elements of rural character by facilitating community involvement and strengthening the identity of the corridor.

Most of the land uses in the Ann-Rainbow portion of the Plan are dedicated to residential: the variety of zoning districts include: R-CL (Single Family Compact-Lot), R-1 (Single Family Residential), Residential Planned Development (R-PD) ranging in density from R-PD2 to R-PD8 and, in a smaller percentage, Single Family Residential – Restricted (R-D) and R-E (Residence Estates). Three of the four corners at the Ann Road and Rainbow Boulevard intersection and the three lots north of the northeast corner of Ann Road and Rainbow Boulevard are now zoned C-1 (Limited Commercial), which includes the subject site. Because of the subject site's adjacency to low density detached residential neighborhoods, the subject site is one of four lots that mostly affects the quality of life of the current residents.

The Plan recommends commercial development be limited to the Ann and Rainbow intersection and south thereof. The Plan's inventory analysis found that commercial development located elsewhere along the corridor would negatively impact the quality of life of existing residents, and non-residential development located north of Ann Road within the Plan area is highly discouraged. The preferred development outlined by the Rainbow North Corridor Plan for this section of the Character Area is residential and include:

- Duplexes that retain the bulk and scale of the surrounding neighborhood developments;
- Townhouses that are oriented to Rainbow Boulevard.

Staff continues to support the Rainbow Boulevard North Corridor Plan and finds the continued encroachment of commercial buildings and land uses north of Ann Road to be incompatible with the existing residential development that surrounds the subject site, including property zoned R-E (Rural Estates Residential) within an RNP (Rural Neighborhood Preservation) area in Clark County Nevada to the east. While the subject sites is zoned C-1 (Limited Commercial), it is still able to be rezoned and redeveloped into a residential land use that is compatible with the existing surrounding residential zoning districts and land uses.

One of the desired results of the implementation of the City of Las Vegas 2050 Master Plan is to strengthen the character of mature neighborhoods with the least intrusive infill development, such as single-family homes, townhomes and condominiums that also provide a mix of housing types in neighborhoods where transportation alternatives exist. Approximately 150 feet from the northwest corner off Ann Road and Rainbow Boulevard is a bus stop, in addition to one located approximately 170 feet from the southwest corner of Ann Road and Rainbow Boulevard making the subject site suitable for housing as outlined by the 2050 Master Plan.

In addition, a Waiver is requested to allow the proposed Liquor Establishment (Tavern) land use to be located 444 feet from an Individual Care Center [Child Care] Licensed for more than 12 Children where 1,500 feet is required. Staff is not able to support a Special Use Permit that does not meet the minimum Special Use Permit requirements set forth by Title 19.12 and is recommending denial of the requested Special Use Permit and Site Development Plan Review.

FINDINGS (22-0070-SUP1)

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

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

   The existence of a childcare center and large-lot single-family residential homes in the immediate area make the subject site incompatible with the existing surrounding land uses. The Rainbow Boulevard North Corridor Plan recommends commercial land uses not expand northward on Rainbow Boulevard past the immediate corner of Ann Road and Rainbow Boulevard encroaching upon the residential neighborhoods to the north.

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

   The subject site shares a property line with a large lot, rural single-family residential home to the east, and is less than 500 feet from an existing childcare facility on the west side of Rainbow Boulevard making the subject site not suitable for the proposed Liquor Establishment (Tavern) 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.**

   If approved, half street improvements adjacent to the site including curb, gutter and sidewalk are required in association with the proposed development. Rainbow Boulevard is classified as a Primary Arterial by the Master Plan of Streets and Highways and will be adequate in size after the improvements are completed.

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

   Approval of the requested Special Use Permit at the subject site is inconsistent with the General Plan which intends the existing Service Commercial land use designation to support low intensity commercial offices, businesses or retail.

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

   The proposed Tavern use does not meet the minimum distance separation requirements between a Liquor Establishment (Tavern) and an individual care center licensed for more than 12 children located on the west side of Rainbow Boulevard, and a Waiver of this requirement is requested, which staff does not support.

FINDINGS (22-0070-SDR1)

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

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

   Staff finds the proposed tavern development to be incompatible with the existing residential development adjacent to the subject site. Staff does not support the continuing encroachment of commercial development into a predominantly residential area, especially when the proposed commercial development is directly adjacent to property zoned R-E (Rural Estates Residential) within an RNP (Rural Neighborhood Preservation) area in Clark County Nevada. In addition, the subject site is within the North Rainbow Corridor Plan which specifically recommends residential type uses such as townhomes for the subject site if developed.

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

   If the Special Use Permit and Site Development Plan Review requests are approved, the proposed development would be consistent with the Rainbow North Corridor Plan which recommends residential development such as townhomes, not commercial development and land uses.

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

   Site access would be provided from Rainbow Boulevard, a 100-foot Primary Arterial as classified by the Master Plan of Streets and Highways. At the intersection of Ann Road and Rainbow Boulevard, Rainbow Boulevard is a fully improved 100-foot right-of-way, but tapers down to approximately 50 feet due to the fact that north of the intersection are existing lot-large single family homes that are rural in nature and half street improvements are not required for such development. If this application is approved, half street improvements including sidewalk, curb and gutter will be required, and Rainbow Boulevard will be 100 feet in width adjacent to the subject site, only to immediately drop back down to 50 feet in width since the remaining parcels on the block directly north of the subject sites are still utilized as rural single-family homes with no street improvements. This will create a roadway that will negatively impact the predominantly residential neighborhood traffic that exists north of Ann Road.

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

   The proposed building materials include stucco, stone and metal which are appropriate materials for the area and the City. The proposed landscape materials include ‘Desert Willow’ trees and ‘Desert Sage’ shrubbery which are appropriate for a desert climate.

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

   The proposed building elevations are not obnoxious or unsightly, and meet the minimum requirements set forth by Title 19.08 that requires all sides of a building to be coherently designed and treated with a consistent level of detailing and finish being required for all sides of a building.

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

   If approved, the proposed development would be subject to review during the plan check and permitting process, as well as regular site inspections during construction. Once constructed, the use would be subject to business license review and continuing compliance once licensed. These measures are in place to protect the public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/17/18	The City Council approved a request for a General Plan Amendment (GPA-67883) from DR (Desert Rural Density Residential) and R (Rural Density Residential) to SC (Service Commercial) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-67884) from R-E (Residence Estates) to C-1 (Limited Commercial) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Site Development Plan Review (SDR-68324) for a proposed 28,800 square-foot general retail store, other than listed with a Waiver to allow a zero-foot landscape buffer where eight feet is required along the east perimeter on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.
04/23/19	The Planning Commission approved a request for a Special Use Permit (SUP-75124) for a proposed 2,985 square-foot Beer/Wine/Cooler Off-Sale Establishment Use at the northeast corner of Ann Road and Rainbow Boulevard. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-75125) for a proposed 19,785 square-foot Commercial Center including a 2,985 square-foot Convenience Store with Fuel Pumps and Canopy; and two, 8,400 square-foot Commercial Buildings with Waivers to not orient the buildings to the corner or the street front where such is required; to allow portions of the landscape buffer adjacent to the west property line to be three feet, and portions of the south property line to be five feet where 15 feet is required for both; and to allow portions of the landscape buffer adjacent to the east property line to be five feet where eight feet is required on 3.24 acres at the northeast corner of Ann Road and Rainbow Boulevard. Staff recommended denial.
08/10/21	The Planning Commission approved a request for a Special Use Permit (21-0320-SUP1) for a proposed 2,985 square-foot Beer/Wine/Cooler Off-Sale Establishment Use at 5620 North Rainbow Boulevard. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (21-0320-SDR1) for a proposed 2,985 square-foot Convenience Store with Fuel Pumps and Canopy with Waivers of Title 19 Landscape Buffer Requirements and to not orient the building to the corner where such is required on 0.82 acres at 5620 North Rainbow Boulevard. Staff recommended denial.
04/12/22	The Planning Commission voted (7-0) to hold in ABEYANCE 22-0070 [SUP1 and SDR1] to the May 10, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
04/1999	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
02/10/22	Staff provided the applicant a submittal checklist for the proposed tavern development.

Neighborhood Meeting
A neighborhood meeting was not required, but a voluntary neighborhood meeting was held on April 5, 2022. Staff was not in attendance of the voluntary neighborhood meeting.

Field Check	
02/26/22	Staff performed a routine field check to observe the subject site and confirm the existence of a child care facility located on the west side of Rainbow Boulevard. The existing single-family structure was in good condition, but staff was unable to determine if it was or wasn't currently being utilized as a single-family residence, or vacant.

Details of Application Request	
Site Area	
Gross Acres	0.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	SC (Service Commercial)	C-1 (Limited Commercial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Convenience Store (Under Construction)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential) Clark County
		RL (Residential Low) Clark County	
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
	General Retail Store	R (Rural Density Residential)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Rainbow Boulevard North Corridor Plan	N*
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 Rainbow Boulevard North Corridor Plan recommends residential development for this area such as townhomes, and no commercial development north of the corner of Ann Road and Rainbow Boulevard.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	126 Feet	Y
Min. Setbacks			
• Front	10 Feet	177 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	11 %	Y
Max. Building Height	15 Feet	30 Feet	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

**All property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection. The residential properties located along the east property line are not within the City limits and the Residential Adjacency Standards set forth by Title 19.08 do not apply. If applicable, Residential Adjacency Standards would require a 66-foot setback from the east property line as long as the parapets met the 3:1 slope requirement. If not, then the setback required would be 90 feet.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	13 Trees	8 Trees	N*
• South	1 Tree / 20 Linear Feet	13 Trees	8 Trees	N*
• East	1 Tree / 20 Linear Feet	7 Trees	6 Trees	N*
• West	1 Tree / 20 Linear Feet	3 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**36 Trees**	**22 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	12 Trees	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 8 Feet 8 Feet 8 Feet 15 Feet		 8 Feet 8 Feet 0 Feet 15 Feet	 Y Y N** Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

**The applicant proposed trees planted every 30 feet on center which is not compliant with the minimum requirements of Title 19.08. Staff has added a Condition of Approval requiring trees be planted every 20 feet on-center as required by Title 19.08.*
***Due to an existing easement, the landscape buffer is not able to be located adjacent to the property line.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	76-102	N*

**If approved, half street improvements including curb, gutter and sidewalk are required adjacent to the subject site.*

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	ADA	Regular	ADA	
Liquor Establishment (Tavern)	1,044 SF	1:50 SF for Public Areas	21				
	2,856 SF	1:200 SF for Back-of-House	15				
TOTAL SPACES REQUIRED			36		40		Y
Regular and Handicap Spaces Required			34	2	38	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 1,500 distance separation is required between a Liquor Establishment (Tavern) and an individual care center licensed for more than 12 children.	To allow a 444-foot distance separation from an individual care center licensed for more than 12 children.	Denial
An eight-foot wide landscape buffer is required adjacent to interior lot lines.	To allow a zero-foot wide landscape buffer adjacent to the east property line.	No Recommendation*

**Staff recognizes this Waiver request is not self-imposed, but due to the distance separation Waiver requested, staff is not able to support the proposed land use and associated development.*

Department of Public Works Traffic Study

Proposed 3.9 Thousand Square-Foot Tavern Replacing a Single-Family Dwelling				
Existing Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1.000	9.44	9
AM Peak Hour			0.74	1
PM Peak Hour			0.99	1
Proposed Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DOWN) RESTAURANT [1000 SF]	3.900	112.18	437
AM Peak Hour			9.94	39
PM Peak Hour			9.77	38
Proposed Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	NET CHANGE	N/A	N/A	428
AM Peak Hour				38
PM Peak Hour				37
Existing Traffic on Nearby Streets				
Rainbow Boulevard				
Average Daily Traffic (ADT)			6,504	
PM Peak Hour (Heaviest 60 Minutes)			520	
Ann Road				
Average Daily Traffic (ADT)			29,379	
PM Peak Hour (heaviest 60 minutes)			2,350	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Rainbow Boulevard			29,085	
Bradley Road			59,900	
Summary				
This project will add approximately 428 trips per day on Rainbow Boulevard and Ann Road. Currently, Rainbow Boulevard is at about 22 percent of capacity and Ann Road is at about 49 percent of capacity. With this project, Rainbow Boulevard is expected to be at 24 percent of capacity and Ann Road to be at about 50 percent of capacity.				
Based on Peak Hour use, this expansion will add into the area roughly 38 additional peak hour trips, or about two every three minutes.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5640 N. Rainbow Blvd, Las Vegas, NV 89130

Project Name Tavern at Rainbow and Ann **Proposed Use**

Assessor's Parcel #(s) 125-26-410-006 **Ward #** 6

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

Additional Information +/-3,900 square foot tavern building

Property Owner Debra Reoch Contact Debra Reoch

Address 5640 N. Rainbow City Las Vegas State NV Zip 89130

E-mail Phone 702.306.6608

Applicant Cleveland Welter LLC Contact Brian Fike

Address 3960 Howard Hughes Pkwy City Las Vegas State NV Zip 89169

E-mail Phone 702.279.7900

Representative Carroll Design Collaborative Contact Andrea Carroll

Address 1980 Festival Plaza Drive, Suite 450 City Las Vegas State NV Zip 89135

E-mail andrea@carroll.design Phone 720.227.1216

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Debra Reoch

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

Print Name Debra Reoch

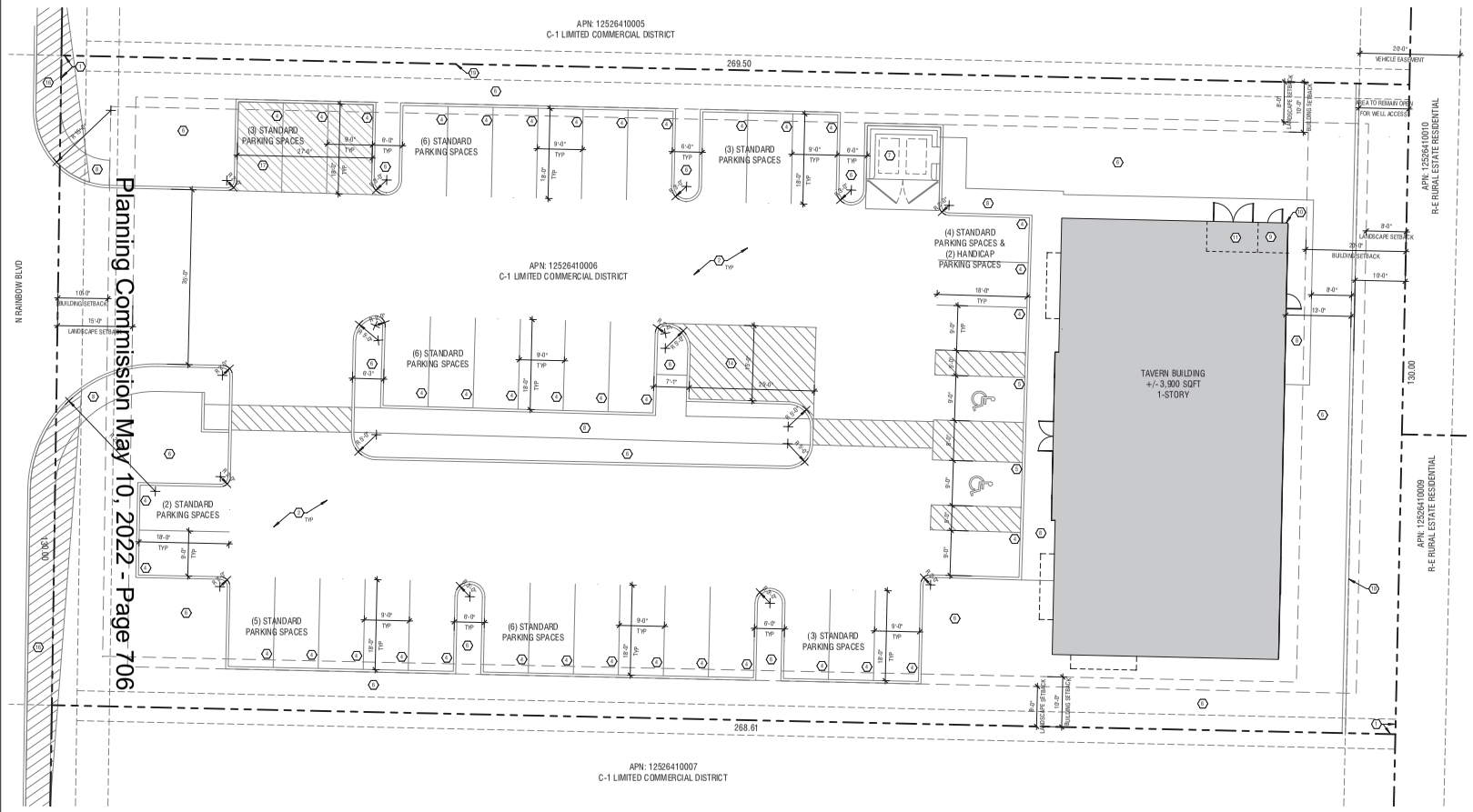
Subscribed and sworn before me

This 12 day of February, 20 22

Notary Public in and for said County and State

RYAN PULLIAM
Notary Public, State of Nevada
No. 02-[illegible]
My Appt. Exp. Feb. 14, 2025

22-0070
02/17/2022



1 SITE PLAN
3/32" = 1'-0"

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	12526410006
CURRENT/PROPOSED ZONING CLASSIFICATION:	C-1 LIMITED COMMERCIAL DISTRICT
CURRENT/PROPOSED GENERAL PLAN AMENDMENT:	SC SERVICE COMMERCIAL
SPECIAL USE PERMIT REQUIRED:	YES☒ NO☐
SITE AREA:	+/- 0.79 ACRES
TOTAL BUILDING AREA:	TAVERN BUILDING = +/- 3,900 SF - 1 STORY
	TOTAL NEW BUILDING AREA: +/- 3,900 SF

PARKING ANALYSIS

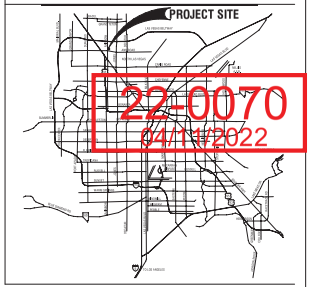
BUILDING NAMES:	TAVERN BUILDING
BUILDING AREA:	+/- 3,900 SF
PARKING REQUIRED:	**REQUIRED: 36**
TOTAL REQUIRED PARKING - 36	
PUBLIC SEATING/WAITING AREA (1 PARKING SPACE : 50 SF)	1,044 SF / 50 SF = **21 PARKING SPACES**
REMAINING GROSS FLOOR AREA (1 PARKING SPACE : 200 SF) MIN 10 SPACES	2,856 SF / 200 SF = **15 PARKING SPACES**
TOTAL SITE PARKING (REGULAR STALL):	**34**
TOTAL SITE PARKING (ACCESSIBLE STALL):	**2**
PARKING STALLS REMOVED FROM DEMOLITION:	**0**
TOTAL PROVIDED PARKING - 40	
TOTAL SITE PARKING (REGULAR STALL):	**38**
TOTAL SITE PARKING (ACCESSIBLE STALL):	**2**

BICYCLE PARKING
1 PER 20,000 SF IS REQUIRED - **2** BICYCLE PARKING SPACES ARE REQUIRED AND PROVIDED

SITE PLAN KEYNOTES

	KEYNOTES
1	PROPERTY LINE
2	NEW ASPHALT PAVING
3	NOT USED
4	STANDARD PARKING SPACES
5	VAN ACCESSIBLE HANDICAP PARKING SPACE WITH APRON(S)
6	LANDSCAPE AREA
7	TRASH ENCLOSURE
8	SIDEWALK
9	FIRE RISER ROOM
10	FIRE DEPARTMENT CONNECTION
11	ELECTRICAL ROOM
12	NOT USED
13	24' FIRE LANE
14	LOADING ZONE
15	NOT USED
16	SITE VISIBILITY ZONE
17	DIAGONAL HATCH REPRESENTS FUTURE VEHICULAR ACCESS TO BE DETERMINED AT A LATER DATE
18	NEW 6' HIGH BLOCK WALL
19	EXISTING BLOCK WALL TO REMAIN

PROJECT VICINITY MAP



22-0070
04/11/2022

CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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Consultant

Project Name
TAVERN ON RAINBOW & ANN
5648 N RAINBOW BLVD, LAS VEGAS, NV 89130

No.	Date	Description
	12 APR 2022	ENTITLEMENT PACKAGE

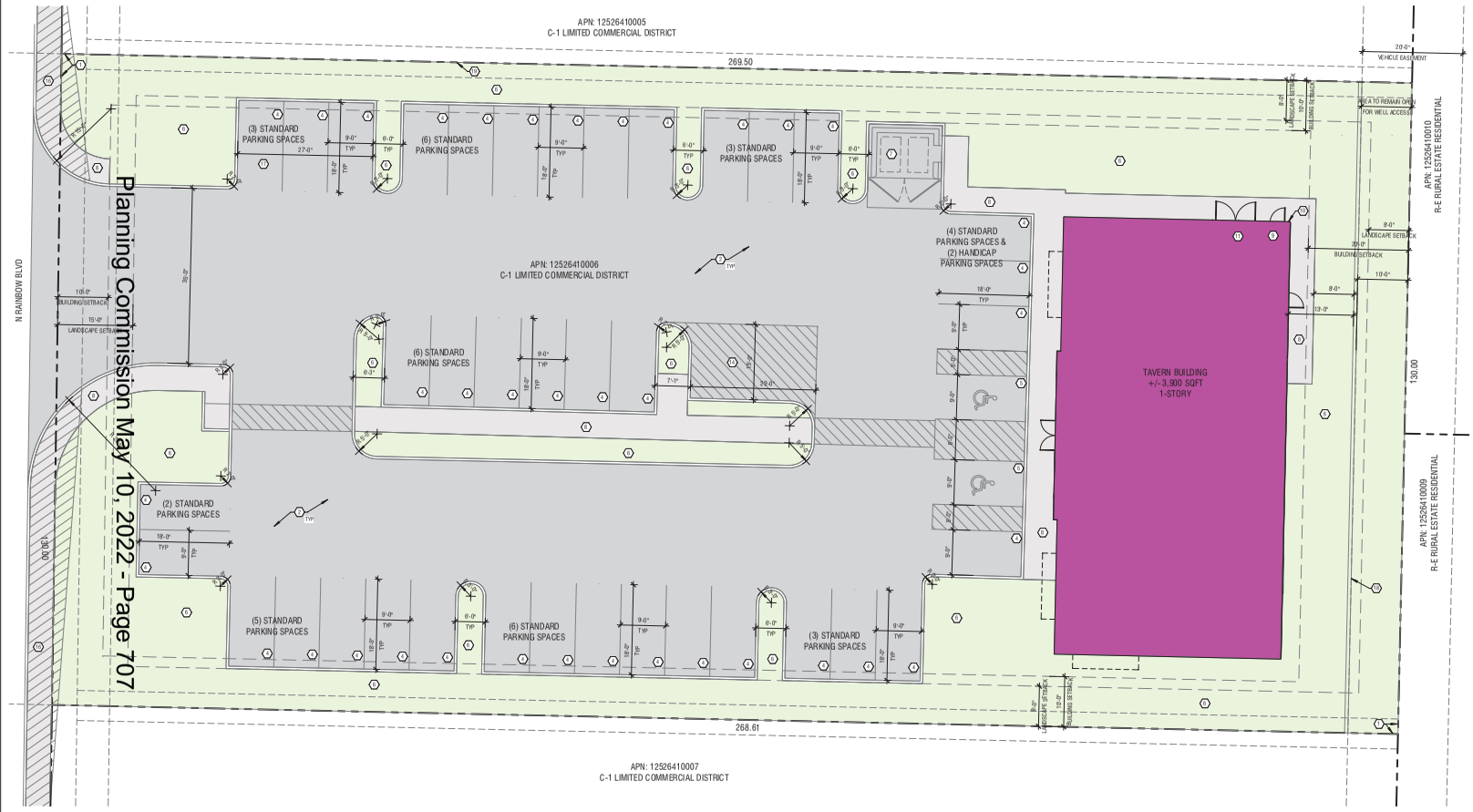
Seal

Title
SITE PLAN - BW

Project Number
21-021
4/11/2022 10:55:24 AM

ENT 1.001

Planning Commission May 10, 2022 - Page 706



1 SITE PLAN
3/32" = 1'-0"

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PARKING ANALYSIS

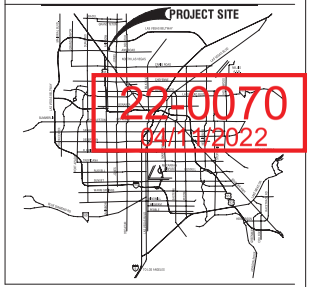
BUILDING NAMES:	TAVERN BUILDING
BUILDING AREA:	+/- 3,900 SF
PARKING REQUIRED:	**REQUIRED: 36**
TOTAL REQUIRED PARKING - 36	
PUBLIC SEATING/WAITING AREA (1 PARKING SPACE : 50 SF)	1,044 SF / 50 SF = **21 PARKING SPACES**
REMAINING GROSS FLOOR AREA (1 PARKING SPACE : 200 SF) MIN 10 SPACES	2,856 SF / 200 SF = **15 PARKING SPACES**
TOTAL SITE PARKING (REGULAR STALL):	**34**
TOTAL SITE PARKING (ACCESSIBLE STALL):	**2**
PARKING STALLS REMOVED FROM DEMOLITION:	**0**
TOTAL PROVIDED PARKING - 40	
TOTAL SITE PARKING (REGULAR STALL):	**38**
TOTAL SITE PARKING (ACCESSIBLE STALL):	**2**

BICYCLE PARKING
1 PER 20,000 SF IS REQUIRED - **2** BICYCLE PARKING SPACES ARE REQUIRED AND PROVIDED

SITE PLAN KEYNOTES

	KEYNOTES
1	PROPERTY LINE
2	NEW ASPHALT PAVING
3	NOT USED
4	STANDARD PARKING SPACES
5	VAN ACCESSIBLE HANDICAP PARKING SPACE WITH APRON(S)
6	LANDSCAPE AREA
7	TRASH ENCLOSURE
8	SIDEWALK
9	FIRE RISER ROOM
10	FIRE DEPARTMENT CONNECTION
11	ELECTRICAL ROOM
12	NOT USED
13	24' FIRE LANE
14	LOADING ZONE
15	NOT USED
16	SITE VISIBILITY ZONE
17	DIAGONAL HATCH REPRESENTS FUTURE VEHICULAR ACCESS TO BE DETERMINED AT A LATER DATE
18	NEW 6' HIGH BLOCK WALL
19	EXISTING BLOCK WALL TO REMAIN

PROJECT VICINITY MAP



22-0070
04/11/2022

CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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Consultant

Project Name
TAVERN ON RAINBOW & ANN
5648 N RAINBOW BLVD, LAS VEGAS, NV 89130

No.	Date	Description
	12 APR 2022	ENTITLEMENT PACKAGE

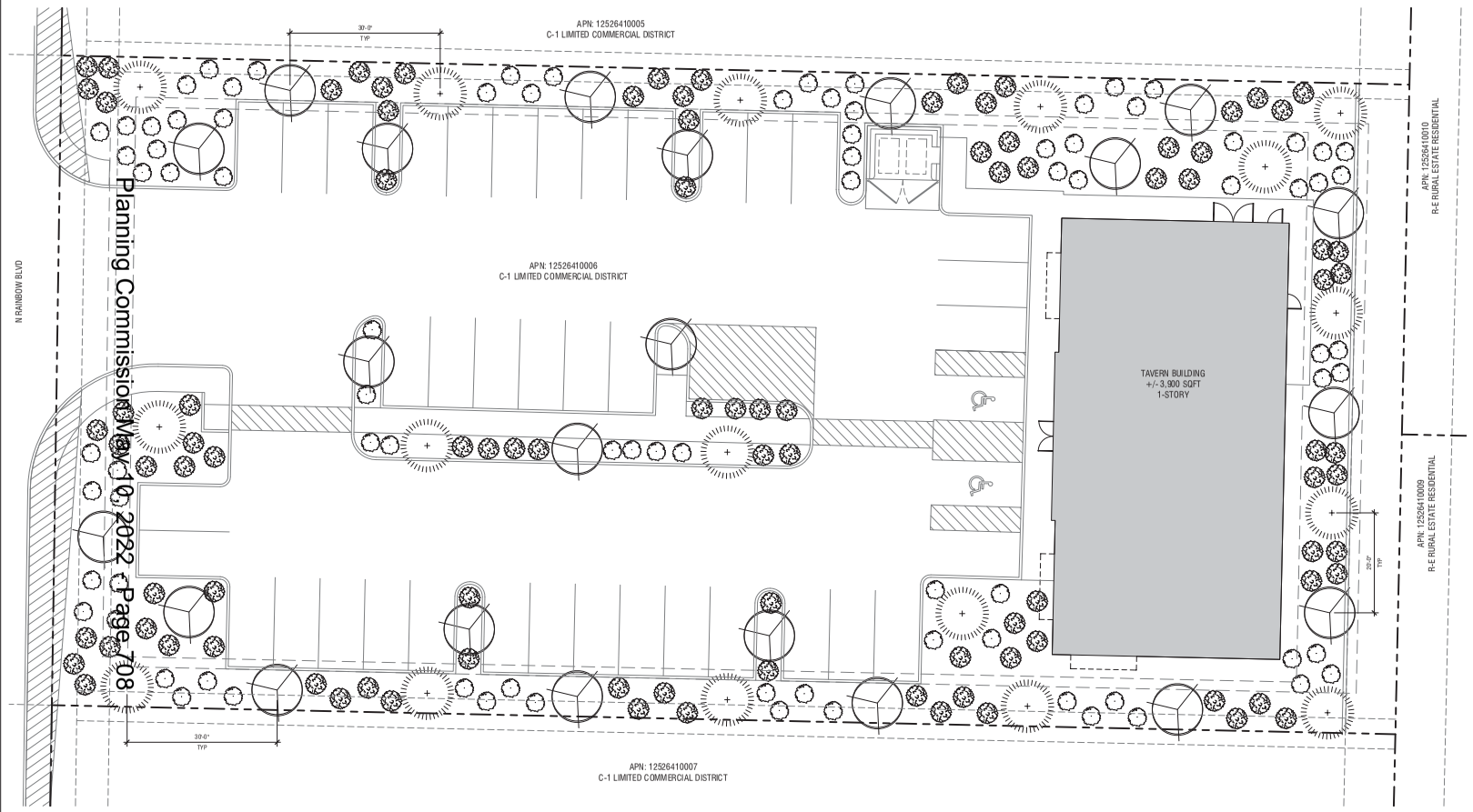
Seal

Title
SITE PLAN

Project Number
21-021
4/11/2022 10:55:34 AM

ENT 1.002

Planning Commission May 10, 2022 - Page 707



1 LANDSCAPE PLAN
3/32" = 1'-0"
0 5 10

LANDSCAPE LEGEND (TREES)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
+	36 INCH BOX	DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	17
	36 INCH BOX	DESERT WILLOW	CHILOPSIS LINEARIS 'ARTS SEDLESS	22

LANDSCAPE LEGEND (SHRUBS)

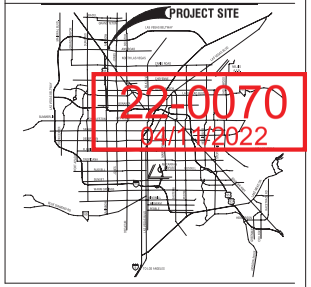
SYMBOL	SIZE	HEIGHT	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	2'-0"	DAMIANTA	CHRYSACTINA MEXICANA	86
	5 GALLON	2'-0"	DESERT SAGE	SALVIA DORRII	96

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED 'PALOMINO TAN' ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT, ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ALL SLOPES 2:1/2:1 OF GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.

PROJECT VICINITY MAP



22-0070
04/11/2022

Planning Commission May 10, 2022 Page 108

CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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Consultant

Project Name
TAVERN ON RAINBOW & ANN
5440 N RAINBOW BLVD, LAS VEGAS, NV 89130

No.	Date	Description
	12 APR 2022	ENTITLEMENT PACKAGE

Seal

Title
LANDSCAPE PLAN - BW

Project Number
21-021

4/11/2022 8:13:42 AM

ENT 1.003



1 LANDSCAPE PLAN

LANDSCAPE LEGEND (TREES)

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	36 INCH BOX	DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	17
	36 INCH BOX	DESERT WILLOW	CHILOPSIS LINEARIS 'ARTS SEEDLESS	22

LANDSCAPE LEGEND (SHRUBS)

SYMBOL	SIZE	HEIGHT	COMMON NAME	BOTANICAL NAME	QUANTITY
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ALL SLOPES 2 1/2:1 OF GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.

PROJECT VICINITY MAP



CARROLL DESIGN COLLABORATIVE

1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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Consultant

Project Name

TAVERN ON RAINBOW & ANN

5640 N RAINBOW BLVD, LAS VEGAS, NV 89130

No.	Date	Description
	12 APR 2022	ENTITLEMENT PACKAGE

Seal

Title

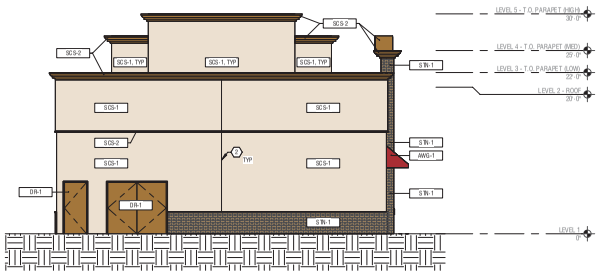
LANDSCAPE PLAN

Project Number

21-021

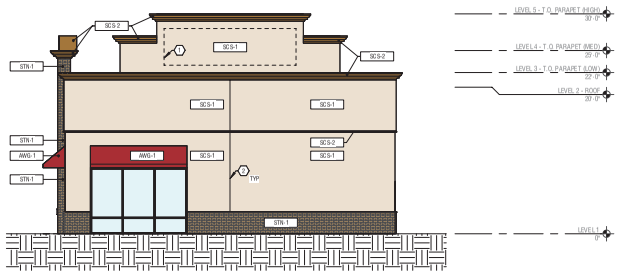
ENT 1.004

22-0070
04/11/2022



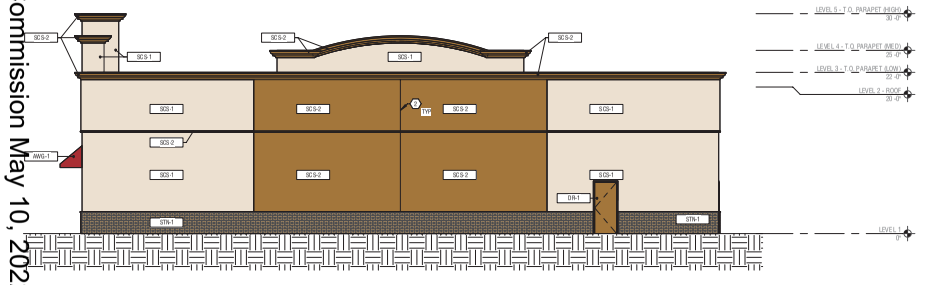
1 NORTH ELEVATION

1/8" = 1'-0"



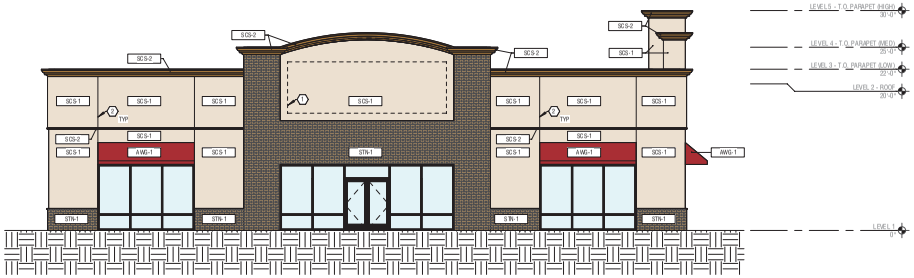
2 SOUTH ELEVATION

1/8" = 1'-0"



3 EAST ELEVATION

1/8" = 1'-0"



4 WEST ELEVATION

1/8" = 1'-0"

Planning Commission May 10, 2022 Page 710

EXTERIOR FINISH LEGEND

SCS-1	ITEM NAME	SINGLE COAT SYNTHETIC STUCCO
	MANUFACTURER	OMEGA PRODUCTS INTERNATIONAL / SHERWIN WILLIAMS
	PRODUCT INFO	OMEGA FLEX
	SIZE	N/A
	FINISH / COLOR	STEEL TROWEL / FINE / SNOW (SW 9002) / COLOR - CASA BLANCA (SW 7 ST)
SCS-2	ITEM NAME	SINGLE COAT SYNTHETIC STUCCO
	MANUFACTURER	OMEGA PRODUCTS INTERNATIONAL / SHERWIN WILLIAMS
	PRODUCT INFO	OMEGA FLEX
	SIZE	N/A
	FINISH / COLOR	STEEL TROWEL / FINE / SNOW (SW 9002) / COLOR - GALLANT GOLD (SW 6391)
STN-1	ITEM NAME	STONE
	MANUFACTURER	
	PRODUCT INFO	
	SIZE	N/A
	FINISH / COLOR	
	NOTES	
AWG	ITEM NAME	AWNING
	MANUFACTURER	
	PRODUCT INFO	
	SIZE	VARIES
	FINISH / COLOR	RED
	NOTES	
MUL-1	ITEM NAME	METAL STOREFRONT MULLION
	MANUFACTURER	
	PRODUCT INFO	
	SIZE	N/A
	FINISH / COLOR	BLACK
	NOTES	
DR-1	ITEM NAME	METAL DOOR
	MANUFACTURER	
	PRODUCT INFO	
	SIZE	VARIES
	FINISH / COLOR	GALLANT GOLD (SW 6391)
	NOTES	

EXTERIOR ELEVATION KEYNOTES

KEYNOTES

1 SIGNAGE UNDER SEPARATE PERMIT

2 REVEAL

22-0070
04/11/2022

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1980 FESTIVAL PLAZA DRIVE, SUITE 400 LAS VEGAS, NV 89135

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Consultant

Project Name
TAVERN ON RAINBOW & ANN
5447A RAINBOW BLVD, LAS VEGAS, NV 89130

No.	Date	Description
	12 APR 2022	ENTITLEMENT PACKAGE

Seal

Title
EXTERIOR ELEVATIONS

Project Number
21-021

4/11/2022 8:41:43 AM

ENT 2.101

Title: FLOOR PLAN

Project Number: 21-021

2/17/2022 11:25:10 AM

Seal

No.	Date	Description
	XX JAN 2021	ENTITLEMENT PACKAGE

Project Name: TAVERN ON RAINBOW & ANN

5640 N RAINBOW BLVD, LAS VEGAS, NV 89130

Consultant

CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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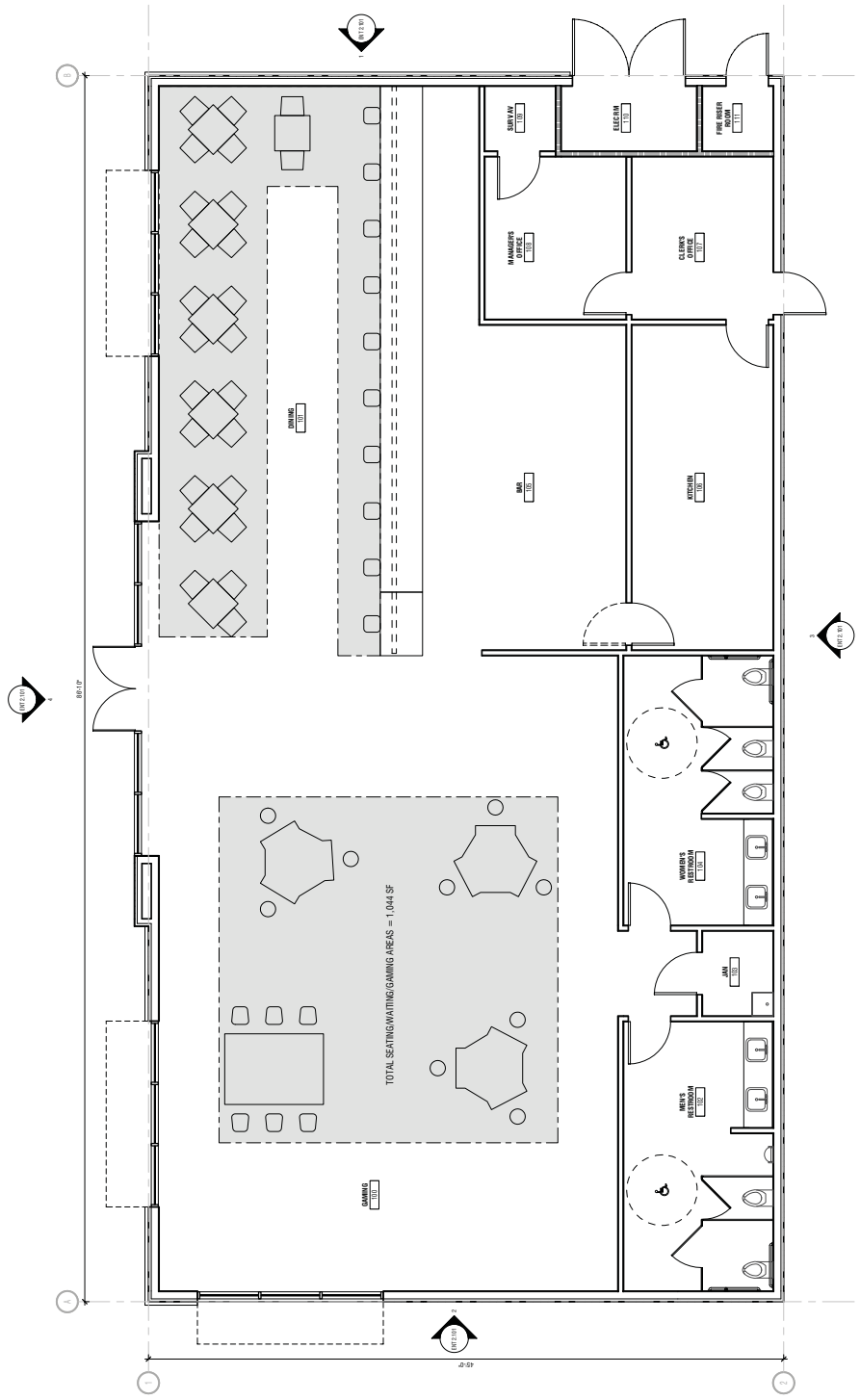
22-0070
02/17/2022



1 FLOOR PLAN
1/8" = 1'-0"
0 2 4

Materials can be found on exterior elevations

22-0070
02/17/2022



22-0070-SUP1 AND 22-0070-SDR1 - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH
5640 NORTH RAINBOW BOULEVARD

02/26/2022



22-0070-SUP1 AND 22-0070-SDR1 - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH
5640 NORTH RAINBOW BOULEVARD

02/26/2022

COLLABORATIVE

February 17, 2022

City of Las Vegas Department of Planning
495 S. Main Street
Las Vegas, NV 89101

RE: Justification Letter: APN: 125-26-410-006
(Special Use Permit & Site Development Plan Review)

To Whom it may concern:

Carroll Design Collaborative is representing the applicant who would like to apply for a design review and special use permit for a new Tavern building north of the intersection of W. Ann Road and N. Rainbow Blvd. (APN: 125-26-410-006).

The subject parcel is located north of the northeastern intersection of W. Ann Road and N. Rainbow Blvd. and is currently zoned C-1 Limited Commercial District with a general plan of Service Commercial. The Tavern use on this C-1 site will require a special use permit which we would like to apply for with this application as well as a site development plan review. With this proposed project near the intersection of two arterial streets, this parcel is located near a highly trafficked intersection suitable for a Tavern use.

The project consists of one +/-3,900 square foot Tavern building with +/-1,049 square feet of public seating/waiting area and +/-2,851 square feet of remaining gross square footage which does result in the requirement of 36 parking stalls where 38 are provided. The exterior of the building is shown in the attached elevations with a max height of 30'. The materials of the building will consist of a mixture of stone and single coat stucco with a neutral palette and colorful awnings to add accents to the building.

Based on the square footage of public seating/waiting area and the remaining gross floor area, this project requires 36 parking stalls where 36 parking stalls are provided.

We feel that this proposed project would be a great addition to the area and follows the requirements set forth by City of Las Vegas Title 19. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-806-6349.

Thank you,

Andrea L. Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

22-0070
02/17/2022

22-0070-SDR1
Cleveland Welter, LLC

5640 N Rainbow Boulevard

Proposed 3.9 thousand square foot tavern replacing a single family dwelling.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	1.000	9.44	9
AM Peak Hour			0.74	1
PM Peak Hour			0.99	1

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	3.900	112.18	437
AM Peak Hour			9.94	39
PM Peak Hour			9.77	38

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE			**428**
AM Peak Hour				**38**
PM Peak Hour				**37**

Existing traffic on all nearby streets:

Rainbow Boulevard

Average Daily Traffic (ADT)	6,504
PM Peak Hour	520

(heaviest 60 minutes)

Ann Road

Average Daily Traffic (ADT)	29,379
PM Peak Hour	2,350

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rainbow Boulevard	29,085
Ann Road	59,900

This project will add approximately 428 trips per day on Rainbow Blvd and Ann Rd. Currently, Rainbow is at about 22 percent of capacity and Ann is at about 49 percent of capacity. With this project, Rainbow is expected to be at 24 percent of capacity and Ann to be at about 50 percent of capacity.

Based on Peak Hour use, this expansion will add into the area roughly 38 additional peak hour trips, or about two every three minutes.

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

Absoulutly NO!
School right across the street with housing on all sides.
Rainbow is only 2 lanes.
Traffic congestion would get worse.

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

Return Service Requested
Official Notice of Public Hearing

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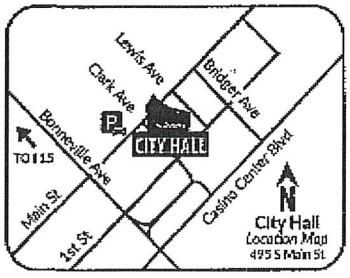
Permit No. 1630



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City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0070 and 22-0070-SUP1 and 22-0070-SDR1
Planning Commission Meeting of **04/12/2022**

22-0070
12526402004
LUKEY'S FAMILY TRUST
CORRAL LUCRETIA G TRS
5760 GILBERT LN
LAS VEGAS NV 89130-1228

35a-b P

From: Gina Duke
17025547501
2022-04-04 17:00:07 PDT
Page: 2 of 2
To: +17024647499

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

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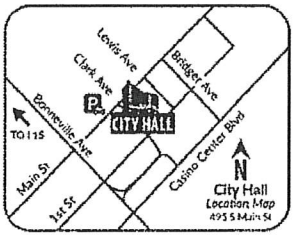

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

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City of Las Vegas
Department of Planning

22-0070
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

39 BRDFNP1 89130

35a-b P

P.001/003
(FAX)7026571583
04/04/2022 16:13 NW Physicians

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

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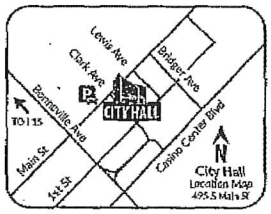

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1
Planning Commission Meeting of **04/12/2022**

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Department of Planning

22-0070
12527803004
BRAY DAVID R & MAGGIE M
REVOCABLE LIVING TRUST
BRAY DAVID R & MAGGIE M TRS
5945 N EL CAPITAN WAY
LAS VEGAS NV 89149

Absolutely not Near a School + childcare facility!!

39 BRDFNP1 89149

35a-b P
Pg 1 of 3

INNOVATION ACADEMY

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APR - 5 2022
City of Las Vegas
Department of Planning

To Department of Planning,

I just received a SUP variance request in the mail on 4/4/22 to allow a tavern to be within 400 feet of my Elementary school. I oppose this. I was not given enough time to gather the 70 families that attend and pay to have their children in a safe environment sign a petition to not allow, as well as the 50 families from a separate pre-school next to us. When we applied for the SUP to open the school we had to find a location that was 1500 feet from an existing establishment that serves alcohol. This is also part of our licensing with the State Department of Education. A tavern would put our license at risk as well as the licensed preschool next to us.

On Behalf of Innovation Academy and Dawn of Education we strongly oppose a tavern being allowed within 400 feet of already established and licensed Schools.

Maggie Bray,

Owner of Innovation Academy

702-300-9287

Stephanie Ryne

Owner of Dawn of Education

702-858-8801

Regarding SUP Variances 22-0070

35a-b
Pg 2 of 3

RECEIVED
APR - 5 2022
City of Las Vegas
Department of Planning

Where Children Love to Learn...

DAWN OF EDUCATION .com
6-Weeks to Pre-K

Regarding City of Las Vegas Dept. of Planning:
22-0070 - Public Hearing &
22-0070 - SUP1 - Special Use Permit &
22-0070 - SDR1 - Site Dev. Plan Review

To Whom it May Concern, 04/04/22

As the owner of Dawn of Education, a preschool with infants ages 6-weeks through Pre-Kindergarten, as well as elementary aged students during Summer, I STRONGLY OPPOSE this preposition to give a waiver to this Tavern to be 444 feet (instead of the legal 1,500 feet) from a school. We have over 50 families with 1-3 children in our school. The K-8 Private School next door to us has 75+ families. That is over 125 families with their children in our care everyday (2 schools). Please require the 1,500 feet.

Sincerely,
Stephanie Ryne

We only received notice 4/3/22

702+656+3737 ❤ fax: 702+656+3723 ❤ 5695 North Rainbow Blvd. ❤ Las Vegas, Nevada, 89130 ❤ ~~www.dawn-of-preschool.com~~

35a-b

Pg 3 of 3

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

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Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0070 and 22-0070-SUP1 and 22-0070-SDR1

Planning Commission Meeting of **04/12/2022**

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City of Las Vegas
Department of Planning

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22-0070
12534514023
SPARKS CASEY JONAS & SACHA ELENA
5425 FLORA SPRAY ST
LAS VEGAS NV 89130-3840

89130 CO 1 NP1 BRDFIN 89

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 or into meeting, file a written objection, letter or approval thereof with the Department of Planning, 495 South Main Street, 2nd Floor, Las Vegas, Nevada 89101. Final Action on Owner Plan Amendments and Waivers may be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or Director to the City Council. The date or the City Council meeting, if applicable, will be announced at the Planning Commission meeting when the decision of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/planning.

Application Information

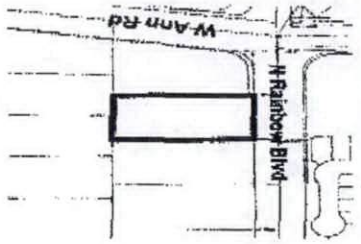
22-0070 - PUBLIC HEARING - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. BECCHI - *For possible action on the following land Use* Entitlement project requests on 0.79 acres at 5640 North Rainbow Boulevard (APN 125-26-410-006). C-1 (Limited Commercial) Zone. Ward 6 (Fiore).

22-0070-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 444-FOOT DISTANCE SEPARATION FROM A SCHOOL / INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED

22-0070-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,900 SQUARE-FOOT TAVERN DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

We're also not a tavern in that area. There is a pizza bowl across the street with two 425 Shafts and [illegible] a variance that we're requesting should not be approved.

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *04/12/2022*
Time: 6:00 PM
Location: Council Chambers
495 South Main St. 2nd Fl.
Las Vegas, Nevada

Submitted after final agenda

35a-bp

04/10/2022 03:42 7022951968 DOC NNSS PAGE 01/01

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

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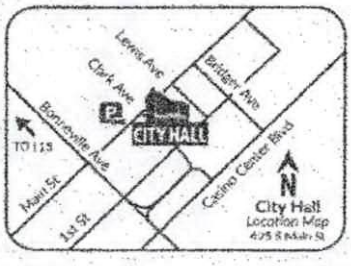

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0070 and 22-0070-SUP1 and 22-0070-SDR1

Planning Commission Meeting of **04/12/2022**

22-0070
12526310012
R M C LIVING TRUST ETAL
CABANAS RUBEN JR TRS
6663 ALPINE BROOKS AVE
LAS VEGAS NV 89130-1252

39 BRDFNP1 89130

35a-bP

04/07/2022 11:44AM FAX 7026450618 LAW OFFICE LISA TAYLOR 0001/0001

City of Las Vegas, Department of Planning
495 South Main Street
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This would not benefit the area. As an adjacent property, the noise, increased traffic and littering would be detrimental to my property

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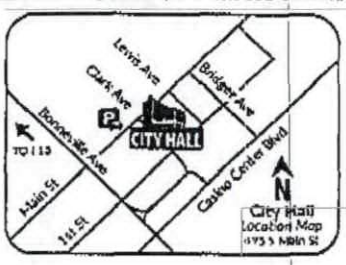

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1
Planning Commission Meeting of **04/12/2022**

22-0070
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

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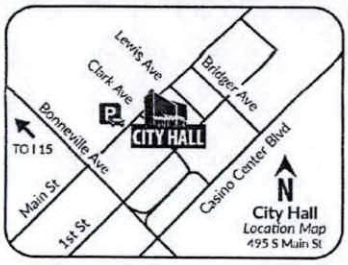

Bars tend to bring violence + bad people who are high or drunk doing Bad things. We have enough bars around here. Don't need another one.

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1
Planning Commission Meeting of **04/12/2022**

22-0070
12534511014
FIRTH BRIAN TRUST
FIRTH BRIAN TRS
5521 GREEN WILLOW ST
LAS VEGAS NV 89130-1647

39 BRDFNP1 89130

35a-b P

You shouldn't be altering City Ordances or allowing alcohol near children.

Jerry S Seaborg

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

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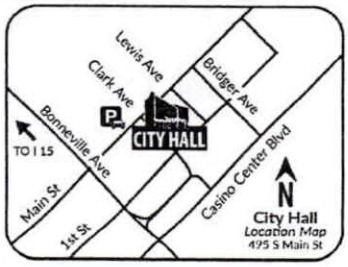

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1
Planning Commission Meeting of **04/12/2022**

22-0070
12534511049
SEABORG FAMILY TRUST
SEABORG WENDELL D & TERRY S TRS
5528 ROSE THICKET ST
LAS VEGAS NV 89130-1652

39 BRDFNP1 89130

35a-bP

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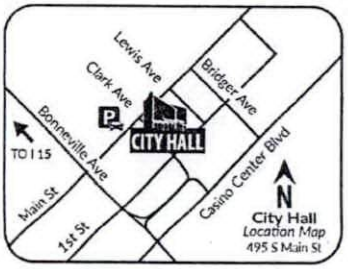

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☒ I OPPOSE this Request

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22-0070
12526310008
GREER FAMILY TRUST
GREER WILLIAM D & DEBORAH L TRS
6727 ALPINE BROOKS AVE
LAS VEGAS NV 89130-1254

39 BRDFNP1 89130

35a-bP

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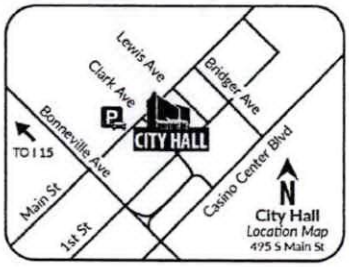

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No - unacceptable for the neighborhood. To close to residential and school. If there is a school standard, use it, don't waive it. Some other business here, Not this

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Planning Commission Meeting of **04/12/2022**

22-0070
12527714006
LONG C L REVOCABLE TRUST
LONG CHRISTOPHER S & LUCY TRS
5800 GRAND HERITAGE ST
LAS VEGAS NV 89130-4938

39 BRDFNP1 89130

35a-bP

PAGE 01/01
04/06/2022 02:06PM 7025583857 ERA ST ROSE

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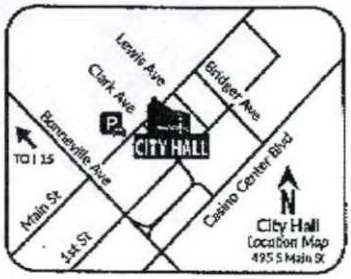

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1

Planning Commission Meeting of **04/12/2022**

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22-0070
12535103016
RAINY DAY INVESTMENTS L L C
MCMENEMY RONS S CHARTERED 401
2530 SILVER BEACH DR
HENDERSON NV 89052

55 BRDFNP1 89052

35a-bA

PAGE 01/01

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495 South Main Street
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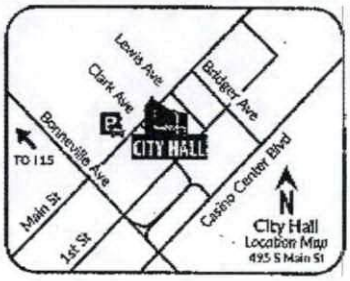

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0070 and 22-0070-SUP1 and 22-0070-SDR1
Planning Commission Meeting of **04/12/2022**

22-0070
12535103014
RAINY DAY INVESTMENTS L L C
MCMENEMY RONS S CHARTERED 401
2530 SILVER BEACH DR
HENDERSON NV 89052

65 BRDFNP1 89052

04/06/2022 02:10PM 7025583857 ERA ST ROSE

35a-bA

City of Las Vegas, Department of Planning
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Las Vegas, Nevada 89101

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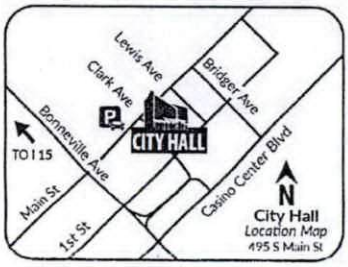

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0070 and 22-0070-SUP1 and 22-0070-SDR1

Planning Commission Meeting of **04/12/2022**

22-0070
12526410006
REOCH DEBRA J
5640 N RAINBOW BLVD
LAS VEGAS NV 89130-1236

"GREAT location for A TAVERN!"

39 BRDFNP1 89130

Applicant vote does not Count

35a-bA

Nora Lares

From: noreply@formstack.com
Sent: Friday, April 8, 2022 9:28 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/08/22 9:28 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Amber Tweedie
Residential or Business Address:	8113 Canyon Wren Ave Las Vegas, NV 89149
Phone:	(702) 241-4119
Email:	amberthegrump@yahoo.com
Comments:	There are two schools 200-400ft away! This would not be a good fit for that area. It would be dangerous to have a bar next to schools. Zoning laws do not allow for that and should not allow this project going forward.

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35a-b P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 7, 2022 5:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/07/22 5:11 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Rebecca Taggart
Residential or Business Address:	6056 Wyatt Creek Ave Las Vegas, NV 89130
Phone:	(303) 929-6071
Email:	b.taggart99@hotmail.com
Comments:	I am opposed to a tavern being built at Ann Rd and Rainbow because of its location too near the school and because we don't need another gambling/drinking establishment in this area. Santa Fe Station is literally a mile south on Rainbow. Please do not allow this establishment to be built.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 7, 2022 4:16 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 04/07/22 4:15 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Genaro Guzman
Residential or Business Address:	6364 W Italia Ave Las Vegas, NV 89130
Phone:	(702) 655-1506
Email:	genaroguzman@sbcglobal.net
Comments:	Way way too close to a school , shame on you if you approve this

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35a-bP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 7, 2022 1:56 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 04/07/22 1:56 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Mandy Jones-Popa
Residential or Business Address:	6717 Fruit Flower Ave Las Vegas, NV 89130-3849
Phone:	(808) 381-0508
Email:	mkkjones@hotmail.com
Comments:	I oppose this project in it's entirety. I'm sure there's a better location for this establishment. Why set rules & regulations, if you plan to entertain bending them? We need to keep the safety of our children and our community in mind.

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35a-bP

Nora Lares

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Sent: Thursday, April 7, 2022 12:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/07/22 12:41 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	janice patterson
Residential or Business Address:	6424 break point ave las vegas, NV 89130
Phone:	(702) 204-5972
Email:	lvjan777@cox.net
Comments:	I feel like this is not a good fit for our neighborhood. Current law requires that a bar be 1500 feet from a school (Kinder Prep Academy), and they are only 444 away. That is more than 2/3 of a modification of the distance requirement.

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35a-bP

Nora Lares

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Sent: Saturday, April 9, 2022 6:38 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/09/22 6:37 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Robert Schidle
Residential or Business Address:	3505 Dover Bay Street Las Vegas, NV 89129
Phone:	(606) 584-6902
Email:	bschidle@gmail.com
Comments:	Too close to nearby schools

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35a-b P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 10:34 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/09/22 10:33 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Aloycha de La Roche
Residential or Business Address:	6100 Iron Kettle Las Vegas, NV 89130
Phone:	(702) 882-0457
Email:	aloycha@cox.net
Comments:	This proposal would allow 24/7 drinking of alcohol too close to a school, to residential dwellings, and to a very busy intersection. I see no need for a "local bar" in our neighborhood. Thank you

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:58 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments

Submitted at 04/09/22 9:57 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Jeanne Lewis
Residential or Business Address:	5450 Shay Mountain Place Unit 104 Las Vegas, NV 89149
Phone:	(702) 234-5421
Email:	jealew7@aol.com
Comments:	I am opposed because the standard is not being applied here . This is abutting a residential area affecting families and children if this variance is granted. This type of business draws riff raff and crime! This business would also be open 24/7/365 impinging on the solitude of the area! PLEASE DO NOT APPROVE bill #22-0070 Thank you, Jeanne Lewis

35a-bP

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:32 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/09/22 9:31 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	sherry chaillou
Residential or Business Address:	6695 ALPINE BROOKS AVE LAS VEGAS, NV 89130
Phone:	(443) 618-1714
Email:	sschotwine@gmail.com
Comments:	I opp[ose this because it is too close to Innovation Academy School, 1 block from Estelle Neal Park and another School Joseph Neal Academy. Many children walk to schools and play in the park in this 2 block area and the increased activity would be dangerous. We also have many joggers and bike riders who use these streets. This is a relatively quite area with not a lot of traffic. Personally I am a senior citizen and I walk to Walgreens to get my prescriptions and would not feel safe doing that with this establishment being there. The new

35a-bP
Pg 1 of 2

711 on the corner is going to increase traffic enough we do not need a 24/7 bar. Plus we have a Station Casino 2 blocks south of this community.

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35 a-b
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:16 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/09/22 9:15 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Julie Kennedy
Residential or Business Address:	6065 W. El Campo Grande Ave. Las Vegas, NV 89130
Email:	jkennedy2893@gmail.com
Comments:	I strongly oppose allowing a tavern (Dotty's Casino with 24/7 drinking and gambling) in such close proximity to a school (Kinder Prep Academy)! What a ludicrous proposal! There is absolutely no reason this should ever happen.

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 8:11 AM
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Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 04/09/22 8:11 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Pam Chadwick
Residential or Business Address:	7460 Orange Haze Way Las Vegas, NV 89149
Phone:	(702) 658-1523
Email:	goldenz1pam@yahoo.com
Comments:	There are several already in our area. Do not allow this variance!

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Nora Lares

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Sent: Saturday, April 9, 2022 6:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/09/22 6:23 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Kristine Uravich
Residential or Business Address:	5712 Arroyo Dunes Ave Las Vegas, NV 89130
Comments:	I stand in opposition to allowing a special use permit for a tavern to be allowed near the intersection ofAnn Road and Rainbow. The permit violates prescribed separation from a school. It is vital to protect the safety of children by observing the distance requirement set forth in comprehensive plans. Allowing variances such as the one requested in this project undermines the plan to maintain a distinction between residential and commercial development. Please continue to protect the community by denying this variance.

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 1:40 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/09/22 1:39 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Katherine Vandenkooy
Residential or Business Address:	6904 Beach Nest Ave Las Vegas, NV 88130
Phone:	(702) 812-6921
Email:	katshvv@hotmail.com
Comments:	Please do not approve this! We have children that attend KinderPrep Academy and we shouldn't have to worry about someone getting behind the wheel of a 2 ton vehicle intoxicated, buzzed, or exhausted from being up all night gambling and making a bad decision to drive. Our world has changed so much since the pandemic, people are desperate for money and we basically have to fight to keep whats ours from being stolen. Please don't add one more thing for us to worry about. Our children are our future. Please don't jeopardize their lives or innocent people who use Rainbow/Ann rd every single day. My Mom has lived just up the

35a-b P
Pg 1 of 2

street for 27 years. We love our neighborhood! Dottys or any place serving alcohol does not belong near a daycare…ever!!

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35a-b
Pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, April 6, 2022 10:51 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/06/22 10:50 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Kimberly Bitseedy
Residential or Business Address:	5623 Bishop Flowers St Las Vegas, NV 89130
Phone:	(626) 606-7577
Email:	kbitseedy@gmail.com
Comments:	The amount of drunk drivers we will have in a residential neighborhood with a school only 444 feet away makes this absolutely unacceptable. This is a neighborhood of hard working families who came here to provide the best and safest living quarters. This is not a neighborhood who wants a bar and gambling establishment. I oppose this completely, bring family friendly business to our neighborhood but please don't bring drunk drivers and gambling addicts here.

35a-bp

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 11, 2022 4:38 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/11/22 4:37 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	LeAnn Browning
Residential or Business Address:	5417 Carnation Meadow St. Las Vegas, NV 89130
Phone:	(702) 219-6004
Email:	markleannb@yahoo.com
Comments:	There are multiple reasons why this application for a waiver should be rejected. The first is with regards to the waiver of the 1500 foot separation distance between the tavern and the school across the street. The waiver would grant a 440 foot distance, which is more than 2/3 less of the required distance. How would this change keep the integrity and desire of that established regulation in protecting children? In reality, if you measure from parking lot to parking lot, the distance is much less than that. When I did a google search for Dotty's in our area, I found that there is currently

35a-bP
Pg1of2

one Dotty's a mile to the west, and 4 other Dotty's within about 2 miles of this proposed site. There is also another bar, PT's Gold about 1.5 miles away and the Santa Fe Casino a mile away. There is not a lack of 24/7 gaming/liquor establishments in our neighborhood.
I have also heard from a neighbor who through her work on an ambulance has been on multiple calls to Dotty's and other similar businesses and has seen first hand the issues of drunkenness and homelessness that are associated with them.
A few years ago I attended a meeting regarding the Rainbow Boulevard North Corridor Plan. This type of business was definitely not a part of that plan. We recognize that these lots have been rezoned to commercial, but this request for a Dotty's does not fit in that plan. Why was so much time and money spent to develop it if it is of no worth to uphold?

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35a-b
pg 20f42

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 11, 2022 9:24 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/11/22 9:24 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Cynthia Perez
Residential or Business Address:	4529 Denali Ave N. las Vegas, NV 89032
Phone:	(702) 672-4587
Comments:	We do not need more taverns in this area, especially serving alcohol near our schools.

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35a-b P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, April 10, 2022 10:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/10/22 10:10 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Colleen Thoroughgood
Residential or Business Address:	5400 Carnation Meadow Street Las Vegas, NV 89130
Phone:	(702) 487-2412
Email:	mercy_me41@yahoo.com
Comments:	I have had the pleasure of serving the Las Vegas valley for over 15 years in the 911 system as a first responder. In my career I have ran more calls at Dotty's casino throughout the valley than I am even able to count. I have worked night shift and day shift and have run calls on both, calls that consist of drunk patrons, fights in the bar, shootings and stabbings, and homeless vagrants surrounding the business and causing problems. I live directly across from this proposed location, and my toddler will attend the preschool across the street, and she will eventually attend the elementary school just a few blocks away. Also I have teenagers, one

35a-b P
Pg 1 of 7

whom is in the process of learning to drive and another who will be doing the same within the next few months and we leave our house directly across the street from this proposed location for driving lessons on a daily basis. Not to mention a school crossing is just a block or so from this location, a crossing that I will use daily to take my toddler to school . I have sadly ran 911 calls for crashes during school hours, crashes that were caused by drunk drivers, crashes that were steps from bus stops and crossing guards, crashes that happened not just in the night but at 9 in the morning. This will be a 24 hour business that does not differentiate the difference between school hours and non school hours when serving their patrons alcoholic drinks. I strongly am against granting this business a license for this location. Thank you for your time and consideration to this manner.

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35a-b
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Sunday, April 10, 2022 8:56 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/10/22 8:55 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Deeandra Osborne
Residential or Business Address:	6425 Tina Lane Las Vegas, NV 89130
Phone:	(702) 395-2528
Email:	osborne123@embarqmail.com
Comments:	We absolutely DO NOT need a Dotty's in our area. It's already going downhill with the Chevron on one corner and now a 7-11 on the other. It's getting ridiculous! You're turning our residential area into a high crime area with establishments like these. We do not need them so close to our homes, please do not allow this to happen. You're turning the NW area into a hot mess and our property values are declining. I am 100% against a Dotty's to be built in our area, we do not need that kind of business so close to our homes.

35a-bP

Nora Lares

From: noreply@formstack.com
Sent: Sunday, April 10, 2022 11:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments

Submitted at 04/10/22 11:18 AM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Brenda Taylor
Residential or Business Address:	5716 Taj Mahal Dr Las Vegas, NV 89130
Phone:	(702) 521-6785
Email:	bt89130@gmail.com
Comments:	We do not need alcohol served close to educational facilities. We don't want a 24/7 business in that location.

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 04/09/22 9:28 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Robin Szoke
Residential or Business Address:	5520 Carnation Meadow Street Las Vegas, NV 89130
Phone:	(702) 480-7878
Email:	owngoal@cox.net
Comments:	Oppose. Too close to two schools. Many liquor establishments in immediate area. Please support us, the people who live here!

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, April 9, 2022 9:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/09/22 9:25 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0070
Position:	I OPPOSE the project and all related applications.
Name:	Laszlo Szoke
Residential or Business Address:	5520 Carnation Meadow Street Las Vegas, NV 89130
Phone:	(702) 353-2411
Email:	lazlo007@cox.net
Comments:	Way too close to kindercare. We have plenty of gaming in the immediate area also. Please do not allow this establishment to build here.

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35a-bP

City of Las Vegas
Department of Planning
City Hall
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101

Fax to: 702-464-7499
Pages to follow: 2
To: City of LV Dept. of planning

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Return Service Requested

Official Notice of

From:
12527803005
SAGE & PINE GROUP L L C

Neighborhood Meeting

RECEIVED
APR 07 2022
Dept of Planning
City of Las Vegas

DBA - Dawn of Education

Case(s):
22-0070, 22-0070-SUP1, 22-0070-SDR1
Case(s) scheduled tentatively for:
April 12th, 2022 Planning Commission Meeting

Application Information

22-0070 - PUBLIC HEARING - APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH - For possible action on the following Land Use Entitlement project requests on 0.79 acres at 5640 North Rainbow Boulevard (APN 125-26-410-006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

22-0070-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 444-FOOT DISTANCE SEPARATION FROM A SCHOOL / INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED, Ward 6 (Fiore).

22-0070-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,900 SQUARE-FOOT TAVERN DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, Ward 6 (Fiore).

Application Location



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

Neighborhood Meeting Information

Location: Centennial Hills Library
6711 North Buffalo Drive
Las Vegas, Nevada 89131

Date/Time: Tuesday, April 5, 2022, at 6:15 p.m.
Contact: Andrea Carroll, (720) 227-1216

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**.

35a-b P
Pg 1 of 3

Where Children Love to Learn...

DAWN OF EDUCATION .com
6-Weeks to Pre-K

Regarding City of Las Vegas Dept. of Planning:

RECEIVED
APR 07 2022
Dept of Planning
City of Las Vegas

22-0070 - Public Hearing &
22-0070 - SUP1 - Special Use Permit &
22-0070 - SDR1 - Site Dev. Plan Review

To Whom it May Concern, 04/04/22

As the owner of Dawn of Education, a preschool with infants ages 6-weeks through Pre-Kindergarten, as well as elementary aged students during summer, I STRONGLY OPPOSE this preposition to give a waiver to this Tavern to be 444 feet (instead of the legal 1,500 feet) from a school. We have over 50 families with 1-3 children in our school. The K-8 Private School next door to us has 75+ families. That is over 125 families with their children in our care everyday (2 schools). Please require the 1,500 feet.

Sincerely,

Stephanie Ryne

We only received notice 4/3/22

DAWN OF EDUCATION .com
6-Weeks to Pre-K

35A-b
Pg 2 of 3

702+656+3737 ❤ fax: 702+656+3723 ❤ 5695 North Rainbow Blvd. ❤ Las Vegas, Nevada, 89130 ❤ www.kinder-prep.com

Where Children Love to Learn...

DAWN OF EDUCATION .com
6-Weeks to Pre-K

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APR 07 2022
Dept of Planning
City of Las Vegas

04/04/22

I, Stephanie Ryne, owner of Sage and Pine Group LLC, DBA Dawn of Education (preschool) agree with Maggie Bray, owner of Innovations Academy (Private K-8 school). Our 2 schools are next door to eachother and less than 450 feet from the proposed location for the "tavern" (Special Use Permit 22-0070-SUP1). Maggie Bray has my permission to speak on my behalf regarding this matter, as I will be out of town for a funeral.

Signed,
Steph Ryne
04/04/22

DAWN OF EDUCATION .com
6-Weeks to Pre-K

35a-b
pg 3of3

702+656+3737 ❤ fax: 702+656+3723 ❤ 5695 North Rainbow Blvd. ❤ Las Vegas, Nevada, 89130 ❤ [redacted]

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 2, 2022

City of Las Vegas Planning and Zoning
495 Main Street
Las Vegas, Nevada 89101

RE: 22-0070 Abeyance from May 10, 2022, Planning Commission Hearing.

Dear Ms. Eddowes,

Our firm has been retained to represent the applicant in the above mentioned matter. It is Design Review and Use Permit for a new Tavern generally located at the north east corner of Ann Road and Rainbow Blvd. In light of Staff's unfavorable recommendation, and concerns expressed by nearby stakeholders, we require additional time to review different options for the operation of the proposed tavern.

We respectfully request this matter be held-over to the June 21, 2022 Planning Commission Hearing.

With appreciation,

Lora Dreja
Land Entitlements
(702) 598-1408

CC: Nora Lares

RECEIVED
05/02/2022
22-0070

Nora Lares

From: Lora Dreja <lora@brownlawlv.com>
Sent: Wednesday, May 4, 2022 11:03 AM
To: Nora Lares; Lou Desalvio
Cc: Nicole Eddowes
Subject: Please rescind this letter 22-0070

Importance: High

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The partners in this firm prefer to have the item discussed on Tuesday.

I apologize for any confusion.

Lora

From: Lora Dreja
Sent: Monday, May 2, 2022 11:37 AM
To: Nora Lares <nlares@lasvegasnevada.gov>
Cc: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: 22-0070 Abeyance request from May 10 Planning Commission

Hello Nora,

22-0070 is scheduled to be heard at PC next Tuesday. I've attached a letter to hold it over to the JUNE PC meeting.

Many thanks

Lora
(702) 598-1408

Submitted after final agenda

RECEIVED
05/05/22
22-0070
ITEM 29a-b

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CLEVELAND WELTER, LLC - OWNER: DEBRA J. REOCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0070-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
22-0070-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0070-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 694

PROTESTS 10

APPROVALS 2

Submitted after final agenda NE

Date 5/10/2022 Item Items 29a-29b

** CONDITIONS **

22-0070-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0070-SDR1) shall be required, if approved.

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

4. A Waiver from Title 19.12 is hereby approved, to allow a 444-foot distance separation from an individual care center licensed for more than 12 children where 1,500 feet is required.

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

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

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

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

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

22-0070-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0070-SUP1) 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 04/11/22; and floor plan date stamped 05/09/22, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer adjacent to the east property line where eight 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - 36-inch box shade trees shall be planted every 20 feet on center, with a minimum of four, 5-gallon shrubs planted for every required tree.

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. Prior to the issuance of any building permits, grant a Pedestrian Access Easement along Rainbow Boulevard for any public sidewalk not within the public right-of-way. Additionally, the owner of this site shall grant joint access to the parcel to the north (APN 125-26-410-005) at the time of future access as shown on the approved site plan.

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

13. This site shall connect to public sewer in Rainbow Boulevard.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 3,900 square-foot Liquor Establishment (Tavern) on 0.79 acres at 5640 North Rainbow Boulevard.

ISSUES

- Due to the existence of a quasi-municipal well at the rear of 5686 North Rainbow Boulevard, a 10-foot wide access easement is necessary to provide access to the well for maintenance and service. This access easement prevents the proposed development from providing the required eight-foot landscape buffer adjacent to the east property line as required by Title 19 and a Waiver is necessary. The required eight-foot wide landscape buffer is adjacent to the easement line instead.
- A Waiver is requested to allow a 444-foot distance separation between the proposed Liquor Establishment (Tavern) and an Individual Care Center Licensed for More Than 12 Children [Childcare] where 1,500 feet is required. Staff does not support this request.
- The subject site is located within the Ann-Rainbow portion of the Rainbow Boulevard North Corridor Plan.

ANALYSIS

The subject site was previously approved by the Planning Commission for a commercial development [Site Development Plan Review (SDR-75125)] that encompassed the four lots adjacent to the northeast corner of Ann Road and Rainbow Boulevard (5620, 5640, 5664 and 5686 North Rainbow Boulevard). The commercial development encompassed 3.24 acres. The commercial development consisted of two, single-story 8,400 square-foot buildings, and a 2,985 square-foot convenience store with fuel canopies located on the corner of Ann Road and Rainbow Boulevard. The development was approved with a Waiver to allow a zero-foot wide landscape buffer adjacent to the east perimeter due to the existing access easement required for an existing well that services the adjacent residential neighborhood to the east. Instead, the required landscape buffer was located adjacent to the easement line, providing a buffer between the commercial development and the existing single-family residences to the east.

The commercial building portion of that development was not pursued, and on August 10, 2021 the Planning Commission approved a Site Development Plan Review (21-0320-SDR1) for a proposed 2,985 square-foot convenience store with fuel pumps and canopy on the 0.82 acre corner of Ann Road and Rainbow Boulevard. The convenience store is currently under construction and will operate as a "7-11." This left the adjacent three lots to the north zoned C-1 (Limited Commercial) with single-family residences on them.

This application is for a 3,900 square-foot tavern on the 0.79 acre lot directly adjacent to the north property line of the convenience store currently under construction.

Special Use Permit

The Liquor Establishment (Tavern) use is described by Title 19.12 as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold."

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum distance separation between liquor establishments (tavern), and a minimum distance separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided in these Requirements, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement as there is an individual care center licensed for more than 12 children located on the west side of Rainbow Boulevard, approximately 444 feet away when measured parcel line to parcel line.

2. Requirement 2: The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement is not applicable.

3. Requirement 3: The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
   a. Will be located on a parcel within the C-V District, the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
   c. Will be located within a regional mall; or
   d. Will be located within a mixed-use development:
      i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
      ii. That has a minimum net site area of 15 acres; and
      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet;
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet;
   f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060; or
   g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

   A Waiver of the required 1,500 feet distance separation is requested in accordance with "e" above, as Rainbow Boulevard is classified as a Primary Arterial by the Master Plan of Streets and Highways, and once fully improved will have a width of 100 feet.

4. Requirement 4: The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   If approved, this requirement will be a Condition of Approval and will be strictly enforced.

Due to the requested Waiver of the required distance separation from a childcare facility, staff is not able to support the requested Special Use Permit and is recommending denial of the request.

Site Development Plan Review

The applicant is proposing to construct a 3,900 square-foot, single-story, 22-foot tall structure with parapets that reach the height of 30 feet. The proposed tavern floor plan depicts a floor area able to accommodate up to 15 gaming machines, a dining area, bar, kitchen, a manager's and clerk's office, and restrooms.

The front building façade (west) depicts stone accents, awnings and windows. The north elevation facing residences contains no windows and the continuation of the stone accent along the bottom portion of the structure. The south elevation facing the convenience store depicts windows with an awning, and the continuation of the stone accent along the bottom portion of the structure. The rear of the structure (east elevation) facing the rural single-family residences does not contain any windows, awnings, but does contain the accent stone along the bottom of the proposed structure for continuity and a coherent design of all building elevations as required by Title 19.08.

Due to the existence of a quasi-municipal well at the rear of 5686 North Rainbow Boulevard, a 10-foot wide access easement is necessary to provide access to the well for maintenance and service. This access easement prevents the proposed development from providing the required eight-foot landscape buffer adjacent to the east property line as required by Title 19 and a Waiver is necessary. Per the Department of Public Works, "*no onsite improvements shall be constructed within the easement*." This extraordinary site condition prevents the applicant from meeting the minimum standards for the eastern landscape buffer. As an alternative, the applicant is proposing to install a landscape buffer adjacent to the easement line that varies in width from eight feet to 10 feet as required by Title 19.08 for perimeter landscape buffer requirements.

When the subject site was part of an overall commercial development, interior drive aisle access was provided between the buildings and uses that would reduce the number of commercial driveways on Rainbow Boulevard. Currently, the convenience store (7-11) under construction on the northeast corner of Ann Road and Rainbow Boulevard does not provide an interior access aisle to the subject site to the north, resulting in a second commercial driveway being proposed for Rainbow Boulevard. If approved, a Condition of Approval has been added by staff for an interior access drive aisle to be provided to the commercially zoned property to the north (5664 North Rainbow Boulevard) if developed. The proposed development provides four extra parking spaces and a Variance would not be necessary if three parking spaces where lost to a future driveway.

On February 15, 2017 the City Council adopted the Rainbow Boulevard North Corridor Plan. The Plan area boundaries consist of all properties located adjacent to Rainbow Boulevard, between Rancho Drive and CC-215. The purpose of the Rainbow Boulevard North Corridor Plan is to approach community planning and transportation planning as an intertwined process that focuses on Rainbow Boulevard as a community corridor. Rainbow Boulevard serves as a multi-modal spine (buses, cars, bikes, and pedestrians) that traverses multiple neighborhoods and serves primarily local residents that live within a distinctly characterized area. Issues develop when a rural community loses its character because the primary roadway is classified as, but does not operate at, an urban level.

The vision for the Rainbow Boulevard North Corridor is a walkable corridor that exudes the feeling of small town Americana similar to what can be found in many Western Main Streets. The Plan seeks to preserve the essence of the small amounts of remaining rural character along the Rainbow Boulevard North Corridor by emphasizing uses that serve the corridor community and encouraging development patterns that align with the single-family neighborhoods. It is important to note that this Plan does not exclude commercial or multi-family residential uses along the corridor; rather, it seeks to encourage those uses to contribute to the needs of the neighborhoods and aesthetically blend in with the community. It is anticipated that establishing a sense of place along the corridor is one of the strongest strategies for preserving the remaining elements of rural character by facilitating community involvement and strengthening the identity of the corridor.

Most of the land uses in the Ann-Rainbow portion of the Plan are dedicated to residential: the variety of zoning districts include: R-CL (Single Family Compact-Lot), R-1 (Single Family Residential), Residential Planned Development (R-PD) ranging in density from R-PD2 to R-PD8 and, in a smaller percentage, Single Family Residential – Restricted (R-D) and R-E (Residence Estates). Three of the four corners at the Ann Road and Rainbow Boulevard intersection and the three lots north of the northeast corner of Ann Road and Rainbow Boulevard are now zoned C-1 (Limited Commercial), which includes the subject site. Because of the subject site's adjacency to low density detached residential neighborhoods, the subject site is one of four lots that mostly affects the quality of life of the current residents.

The Plan recommends commercial development be limited to the Ann and Rainbow intersection and south thereof. The Plan's inventory analysis found that commercial development located elsewhere along the corridor would negatively impact the quality of life of existing residents, and non-residential development located north of Ann Road within the Plan area is highly discouraged. The preferred development outlined by the Rainbow North Corridor Plan for this section of the Character Area is residential and include:

- Duplexes that retain the bulk and scale of the surrounding neighborhood developments;
- Townhouses that are oriented to Rainbow Boulevard.

Staff continues to support the Rainbow Boulevard North Corridor Plan and finds the continued encroachment of commercial buildings and land uses north of Ann Road to be incompatible with the existing residential development that surrounds the subject site, including property zoned R-E (Rural Estates Residential) within an RNP (Rural Neighborhood Preservation) area in Clark County Nevada to the east. While the subject sites is zoned C-1 (Limited Commercial), it is still able to be rezoned and redeveloped into a residential land use that is compatible with the existing surrounding residential zoning districts and land uses.

One of the desired results of the implementation of the City of Las Vegas 2050 Master Plan is to strengthen the character of mature neighborhoods with the least intrusive infill development, such as single-family homes, townhomes and condominiums that also provide a mix of housing types in neighborhoods where transportation alternatives exist. Approximately 150 feet from the northwest corner off Ann Road and Rainbow Boulevard is a bus stop, in addition to one located approximately 170 feet from the southwest corner of Ann Road and Rainbow Boulevard making the subject site suitable for housing as outlined by the 2050 Master Plan.

In addition, a Waiver is requested to allow the proposed Liquor Establishment (Tavern) land use to be located 444 feet from an Individual Care Center [Child Care] Licensed for more than 12 Children where 1,500 feet is required. Staff is not able to support a Special Use Permit that does not meet the minimum Special Use Permit requirements set forth by Title 19.12 and is recommending denial of the requested Special Use Permit and Site Development Plan Review.

FINDINGS (22-0070-SUP1)

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

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

   The existence of a childcare center and large-lot single-family residential homes in the immediate area make the subject site incompatible with the existing surrounding land uses. The Rainbow Boulevard North Corridor Plan recommends commercial land uses not expand northward on Rainbow Boulevard past the immediate corner of Ann Road and Rainbow Boulevard encroaching upon the residential neighborhoods to the north.

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

   The subject site shares a property line with a large lot, rural single-family residential home to the east, and is less than 500 feet from an existing childcare facility on the west side of Rainbow Boulevard making the subject site not suitable for the proposed Liquor Establishment (Tavern) 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.**

   If approved, half street improvements adjacent to the site including curb, gutter and sidewalk are required in association with the proposed development. Rainbow Boulevard is classified as a Primary Arterial by the Master Plan of Streets and Highways and will be adequate in size after the improvements are completed.

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

   Approval of the requested Special Use Permit at the subject site is inconsistent with the General Plan which intends the existing Service Commercial land use designation to support low intensity commercial offices, businesses or retail.

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

   The proposed Tavern use does not meet the minimum distance separation requirements between a Liquor Establishment (Tavern) and an individual care center licensed for more than 12 children located on the west side of Rainbow Boulevard, and a Waiver of this requirement is requested, which staff does not support.

FINDINGS (22-0070-SDR1)

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

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

   Staff finds the proposed tavern development to be incompatible with the existing residential development adjacent to the subject site. Staff does not support the continuing encroachment of commercial development into a predominantly residential area, especially when the proposed commercial development is directly adjacent to property zoned R-E (Rural Estates Residential) within an RNP (Rural Neighborhood Preservation) area in Clark County Nevada. In addition, the subject site is within the North Rainbow Corridor Plan which specifically recommends residential type uses such as townhomes for the subject site if developed.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   If the Special Use Permit and Site Development Plan Review requests are approved, the proposed development would be consistent with the Rainbow North Corridor Plan which recommends residential development such as townhomes, not commercial development and land uses.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access would be provided from Rainbow Boulevard, a 100-foot Primary Arterial as classified by the Master Plan of Streets and Highways. At the intersection of Ann Road and Rainbow Boulevard, Rainbow Boulevard is a fully improved 100-foot right-of-way, but tapers down to approximately 50 feet due to the fact that north of the intersection are existing lot-large single family homes that are rural in nature and half street improvements are not required for such development. If this application is approved, half street improvements including sidewalk, curb and gutter will be required, and Rainbow Boulevard will be 100 feet in width adjacent to the subject site, only to immediately drop back down to 50 feet in width since the remaining parcels on the block directly north of the subject sites are still utilized as rural single-family homes with no street improvements. This will create a roadway that will negatively impact the predominantly residential neighborhood traffic that exists north of Ann Road.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building materials include stucco, stone and metal which are appropriate materials for the area and the City. The proposed landscape materials include 'Desert Willow' trees and 'Desert Sage' shrubbery which are appropriate for a desert climate.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations are not obnoxious or unsightly, and meet the minimum requirements set forth by Title 19.08 that requires all sides of a building to be coherently designed and treated with a consistent level of detailing and finish being required for all sides of a building.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development would be subject to review during the plan check and permitting process, as well as regular site inspections during construction. Once constructed, the use would be subject to business license review and continuing compliance once licensed. These measures are in place to protect the public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/17/18	The City Council approved a request for a General Plan Amendment (GPA-67883) from DR (Desert Rural Density Residential) and R (Rural Density Residential) to SC (Service Commercial) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-67884) from R-E (Residence Estates) to C-1 (Limited Commercial) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Site Development Plan Review (SDR-68324) for a proposed 28,800 square-foot general retail store, other than listed with a Waiver to allow a zero-foot landscape buffer where eight feet is required along the east perimeter on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.
04/23/19	The Planning Commission approved a request for a Special Use Permit (SUP-75124) for a proposed 2,985 square-foot Beer/Wine/Cooler Off-Sale Establishment Use at the northeast corner of Ann Road and Rainbow Boulevard. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-75125) for a proposed 19,785 square-foot Commercial Center including a 2,985 square-foot Convenience Store with Fuel Pumps and Canopy; and two, 8,400 square-foot Commercial Buildings with Waivers to not orient the buildings to the corner or the street front where such is required; to allow portions of the landscape buffer adjacent to the west property line to be three feet, and portions of the south property line to be five feet where 15 feet is required for both; and to allow portions of the landscape buffer adjacent to the east property line to be five feet where eight feet is required on 3.24 acres at the northeast corner of Ann Road and Rainbow Boulevard. Staff recommended denial.
08/10/21	The Planning Commission approved a request for a Special Use Permit (21-0320-SUP1) for a proposed 2,985 square-foot Beer/Wine/Cooler Off-Sale Establishment Use at 5620 North Rainbow Boulevard. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (21-0320-SDR1) for a proposed 2,985 square-foot Convenience Store with Fuel Pumps and Canopy with Waivers of Title 19 Landscape Buffer Requirements and to not orient the building to the corner where such is required on 0.82 acres at 5620 North Rainbow Boulevard. Staff recommended denial.
04/12/22	The Planning Commission voted (7-0) to hold in ABEYANCE 22-0070 [SUP1 and SDR1] to the May 10, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
04/1999	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
02/10/22	Staff provided the applicant a submittal checklist for the proposed tavern development.

Neighborhood Meeting
A neighborhood meeting was not required, but a voluntary neighborhood meeting was held on April 5, 2022. Staff was not in attendance of the voluntary neighborhood meeting.

Field Check	
02/26/22	Staff performed a routine field check to observe the subject site and confirm the existence of a child care facility located on the west side of Rainbow Boulevard. The existing single-family structure was in good condition, but staff was unable to determine if it was or wasn't currently being utilized as a single-family residence, or vacant.

Details of Application Request	
Site Area	
Gross Acres	0.79

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	SC (Service Commercial)	C-1 (Limited Commercial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Convenience Store (Under Construction)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential) Clark County
		RL (Residential Low) Clark County	
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
	General Retail Store	R (Rural Density Residential)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Rainbow Boulevard North Corridor Plan	N*
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 Rainbow Boulevard North Corridor Plan recommends residential development for this area such as townhomes, and no commercial development north of the corner of Ann Road and Rainbow Boulevard.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	126 Feet	Y
Min. Setbacks			
• Front	10 Feet	177 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	11 %	Y
Max. Building Height	15 Feet	30 Feet	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

**All property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection. The residential properties located along the east property line are not within the City limits and the Residential Adjacency Standards set forth by Title 19.08 do not apply. If applicable, Residential Adjacency Standards would require a 66-foot setback from the east property line as long as the parapets met the 3:1 slope requirement. If not, then the setback required would be 90 feet.*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	13 Trees	8 Trees	N*
• South	1 Tree / 20 Linear Feet	13 Trees	8 Trees	N*
• East	1 Tree / 20 Linear Feet	7 Trees	6 Trees	N*
• West	1 Tree / 20 Linear Feet	3 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**36 Trees**	**22 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	12 Trees	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		0 Feet	N**
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

**The applicant proposed trees planted every 30 feet on center which is not compliant with the minimum requirements of Title 19.08. Staff has added a Condition of Approval requiring trees be planted every 20 feet on-center as required by Title 19.08.*

***Due to an existing easement, the landscape buffer is not able to be located adjacent to the property line.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	76-102	N*

**If approved, half street improvements including curb, gutter and sidewalk are required adjacent to the subject site.*

NE

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	ADA	Regular	ADA	
Liquor Establishment (Tavern)	1,044 SF	1:50 SF for Public Areas	21				
	2,856 SF	1:200 SF for Back-of-House	15				
TOTAL SPACES REQUIRED			36		40		Y
Regular and Handicap Spaces Required			34	2	38	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 1,500 distance separation is required between a Liquor Establishment (Tavern) and an individual care center licensed for more than 12 children.	To allow a 444-foot distance separation from an individual care center licensed for more than 12 children.	Denial
An eight-foot wide landscape buffer is required adjacent to interior lot lines.	To allow a zero-foot wide landscape buffer adjacent to the east property line.	No Recommendation*

**Staff recognizes this Waiver request is not self-imposed, but due to the distance separation Waiver requested, staff is not able to support the proposed land use and associated development.*

NE

Department of Public Works Traffic Study

Proposed 3.9 Thousand Square-Foot Tavern Replacing a Single-Family Dwelling				
Existing Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1.000	9.44	9
AM Peak Hour			0.74	1
PM Peak Hour			0.99	1
Proposed Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DOWN) RESTAURANT [1000 SF]	3.900	112.18	437
AM Peak Hour			9.94	39
PM Peak Hour			9.77	38
Proposed Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	NET CHANGE	N/A	N/A	428
AM Peak Hour				38
PM Peak Hour				37
Existing Traffic on Nearby Streets				
Rainbow Boulevard				
Average Daily Traffic (ADT)				6,504
PM Peak Hour (Heaviest 60 Minutes)				520
Ann Road				
Average Daily Traffic (ADT)				29,379
PM Peak Hour (heaviest 60 minutes)				2,350
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Rainbow Boulevard				29,085
Bradley Road				59,900
Summary				
This project will add approximately 428 trips per day on Rainbow Boulevard and Ann Road. Currently, Rainbow Boulevard is at about 22 percent of capacity and Ann Road is at about 49 percent of capacity. With this project, Rainbow Boulevard is expected to be at 24 percent of capacity and Ann Road to be at about 50 percent of capacity.				
Based on Peak Hour use, this expansion will add into the area roughly 38 additional peak hour trips, or about two every three minutes.				

NE

CARROLL DESIGN COLLABORATIVE

TAVERN ON RAINBOW & ANN

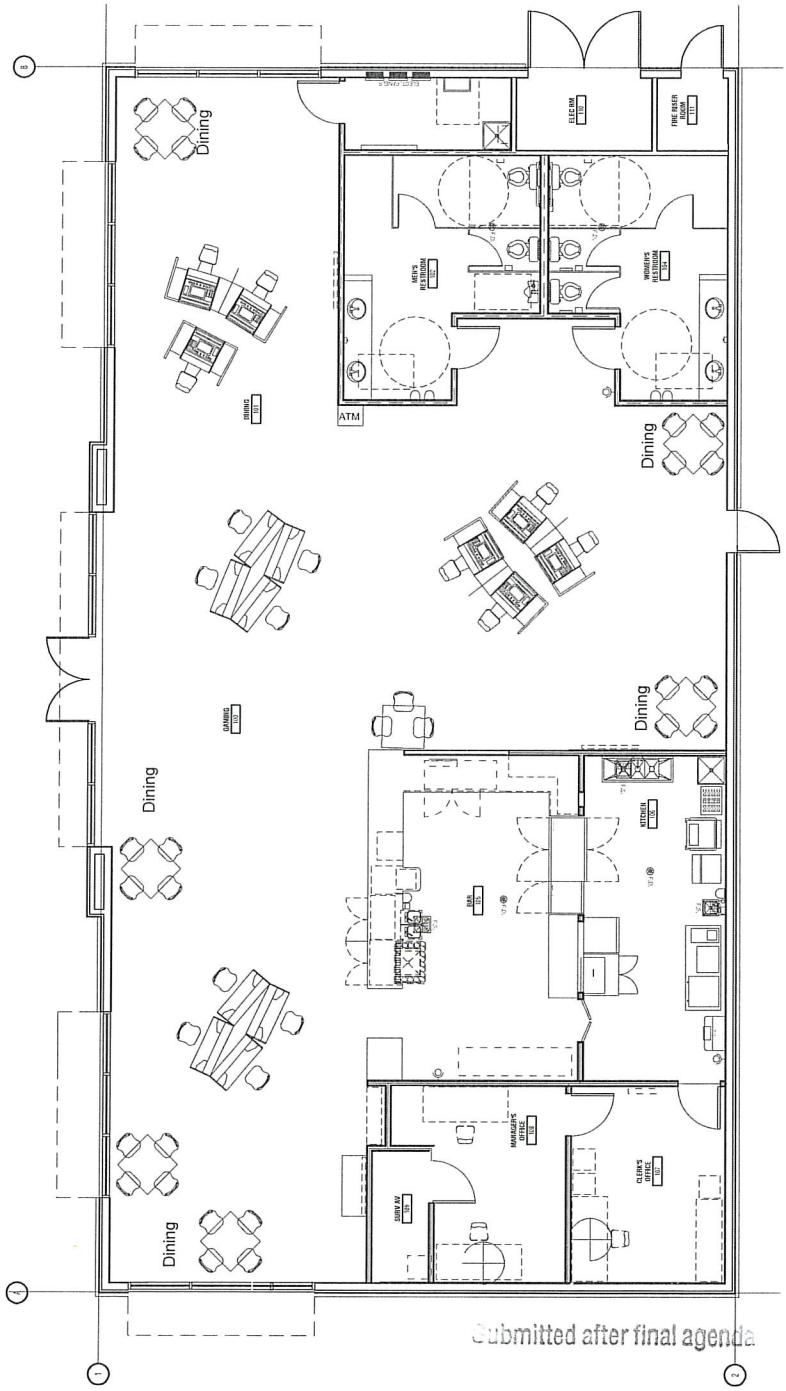
12 APR 2022 ENTITLEMENT PACKAGE

FLOOR PLAN

21-021

ENT 1.101

22-0070
05/09/2022



1 FLOOR PLAN

Submitted after final agenda

Date Item

5/10/2022 **Item 29a-b**

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
29a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 22-0070-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 444-FOOT DISTANCE SEPARATION FROM A SCHOOL / INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN WHERE 1,500 FEET IS REQUIRED

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
29b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 22-0070-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,900 SQUARE-FOOT TAVERN DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
30

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

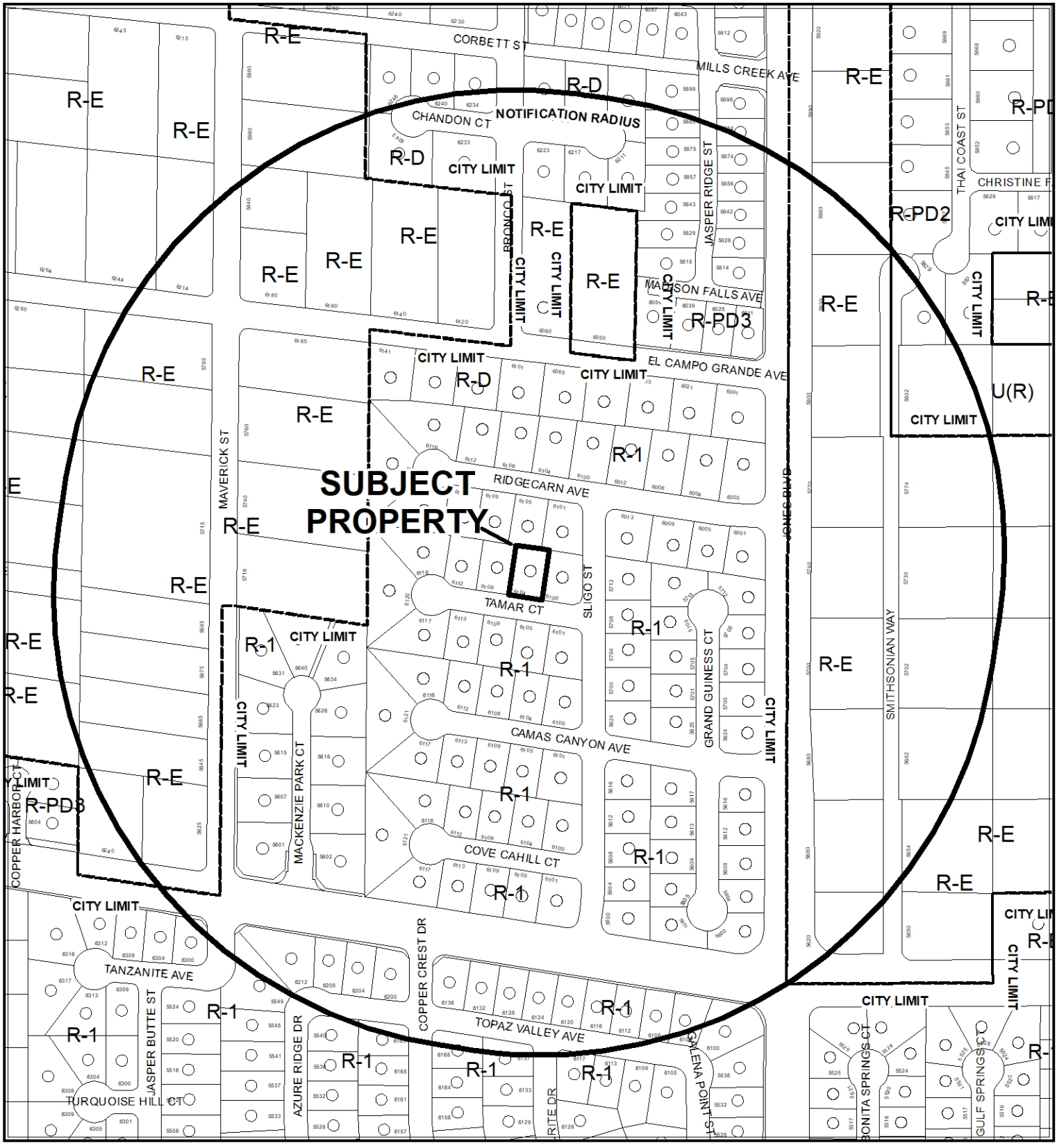
SUBJECT:
22-0023-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL LIBONATI - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING PATIO COVER WHERE FIVE FEET IS REQUIRED on 0.19 acres at 6104 Tamar Court (APN 125-26-811-014), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

May go to City Council on: 06/15/2022 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Support Postcard



CASE: **22-0023-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 250 500 Feet

CASE: **22-0023-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DANIEL LIBONATI

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0023-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 203

NOTICES MAILED 30

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

22-0023-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a zero-foot side yard setback for an existing patio cover where five feet is required.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All 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 zero-foot side yard setback for an existing patio cover at 6104 Tamar Court.

ISSUES

- This request is the result of Code Enforcement action, Case Number (CE20-05433).

ANALYSIS

On June 2, 2020, the applicant received a building permit (R20-07422) for a rear yard patio cover, 12 feet by 39 feet. This patio cover received its final inspection on June 24, 2020. It was during this patio cover's final inspection that the inspector noticed the newly constructed patio cover in the side yard with a zero-foot side yard setback that extended into the rear yard adjacent to the permitted rear yard patio cover.

In the R-1 (Single Family Residential) zoning district, side yard patio covers support posts are required to be setback five feet from the side property line, and the patio cover is allowed to overhang two feet beyond the patio cover setback (post) requirement.

The applicant has constructed an attached, 15-foot tall, 30-foot long patio cover with the support structures adjacent to the side yard wall (property line) for a zero-foot side yard setback. The applicant is requesting a Variance in order to keep the patio cover as constructed in order to provide shade for a recreational vehicle (RV).

As stated by Title 19.16, Variances are not to be granted in order to "relieve a hardship which is solely personal, self-created or financial in nature." The construction of a patio cover without a building permit and in violation of Title 19.06 for patio covers in the R-1 zoning district is a self-created hardship that staff is not able to support. Therefore, staff is recommending denial of the requested Variance.

FINDINGS (22-0023-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a side yard recreational vehicle cover without a building permit and adjacent to the side yard wall. Adhering to the side yard setback requirements for patio covers 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.	
10/07/20	Code Enforcement processed a Case (CE20-05433) for an attached alumi-wood patio cover structure along East side yard, extending into rear yard at 6104 Tamar Court. The case is open as of 04/04/22 pending outcome of this Variance request.

Most Recent Change of Ownership	
09/2010	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/15/15	A Building Permit (C-284562) was issued for a roof mount solar system at 6104 Tamar Court. The permit received its final inspection on 06/24/15.
06/02/20	A Building Permit (R20-07422) was issued for a rear yard patio cover (12-foot by 39-foot) at 6104 Tamar Court. The permit received its final inspection on 06/24/20.
11/14/20	A Building Permit application (R20-17118) was submitted for a side yard RV (Recreational Vehicle) cover (15-foot tall, 390 feet in length) at 6104 Tamar Court. The permit is pending this Variance application.

Pre-Application Meeting	
01/04/22	Staff provided the applicant a submittal checklist for the requested Variance application.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/22	Staff performed a routine field check to observe the subject patio cover. Staff noted the zero-foot side yard setback along the eastern property line of the subject property.

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	R (Rural Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	R (Rural Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	R (Rural Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	R (Rural Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	R (Rural 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 – 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 19.06, the following standards apply for patio Covers in the R-1 Zoning District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	8,276 SF	Y
Min. Lot Width	60 Feet	73 Feet	Y
Patio Cover Setback to Post			
• Side	5 Feet	0 Feet	N*
• Rear	5 Feet	10 Feet	Y

**A Variance is requested to allow a zero-foot side yard setback where five feet is required for the patio cover's support structure, which staff does not support.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Tamar Court	Local Street	Title 13	51	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
Single Family, Detached	One Dwelling Unit	Two Spaces per Dwelling Unit.	2				
TOTAL SPACES REQUIRED			2		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) Variance

Project Address (Location) 6104 Tamar Ct. Las Vegas, NV 89130

Project Name RV Parking Cover **Proposed Use** Personal

Assessor's Parcel #(s) _____ **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information Parking/RV Cover structure to keep vehicles out of the sun/weather

Property Owner Daniel Liburati Contact _____

Address 6104 Tamar Ct. City Las Vegas State NV Zip 89130

E-mail d_liburati@yahoo.com Phone 702-286-3031

Applicant Same as Above Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative _____ Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Daniel Liburati

Subscribed and sworn before me

This 3rd day of March 20 22

_____

Notary Public in and for said County and State

22-0023
03/08/2022

JAZZMYN OLIVER
Notary Public, State of Nevada
Appointment No. 21-6338-01
My Appt. Expires Aug 28, 2025



22-0023-VAR1 - APPLICANT/OWNER: DANIEL LIBONATI
6104 TAMAR COURT

03/31/2022



22-0023-VAR1 - APPLICANT/OWNER: DANIEL LIBONATI
6104 TAMAR COURT

03/31/2022

To Whom It May Concern,

I am applying for a variance to allow for a usable attached RV Parking cover on the east side of my property at 6104 Tamar Ct, 89130. This will require the use of all available space on that side of the residence and will also allow the necessary space (width AND height) for emergency vehicles to pass through if necessary.

The structure is made from aluminum and steel, with all headers and support posts having steel inserts surrounded by an aluminum finishing post. The ceiling panels are 4-inch-thick insulated aluminum and are strong enough to walk on and carry material load if necessary.

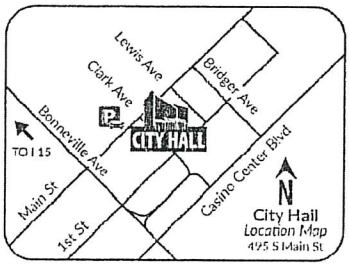
Best Regards,

Daniel Libonati

22-0023
03/08/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAY 09 2022
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0023-VAR1
Planning Commission Meeting of **05/10/2022**

22-0023-VAR1
12526811005
PHILLIPS WHITNEY A & ANTHONY
6101 TAMJAR CT
LAS VEGAS NV 89130

39 BRDFNP1 89130

Submitted after final agenda
30A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
31

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

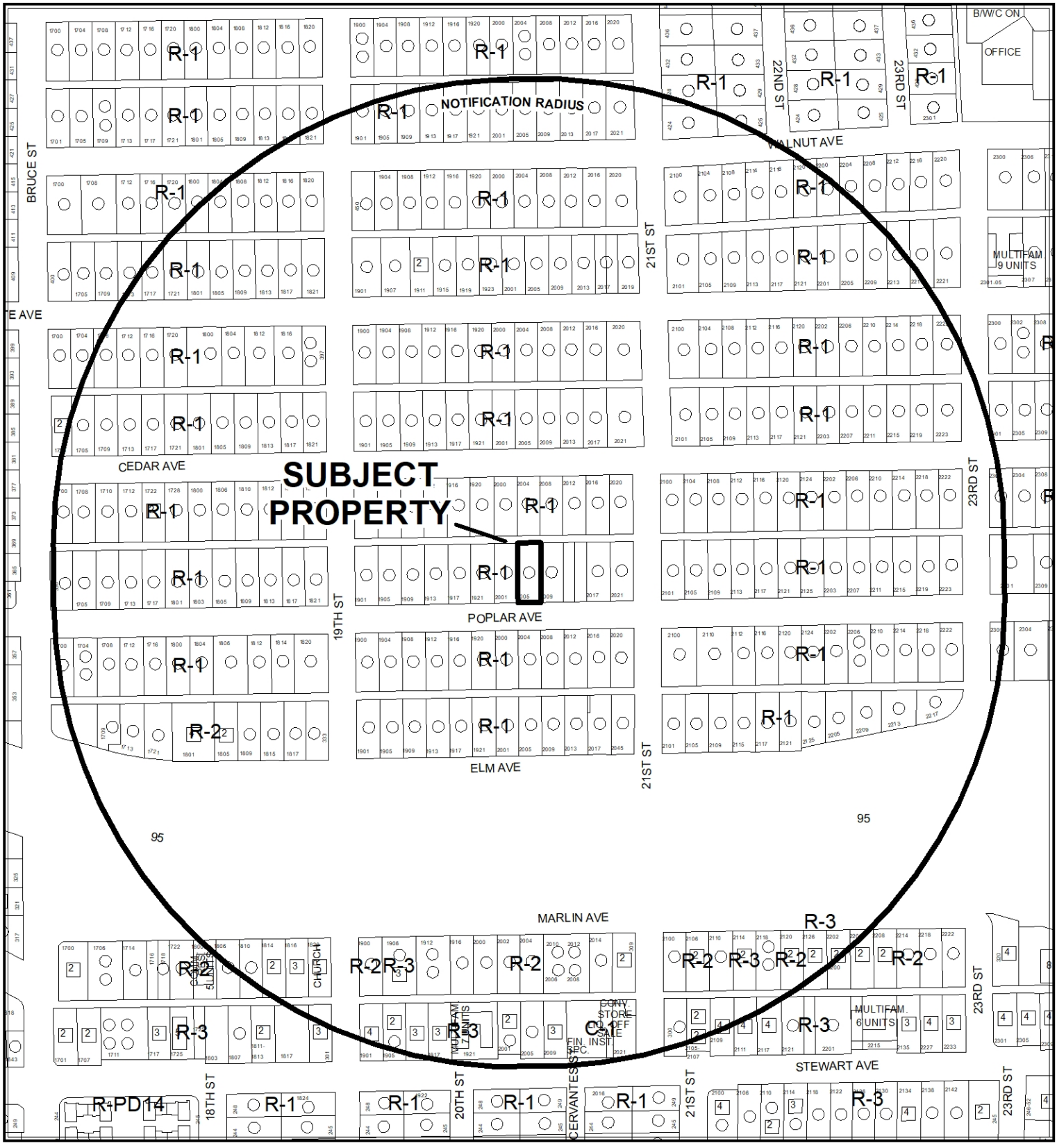
SUBJECT:
22-0045-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: JOSE PEREZ - OWNER: ABIHAIL PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING 200 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED OFFICE] WITH A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A 14-FOOT BUILDING HEIGHT WHERE 11 FEET IS ALLOWED; AND TO ALLOW AN EXISTING PATIO COVER [CARPORT] WITH A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 0.15 acres at 2005 Poplar Avenue (APN 139-35-610-030), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). 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:

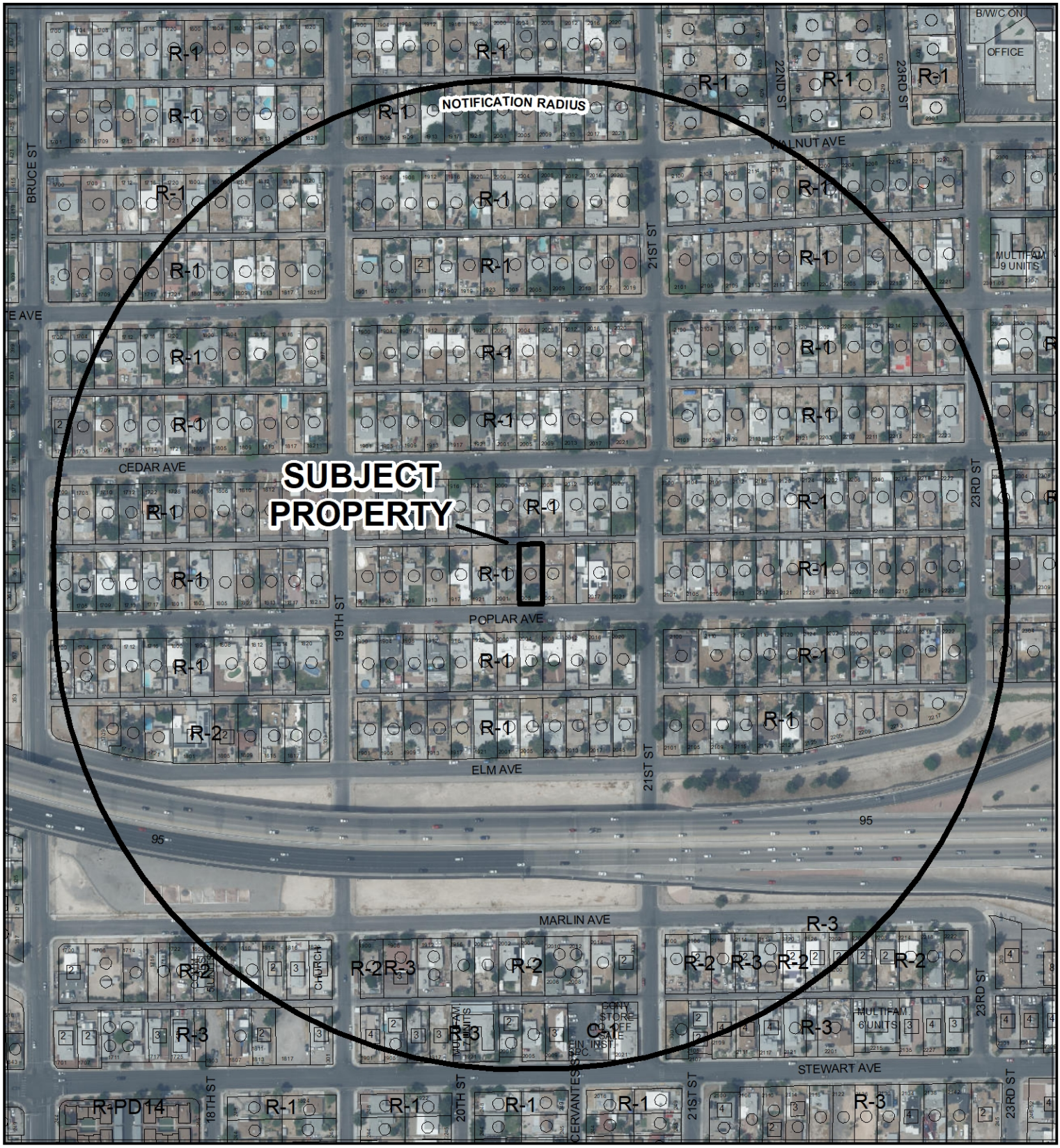
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **22-0045-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **22-0045-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOSE PEREZ - OWNER: ABIHAIL PEREZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0045-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 339

NOTICES MAILED 39

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0045-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request to keep an existing patio cover and shed in a required setback area at 2005 Poplar Avenue.

ISSUES

- While the notification for the Patio Cover [carport] setback request is for zero feet, the submitted site plan depicts a thirty-inch side yard setback area.
- A Variance is requested to keep an existing Patio Cover [carport] with a two-foot side yard setback where five feet is required. Staff does not support the request.
- A Variance is requested to keep an existing Accessory Structure (Class II) [shed] with a two-foot side yard setback where three feet is required. Staff does not support the request.
- Code Enforcement Case (#CE21-02629) regarding the construction of a structure in the rear yard area without building permits was opened on 06/23/21.

ANALYSIS

The subject site is zoned R-1 (Single Family Residential) and subject to Title 19 development standards. It is developed with an existing detached single-family dwelling. The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting. The applicant requests the subject Variance to keep an existing Accessory Structure (Class II) [shed] and Patio Cover [carport] within the required side yard setback area.

The submitted site plan depicts a 200 square-foot Accessory Structure (Class II) [shed] in the rear yard area with a two-foot side yard setback where three feet is required. The structure is 14 feet tall, which exceeds the maximum height allowance of 11 feet. Pursuant to Title 19.06.070, accessory structures are not allowed to exceed the height of the principal dwelling unit. Per the submitted justification letter, the shed will be utilized as a home office space. No full kitchen facilities are depicted on the submitted floor plan. A Patio Cover [carport] is depicted on the site plan in front of the dwelling with a thirty-inch side yard setback where five feet is required. The structure has a thirty-foot front yard setback which adheres to the minimum Title 19 front yard setback requirement. Per the best available GIS data, the patio cover has existed on the property since at least 1990. Both structures are painted to compliment the existing single-family dwelling onsite and are aesthetically compatible.

Staff finds the Variance request to be a self-imposed hardship and thereby recommends denial. If approved, it will be subject to conditions and required building permits.

FINDINGS (22-0045-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing the subject patio cover and shed without building permits which fail to adhere to minimum 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.	
06/23/21	Code Enforcement Case (#CE21-02629) regarding the construction of a structure in the rear yard area without building permits.

Most Recent Change of Ownership	
03/01/22	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1953	Per the County Assessor, the subject single-family dwelling was constructed.

Pre-Application Meeting	
01/25/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance request.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/22	Staff conducted a routine field check and found an existing single-family dwelling with a shed in the back yard. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,534 SF	Y
Min. Lot Width	60 Feet	50 Feet	Y*
Min. Setbacks (Accessory Structure) • Side • Rear	 3 Feet 3 Feet	 2 Feet 12 Feet	 N** Y
Min. Setbacks (Patio Cover) • Front • Side	 20 Feet 5 Feet	 30 Feet 2 Feet	 Y N**
Min. Separation from Main Bldg.	6 Feet	21 Feet	Y
Max. Lot Coverage	50%	23%	Y
Accessory Structure Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit (520 SF)	29%	Y
Max. Building Height (Accessory Structure)	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less (11.5 Feet primary dwelling)	14 Feet	N***

*Parcel is existing.
**A Variance is requested to allow a reduced side yard setback area.
***A Variance is requested to allow an increased accessory structure building height.

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) Variance

Project Address (Location) 2005 Poplar Ave

Project Name Shed Office **Proposed Use** Shed to be used as office

Assessor's Parcel #(s) 13935610030 **Ward #** _____

General Plan: Existing R-1 Proposed R-1 **Zoning:** Existing R-1 Proposed R-1

Additional Information Shed that is currently at the address to be converted into office. Needs variance permit because the shed is taller than primary residence. Also, shed is 2 1/2 feet apart from the side.

Property Owner Abihail Perez Contact 725-724-1950

Address 2005 Poplar Ave City Las Vegas State NV Zip 89101

E-mail jperezg1018@gmail.com Phone 725-724-1950

Applicant Jose Perez Contact _____

Address 2005 Poplar Ave City Las Vegas State NV Zip 89101

E-mail joeyloweys2cool09@gmail.com Phone 702-530-9560

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Abihail Perez

SANFORD DAVID JONES
Notary Public, State of Nevada
No. 20-6207-01
My Appt. Exp. Dec. 30, 2024

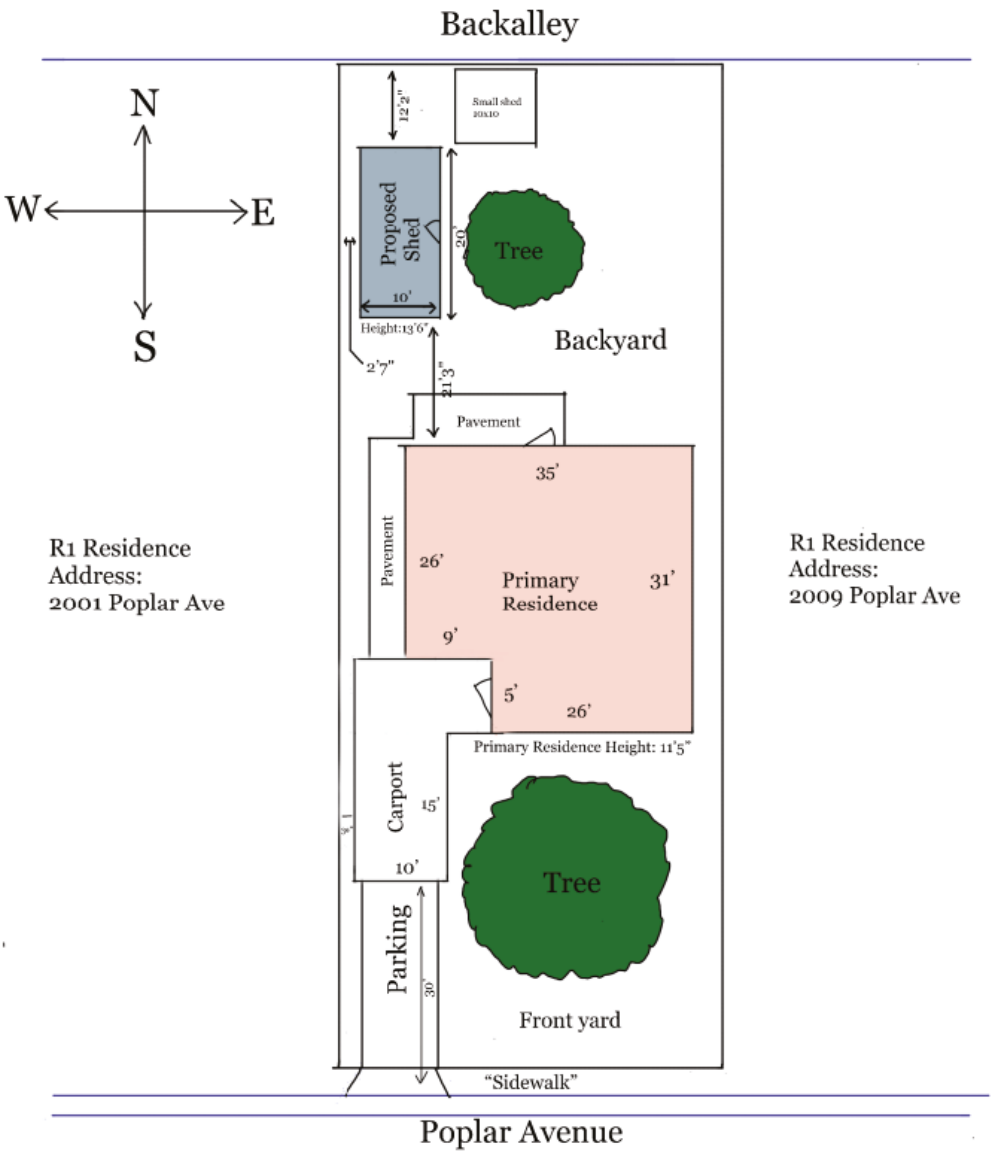
22-0045
03/17/2022

Subscribed and sworn before me

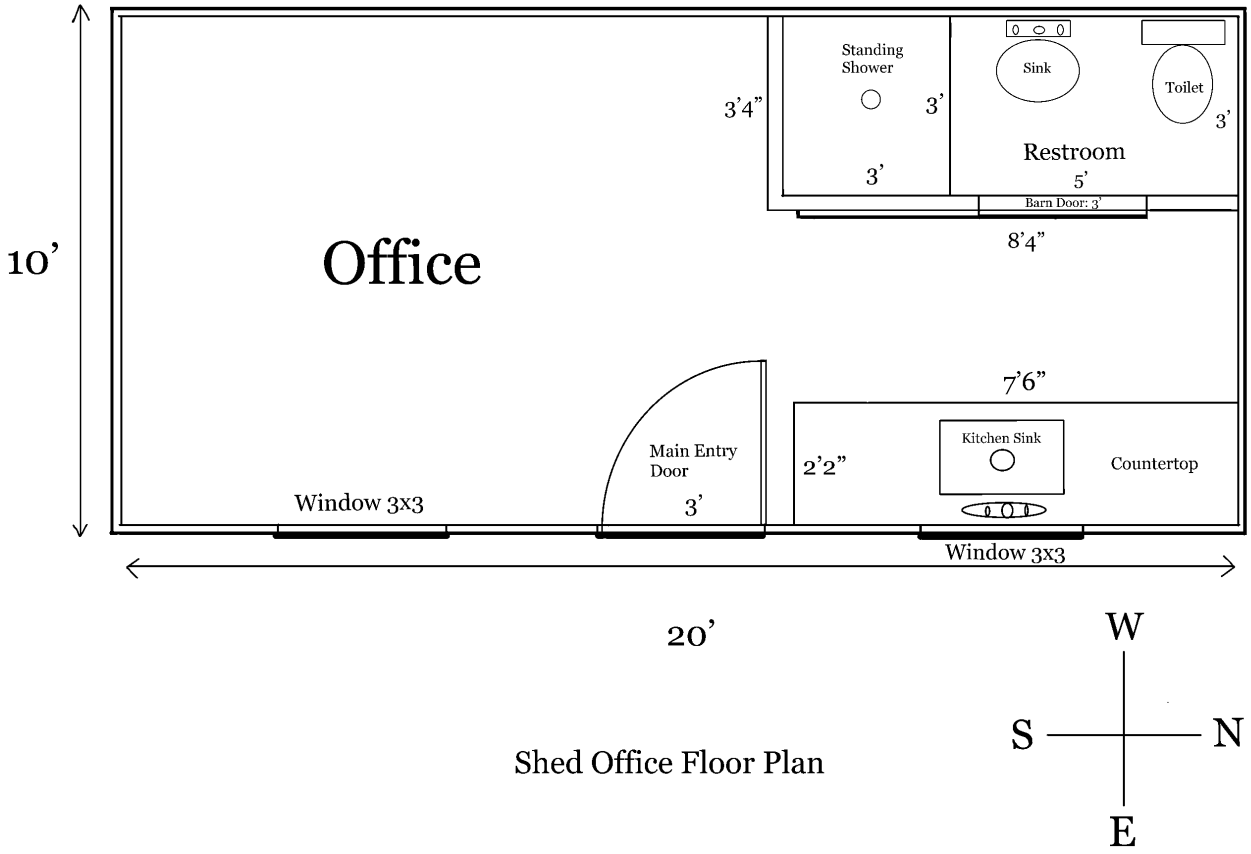
This 8th day of March, 20 22

_____

Notary Public in and for said County and State County of Clark, State of Nevada

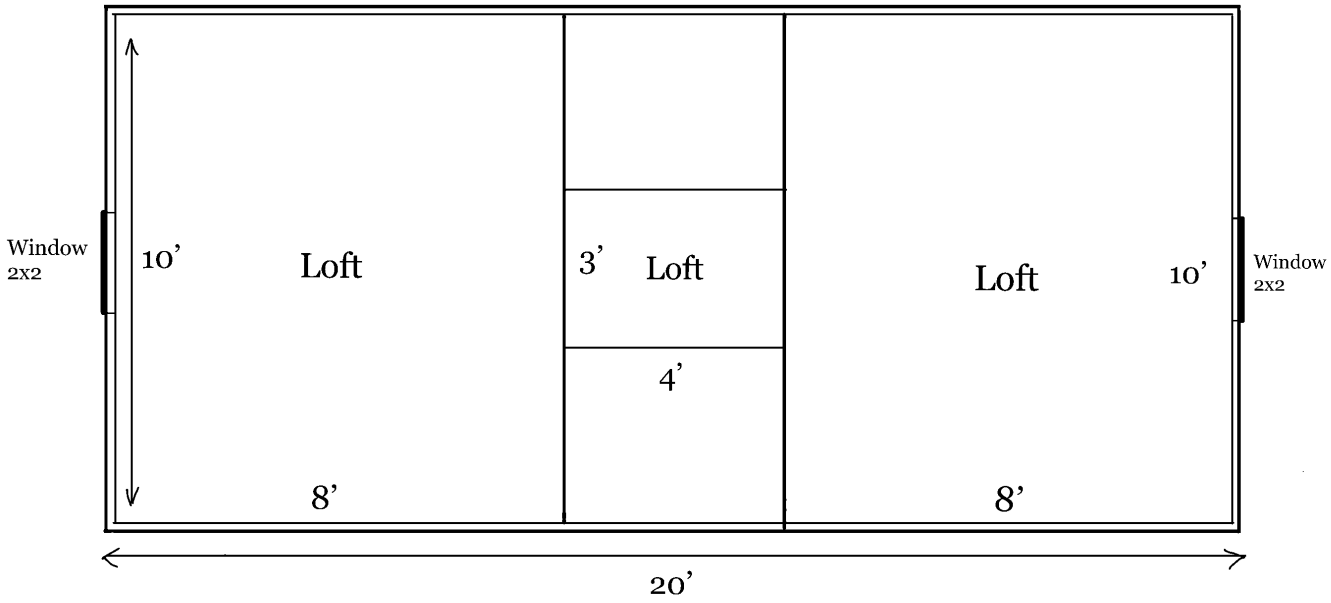


22-0045
04/11/2022



Shed Office Floor Plan

22-0045
03/17/2022



Loft area floor plan: Loft area will be used for storage and office supplies.

22-0045
03/17/2022



22-0045-VAR1 - APPLICANT: JOSE PEREZ - OWNER: ABIHAIL PEREZ
2005 POPLAR AVENUE

03/31/2022



22-0045-VAR1 - APPLICANT: JOSE PEREZ - OWNER: ABIHAIL PEREZ
2005 POPLAR AVENUE

03/31/2022

Justification Letter

This letter is in regards to the *Shed Office* project located at 2005 Poplar Avenue Las Vegas, NV, USA 89101. Apn: 139-35-610-030 with zoning R-1 Single-Family Residential Zone.

Our request is that we want to convert the shed into an office. We work remotely and we don't have space in the primary residence to have an office. The shed is 20 feet by 10 feet wide. The primary residence is 11'5" and the shed is about 13'5". Also, the setback from the side is 2'6". I want to have the office and a bathroom inside as well. Countertop with a second sink for washing hands, but not a kitchen unless it is required by law. I want to ask for a Variance permit to be able to go ahead with the project that we have in mind.

This project is being executed by us who live there in the primary residence and the house is under our name, Abihail Perez. There will be no employees. The shed has already been built by *Tuff Shed* in the backyard. You can see the attached PDF documents detailing the build of the shed as well as the site plan. The shed aesthetically matches the primary residence colors, which are white and a gray-blue color. The shed looks very appealing to the eye and gives the area a nice appearance. It is only one floor with lofts for actual storage. This shed will be used for all office uses, including working remotely for our tech employers. Most of my siblings work remotely so we can benefit greatly by having this for all of us.

Once again, the intention is for good, not for bad. I hope that you could consider our request and I really appreciate your time.

Sincerely,
Abihail Perez

X _____

Date: 03/17/22

22-0045
03/17/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
32

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

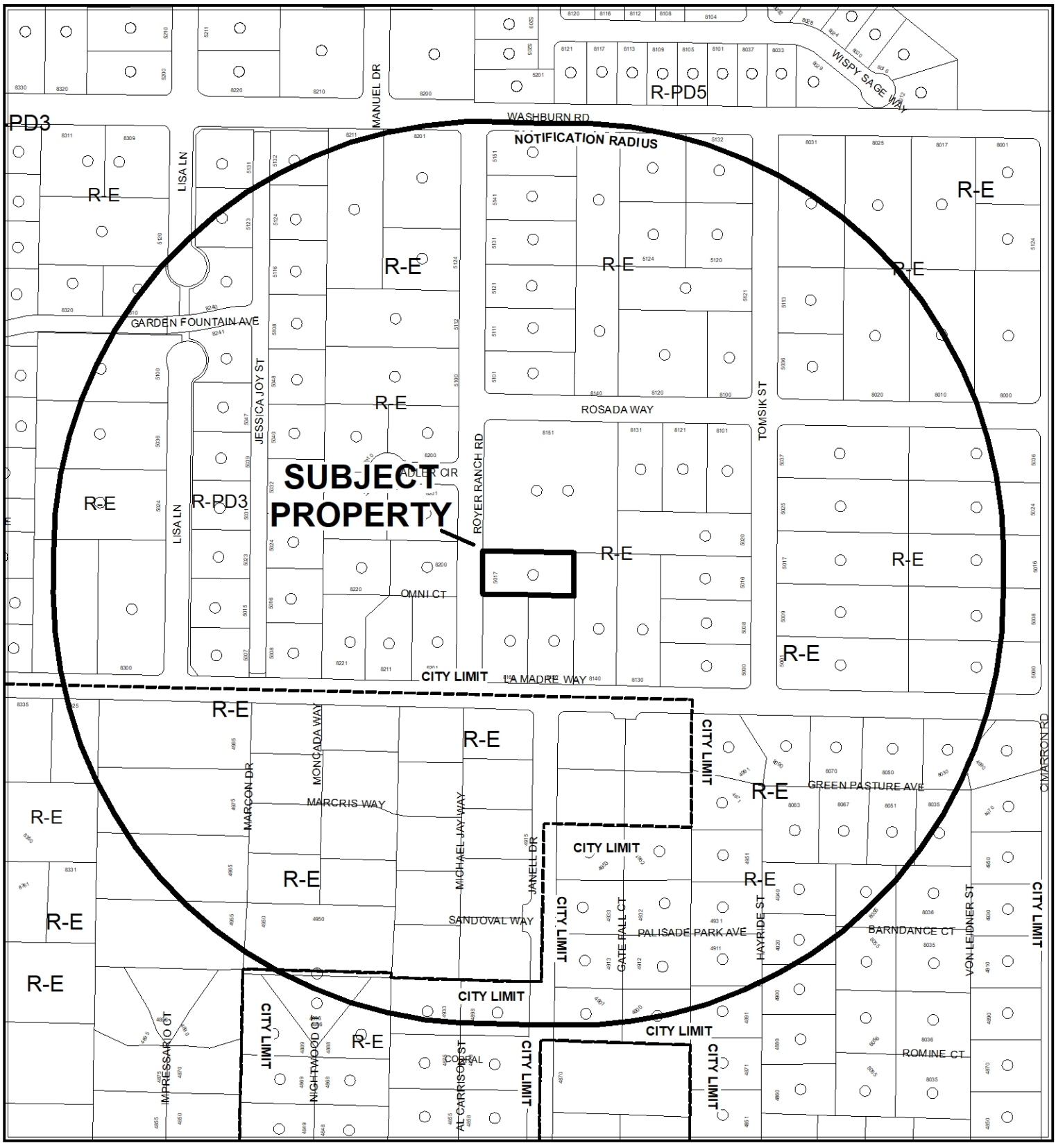
SUBJECT:
22-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: DENNIS L. ADAMS AND LEIGH ANN ANDERS - OWNER: DENNIS L. ADAMS - For possible action on a Land Use Entitlement project request TO ALLOW ACCESORY STRUCTURES THAT DO NOT AESTHETICALLY MATCH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED AND TO ALLOW ZERO-FOOT REAR YARD SETBACK AND FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGE AND CARPORT] on 0.49 acres at 5017 Royer Ranch Road (APN 125-33-305-003), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

C.C.: 06/15/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

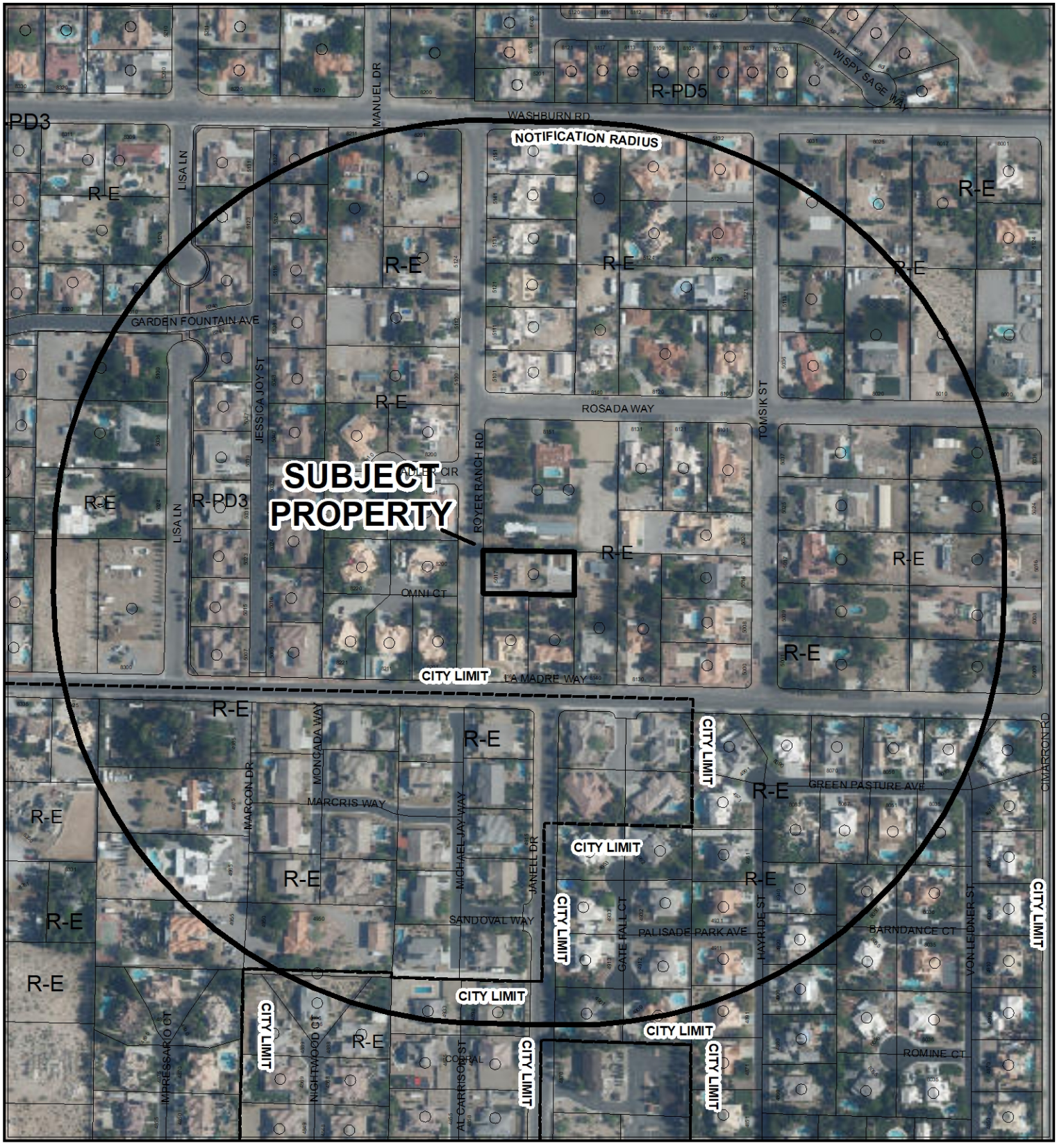
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest-Support Postcards and Documentation Not Vetted - Support Comment Forms



CASE: **22-0085-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 265 530 Feet

CASE: **22-0085-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DENNIS L. ADAMS AND LEIGH ANN ANDERS - OWNER: DENNIS L. ADAMS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0085-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 144

NOTICES MAILED 17

PROTESTS 0

APPROVALS 0

IR

**** CONDITIONS ****

22-0085-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Variance to allow accessory structures that do not aesthetically match the primary dwelling, and to allow reduced side and rear yard setbacks for two unpermitted existing Accessory Structures (Class II) [corrugated metal garage and metal carport].

ISSUES

- Variance (22-0085-VAR1) is requested to allow a zero-foot rear yard setback for the unpermitted garage where five feet is required and a four-foot side yard setback for the carport where five feet is required. The Variance is also requested to allow accessory structures that do not aesthetically match the primary dwelling. Staff does not support this request.
- A Code Enforcement Case (CE21-02860) was reported for a two-story detached structure that was built without the minimum distance of five feet from the side and rear yard property lines at 5017 Royce Ranch Road on July 7, 2021. The case is open pending the outcome of this Variance request.
- The larger 30'x30' frame-stucco garage that lies between the other two accessory structures that are subject to this variance was permitted on May 25, 1994.

ANALYSIS

The property at 5017 Royer Ranch is zoned R-E (Residence Estates) and is subject to the applicable development standards in Title 19. Pursuant to Title 19.06.060 an Accessory Structure (Class II) must maintain minimum five feet side and rear setbacks in the R-E (Residence Estates) zoning district. The unpermitted carport and garage on either side of the permitted garage do not meet Title 19 required setbacks. Additionally, pursuant to Title 19.06.040(C)(4), the accessory structures must be aesthetically compatible with the primary dwelling. The primary home is frame-stucco with brick siding and exposed wood. The unpermitted garage and carport are made of corrugated metal. Therefore, due to the differences in construction style and materials, the accessory structures subject to this variance request are not aesthetically compatible with the primary dwelling. The 30'x30' frame and stucco garage that was permitted in 1994 does meet the required setbacks.

According to historical aerial imagery, the unpermitted garage was erected circa 2014. The unpermitted carport was constructed circa 2019. Therefore both unpermitted buildings were erected by the applicant/owner. According to the justification letter provided by the applicant, the unpermitted metal structures serve as vehicle storage. On July 6, 2021, The Department of Planning – Code Enforcement Division processed a complaint regarding the metal accessory structures within required setbacks.

No evidence of unique or extraordinary circumstance has been presented to warrant the requested Variance. As such, the hardship is preferential in nature. Staff recommends denial of this request. If approved, it will be subject to conditions.

FINDINGS (22-0085-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, therefore the Department of Planning have determined that this application to allow unpermitted accessory structures within required setbacks does not qualify for a Variance. Applying for required permits and undergoing the proper review procedures would have ensured that setbacks were in conformance with the Title 19 requirements. Due to the absence of any hardships imposed by the site's physical characteristics, the applicant's hardship is preferential in nature. Therefore, NRS Chapter 278 does not provide for granting of Variances in this case.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
1964	A Petition to Annex (A-0003-64) was approved for 5.00 acres generally located north of Lone Mountain Road and west of Decatur Boulevard
07/06/21	A Code Enforcement Case (CE21-02860) was reported for a two-story detached structure that was built without the minimum distance of five feet from the side and rear yard property lines at 5017 Royce Ranch Road. The case is open pending the outcome of this Variance request.

Most Recent Change of Ownership	
01/16/13	A deed was recorded for change of ownership.

Related Building Permits/Business Licenses	
1987	The primary dwelling at 5017 Royer Ranch Road was constructed.
11/12/91	A building permit (#94125911) was issued for a well protection structure at 5017 Royer Ranch Road. The permit was marked final on 12/03/91.
05/25/94	A building permit (#94333355) was issued for a detached garage at 5017 Royer Ranch Road. The permit was marked final on 03/23/95.

Pre-Application Meeting	
02/09/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance. The Variance is required for existing unpermitted Accessory Structures (Class II) [garage and carport] that do not meet the setbacks required by Title 19.06.060.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/30/22	During a routine site inspection, the property was observed and the primary dwelling and grounds were found to be well maintained.

Details of Application Request	
Site Area	
Net Acres	0.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North			
South			
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Centennial Hills	Y
Northwest Open Space Plan	Y
Centennial Hills Sector Plan	Y
Northwest Sector	Y
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks (Accessory Structure - Garage) • Side • Rear	 5 Feet 5 Feet	 5 Feet 0 Feet	 Y N*
Min. Setbacks (Accessory Structure - Carport) • Side • Rear	 5 Feet 5 Feet	 4 Feet 51 Feet	 N* Y
Min. Distance from the principal dwelling	6 Feet	45 Feet	Y
Size and Coverage	Not to exceed 50% of the rear and side yard areas	18.5%	Y
Aesthetic Compatibility	Frame-Stucco Style	Corrugated Metal	N**

*The applicant has requested a Variance to allow reduced side yard and rear yard setbacks.

**Both structures subject to this Variance request are not aesthetically compatible with the primary dwelling as required by Title 19, because the primary home is constructed with frame-stucco and the Accessory Structures (Class II) are constructed with corrugated metal.

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) 5017 Royer Ranch Road, Las Vegas, NV 89149

Project Name Adams Anders Variance for Accessory Structures **Proposed Use**

Assessor's Parcel #(s) 12533305003 **Ward #** 4

General Plan: Existing DR Proposed **Zoning:** Existing R-E Proposed

Additional Information

Property Owner Dennis L. Adams Contact Dennis Adams
Address 5017 Royer Ranch Road City Las Vegas State NV Zip 89149
E-mail dennisleigha@msn.com Phone 702-219-8900 / 702-202-6264

Applicant Dennis L. Adams & Leigh Ann Anders Contact Dennis Adams
Address 5017 Royer Ranch Road City Las Vegas State NV Zip 89149
E-mail dennisleigha@msn.com Phone 702-219-8900 / 702-202-6264

Representative Dennis L. Adams & Leigh Ann Anders Contact Dennis Adams
Address 5017 Royer Ranch Road City Las Vegas State NV Zip 89149
E-mail dennisleigha@msn.com Phone 702-219-8900 / 702-202-6264

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds 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 Dennis L. Adams
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name DENNIS L. ADAMS

AC COSE
Notary Public, State of Nevada
No. 16-2968-1
My Appt. Exp. July 5, 2024

22-0085
03/16/2022

Subscribed and sworn before me
This 16th day of March, 20 22, by Dennis L. Adams.

, NOTARY PUBLIC
Notary Public in and for said County and State
State of NEVADA, County of CLARK.

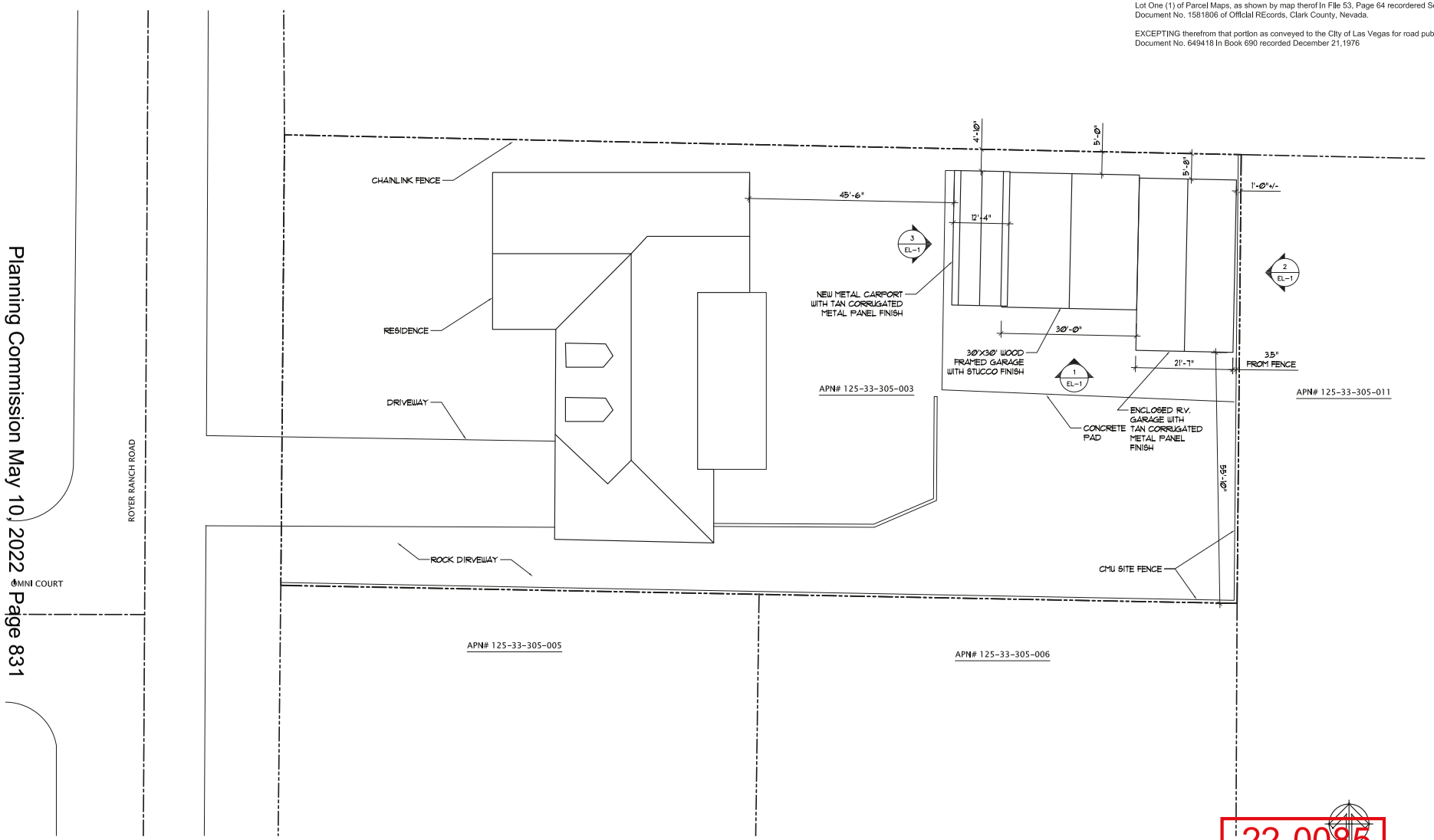
Planning Commission May 10, 2022 Page 831

LEGAL DESCRIPTION:
File Number:311794

The Southwest Quarter (SW ¼) of the Southwest Quarter)SW ¼ of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of section 33, Townshlp 19 South, Range 60 East, M.D.B. &M more particularly described as follows:

Lot One (1) of Parcel Maps, as shown by map therof In File 53, Page 64 recordered September 16, 1982 as Document No. 1581806 of Offlclal REcords, Clark County, Nevada.

EXCEPTING therefrom that portlon as conveyed to the City of Las Vegas for road public utility purposes by Document No. 649418 In Book 690 recorded December 21,1976



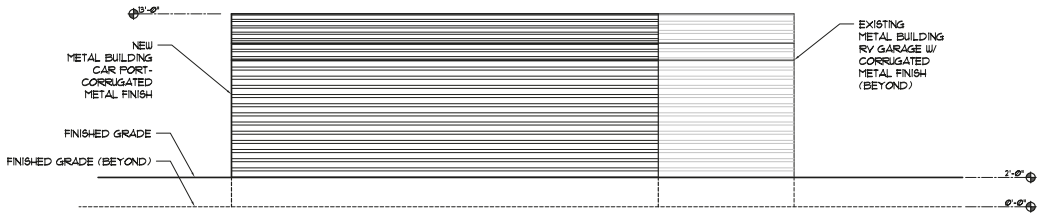
1 SITE PLAN
SCALE: 1" = 10'-0"

22-0085
03/16/2022

ADAMS/ANDERS RESIDENCE
5017 ROYER RANCH ROAD
LAS VEGAS, NV 89149

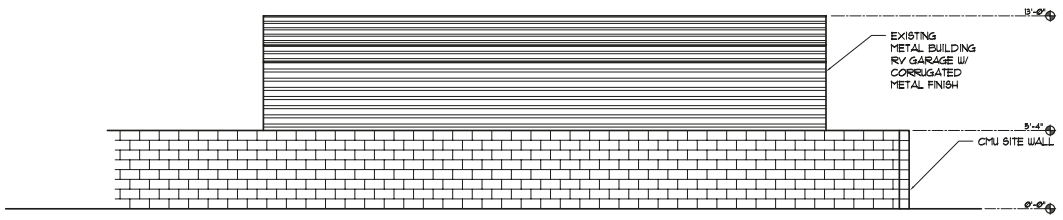
OWNER:
DENNIS ADAMS
APN# 125-33-305-003

CARPORT ADDITION
SP-1 SITE PLAN
DATE: 12.11.21
JOB NO.:



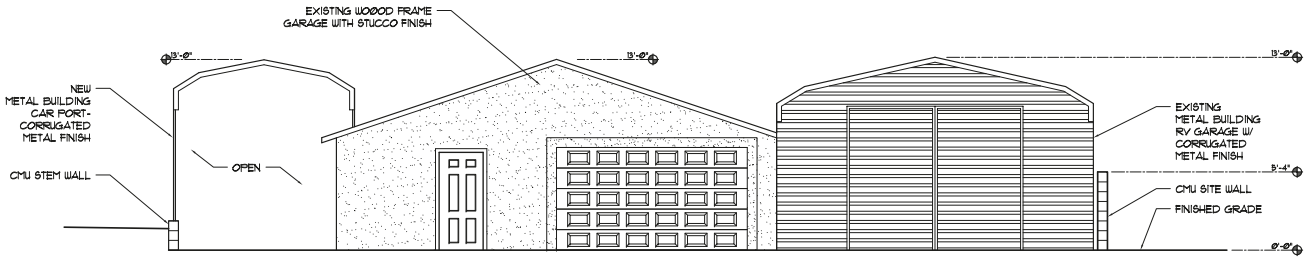
3 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

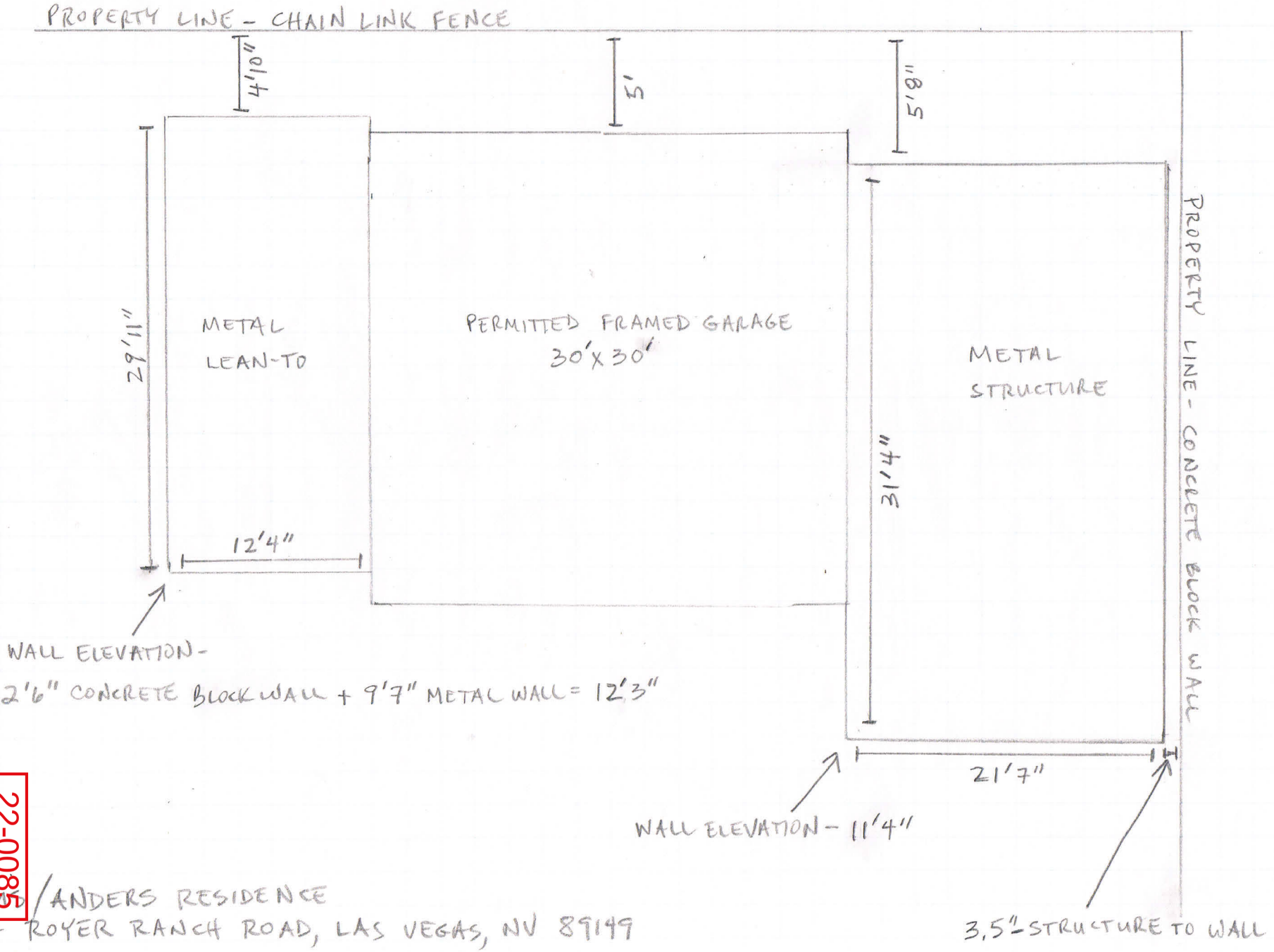
22-0085
03/16/2022

ADAMS/ANDERS RESIDENCE

5017 ROYER RANCH ROAD
LAS VEGAS, NV 89149

OWNER:
DENNIS ADAMS
APN# 125-33-305-003

CARPORT ADDITION
EL-1 ELEVATIONS
DATE: 12.11.21
JOB NO.:



ADAMS/ANDERS RESIDENCE
5017 ROYER RANCH ROAD, LAS VEGAS, NV 89149

22-0085
03/16/2022



22-0085-VAR1 - APPLICANT: DENNIS L. ADAMS AND LEIGH ANN ANDERS - OWNER: DENNIS L. ADAMS
5017 ROYER RANCH ROAD

03/30/2022



22-0085-VAR1 - APPLICANT: DENNIS L. ADAMS AND LEIGH ANN ANDERS - OWNER: DENNIS L. ADAMS
5017 ROYER RANCH ROAD

03/30/2022

March 16, 2022

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter – Adams Anders Variance Application, 22-0085-VAR1

Dear Sir/Madam:

This letter serves as a Justification Letter for Dennis Adams and Leigh Ann Anders residence located at 5017 Royer Ranch Road, Las Vegas, NV 89149, APN # 12533305003. There are only two residents residing. City of Las Vegas, Code Enforcement inspected the property which has two metal structures that are adjacent to the permitted, framed 30 x 30 detached garage located behind the house. The inspection is referenced by Case # CE21-02860. Code Enforcement verified that the structures are shade structures built for vehicle storage and do not include any connection to electric or water utilities. The metal structures are for RV and auto storage and were installed by the contractor, 1-Day Shade.

The water supply for the 5017 Royer Ranch Road residence is via a private water well which used to be a Community Well for four houses, per the original Community Well Agreement dated July 29, 1987, recorded as Instrument # 870730:00628 in the Clark County Records. The well originally provided water to the four houses listed on Lots 1-4 of the Parcel Map recorded on July 23, 1987, as Instrument 870723:0000552 in File 53, Page 64 of Clark County Records. The residence at 5017 Royer Ranch Road is located on Lot 1 and the well is situated in the northwest corner of Lot 4, located at 8140 W. La Madre Way. The Parcel Map shows two easements, one located to the north of the carport metal structures and the permitted garage located at 5017 Royer Ranch Road on Lot 1, and one on Lot 4 just east of the RV metal structure running along the concrete block wall and property line. Lots 2, 3 and 4 discontinued use of the well approximately 30 years ago and connected to the municipal water supply and the only residence to remain on the well is the 5017 Royer Ranch Road, Lot 1 structure.

Due to Lot 4's west concrete block wall which was constructed approximately 30 years ago by the residence at the time of Lot 4 at 8140 W. La Madre Way, the well must now be accessed for maintenance purposes by using an easement provided by Lot 4 at 8140 W. La Madre Way. Therefore, there is a well easement located on Lot 4, just over the concrete block wall running along the property line and adjacent to the metal RV structure on Lot 1. Also, the easement located on the north side of the Lot 1, 5017 Royer Ranch Road property no longer exists as a well easement since the well access is blocked by the concrete

22-0085
03/16/2022

block wall between Lot 1 and 4, aforementioned. It is only an electrical easement for electric power to the well and the permitted shop.

The two metal carport structures would have no detrimental effects to neighbors, although the neighbors of Lots 2 (Mr. and Mrs. Ken Roy), 3 (Mr. and Mrs. James Pakala) and the previous owners of Lot 4 (Joseph and Crecia Page), may state that they are against the permitting of the metal structures. Lot 4 was sold by Joseph and Crecia Page in September 2021. Joseph and Crecia Page illegally tied on to the water well and began using water from both the well and the municipal water supply simultaneously. They also would not allow Adams/Anders access to the well for maintenance purposes and called Metro police stating the residents of 5017 Royer Ranch Road were trespassing. Therefore, Adams/Anders opened a case with the Nevada Division of Water Resources as well as retained the attorney, Thomas D. Driggs with Holley Driggs Law Firm, to affirm their water well easement rights and to terminate the Pages' illegal use of the water. All neighbors of Lots 2, 3 and 4, located at 8160, 8150 and 8140 W. La Madre Way, respectively, are still potentially tied onto the well and illegally using the well water for irrigation purposes via underground connections. These individuals may oppose the metal carport structures since they are upset that Adams/Anders have reported the illegal water use to Nevada Division of Water Resources and have retained legal counsel.

Sincerely,

Dennis Adams Leigh A Anders

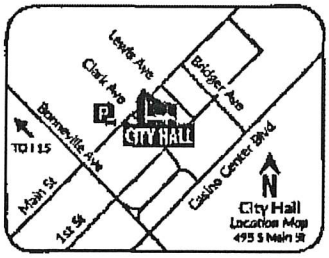
Dennis Adams and Leigh Ann Anders

22-0085
03/16/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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www.lasvegasnevada.gov/meetings

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MAY 09 2022
City of Las Vegas
Department of Planning

PRSRT
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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ *I SUPPORT* this Request ☒ *I OPPOSE* this Request

Please use available blank space on card for your comments.

22-0085-VAR1

Planning Commission Meeting of **05/10/2022**

22-0085-VAR1
12533311019
NANTEL NORMAND
5116 JESSICA JOY ST
LAS VEGAS NV 89149-4775

89 BRDFNP1 89149

From 1.877.233.3839 Mon May 9 12:21:06 2022 PDT Page 2 of 2

Submitted after final agenda

32P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

ATT:
THIS SHOULD HAVE BEEN DONE BEFORE BUILDING of structures!

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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

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MAY 05 2022
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0085-VAR1

Planning Commission Meeting of **05/10/2022**

22-0085-VAR1
12533305006
PAKALA FAMILY REVOCABLE LIV TR
PAKALA JAMES MICHAEL & ANN M TRS
8150 W LA MADRE WAY
LAS VEGAS NV 89149-4713

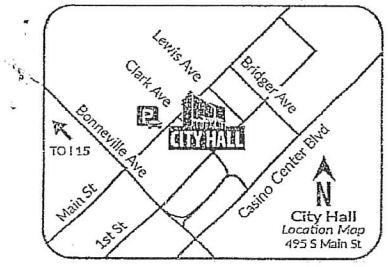
39 BRDFNP1 89149

32P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0085-VAR1

Planning Commission Meeting of **05/10/2022**

22-0085-VAR1
12533305001
VOSBURG GARY D & CAROL J TRS
8151 ROSADA WAY
LAS VEGAS NV 89149-4725

39 BRDFNP1 89149

Submitted after final agenda
32A

Nora Lares

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Subject: Planning Application Comments Form

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Submitted at 05/05/22 6:45 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085
Position:	I SUPPORT the project and all related applications.
Name:	Kenny Gibson
Residential or Business Address:	5100 Royer Ranch Rd Las Vegas, NV 89149
Phone:	(702) 470-6405
Email:	kennygibson1@yahoo.com

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Formstack Submission For: Planning App Comments
Submitted at 05/05/22 5:32 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085
Position:	I SUPPORT the project and all related applications.
Name:	Dana Hall
Residential or Business Address:	5141 Royer Ranch Rd Las Vegas, NV 89149
Phone:	(702) 371-3730
Email:	allstatecrane2@gmail.com

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Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085
Position:	I SUPPORT the project and all related applications.
Name:	Ross Gatzmer
Residential or Business Address:	5124 Royer Ranch Rd Las Vegas, NV 89149
Phone:	(702) 321-6560
Email:	rossgatz@hotmail.com

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Submitted at 05/05/22 5:17 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085
Position:	I SUPPORT the project and all related applications.
Name:	Robert Owens
Residential or Business Address:	5121 Royer Ranch RD Las Vegas, NV 89149
Phone:	(702) 303-6901
Email:	owenskarate@gmail.com

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Submitted at 05/05/22 5:09 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085
Position:	I SUPPORT the project and all related applications.
Name:	Ginger Kraft
Residential or Business Address:	5131 Royer Ranch RD Las Vegas, NV 89149
Phone:	(252) 435-9199
Email:	msjiner@gmail.com

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Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085
Position:	I SUPPORT the project and all related applications.
Name:	Cook Family Trust Cook
Residential or Business Address:	5101 Royer Ranch Rd Las Vegas, NV 89149
Phone:	(702) 239-1758
Email:	mandpcook@cox.net

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Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085-V
Position:	I SUPPORT the project and all related applications.
Name:	Ruth & Michael Lavin
Residential or Business Address:	8201 Adler Cir Las Vegas, NV 89149
Phone:	(702) 813-6414
Email:	ruth.lavin@gmail.com
Comments:	These buildings have been there for at least 22 years and no one had an issue with it. It wasn't until a former neighbor got mad at Dennis Adams and he was being vindictive. You can't see them from the street.

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Submitted at 05/05/22 4:24 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0085
Position:	I SUPPORT the project and all related applications.
Name:	Valerie Juick
Residential or Business Address:	5112 Royer Ranch RD Las Vegas, NV 89149
Phone:	(702) 539-9868
Email:	tooltimeval@yahoo.com
Comments:	We have no problem with allowing. Thank you

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32A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
33

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

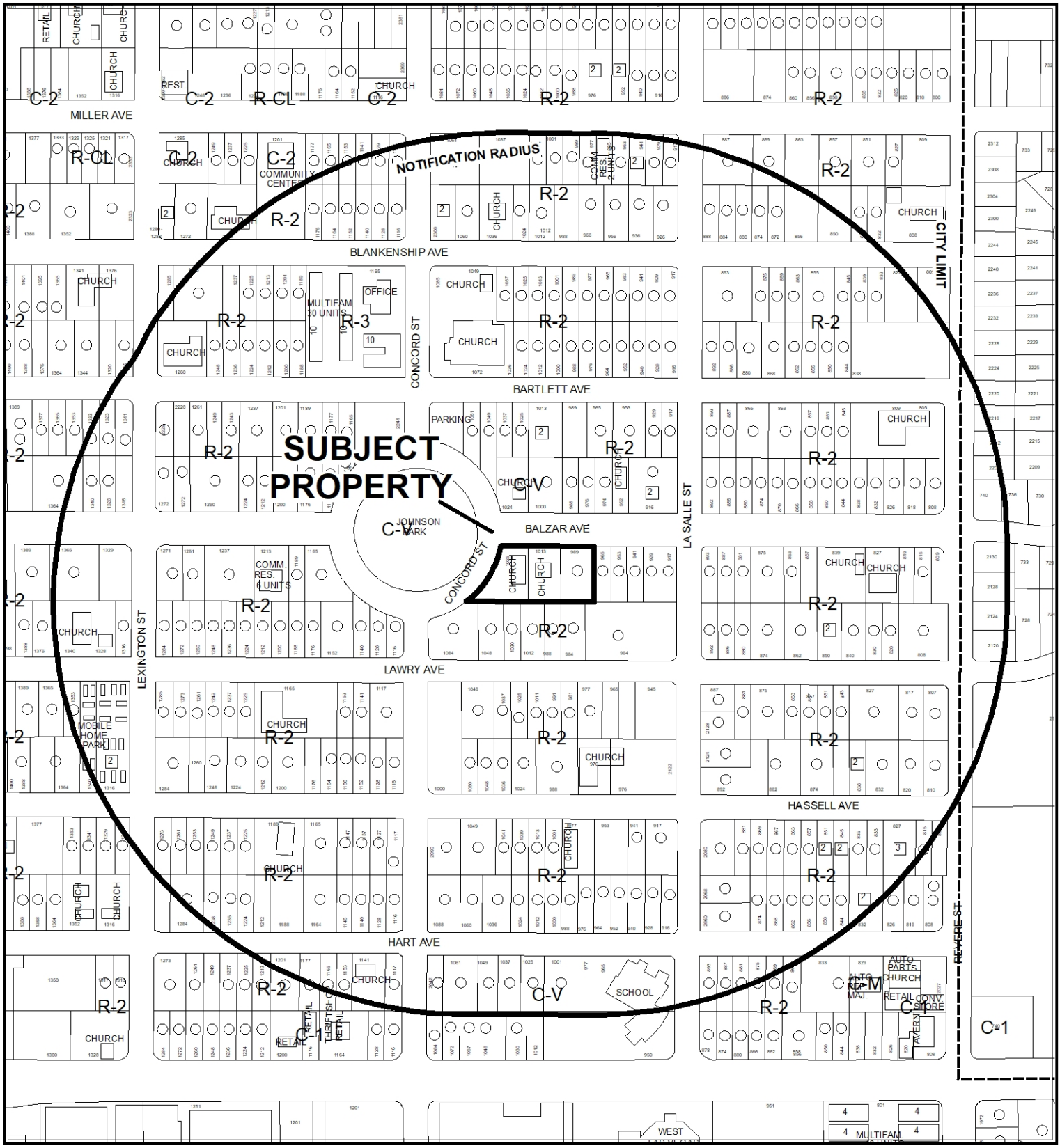
SUBJECT:
22-0108-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,279 SQUARE-FOOT MULTIPURPOSE FACILITY ADDITION TO AN EXISTING 2,803 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.79 acres at 989, 1013 and 1025 Balzar Avenue (APNs 139-21-610-012 through 014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 06/15/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
7. Documentation Not Vetted - Protest Comment Form
8. Submitted after Final Agenda - Support Postcards



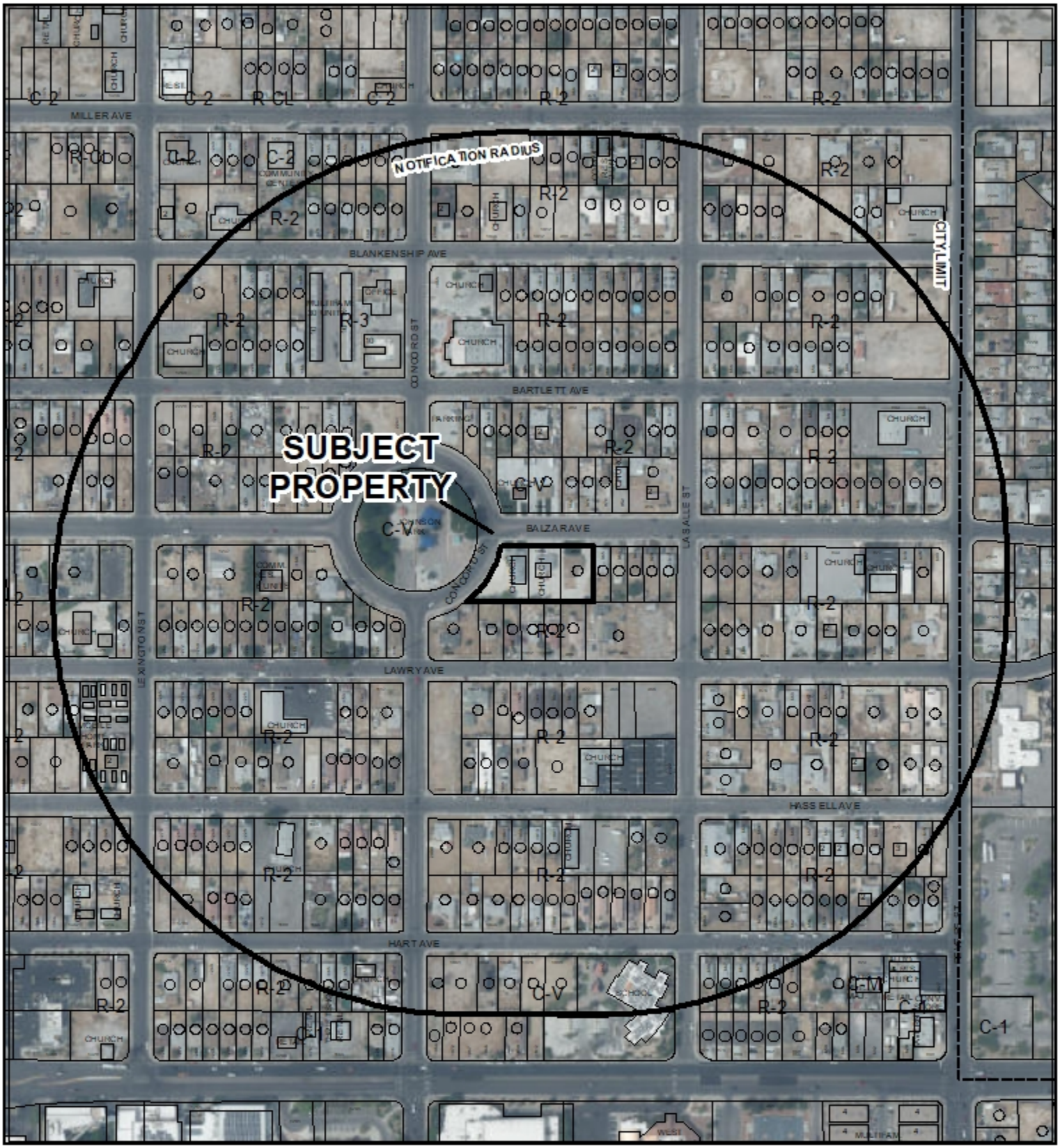
0 275 550 Feet

CASE: **22-0108-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: 22-0108-SDR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0108-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 432

NOTICES MAILED 8

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0108-SDR1 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 02/23/22, except as amended by conditions herein.

3. A Waiver from Title 19.08.050 is hereby approved, to allow an eight-foot perimeter landscape buffer along the north property line where 15 feet is required.

4. An Exception from Title 19.08.110 is hereby approved, to allow two 24-inch box trees and islands in the amended portion of the parking area where eight trees are required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. 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.

8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall clarify that all new landscaping will occur on this site and shall not show any proposed landscaping on adjacent properties. All plants shown on the landscape plan as existing that are dead or missing shall be replanted in the same location.

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. Remove and replace all substandard improvements and unused driveway cuts adjacent to this site on Balzar Avenue and the Concord / Balzar Circle roadway. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

13. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.

14. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. Submit a License Agreement for landscaping and private improvements in the public rights of way adjacent to this site, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

16. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to issuance of any construction permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a one-story, 5,350 square-foot multipurpose facility addition to an existing 2,796 square-foot church at 1025 Balzar Avenue. Two existing buildings have been removed to allow for the proposed addition. The addition is intended to accommodate events and gatherings for the church; events are not expected to be advertised to the public. No changes are proposed to the existing church building except to provide a doorway into the proposed multipurpose building, which would be flush with the existing building with expansion joints.

ISSUES

- The site was rezoned to C-V (Civic) in 2014, and development standards for the existing church development were established through a Site Development Plan Review. SDR-52956 included an Exception to allow no parking lot trees throughout the development. As the parking layout in the area east of the church is being modified as part of this request, new parking lot trees are required in this area. The applicant has requested an Exception to allow two parking lot trees where eight are required. Staff approves the Exception.
- The site is adjacent to property zoned R-2 (Medium-Low Residential) and is therefore subject to certain development standards, including those for height, perimeter and parking lot landscaping and parking. The proposed multipurpose building encroaches seven feet into the required 15-foot landscape buffer along the north perimeter; the applicant has requested a Waiver to allow the buffer to narrow to a little as eight feet in width. Staff recommends approval.
- The site plan and landscape plan show an existing perimeter landscape buffer and landscaping materials that encroach approximately five feet into a neighboring R-2 zoned property to the south of this site. The adjacent perimeter wall also was probably constructed on this property. No new landscaping is proposed on the residential property. The condition of approval requiring a landscape plan will ensure all new plantings occur on this site.
- A condition of approval requires a mapping action to consolidate the existing platted lots that make up the site.

ANALYSIS

The church owns several properties north and south of Balzar Avenue. This portion of the church property is located on the south side of Balzar Avenue east of the traffic circle connecting Balzar to Concord Street. These properties include the church building at 1025 Balzar Avenue and two converted administrative buildings at 989 and 1013 Balzar Avenue. The two accessory buildings were demolished in April 2022.

The proposed multipurpose building would be considered an addition to the existing church. According to the applicant, the new space would be used for ancillary church activities and include administrative offices, an assembly/dining area, three classrooms, restroom facilities, kitchen and storage areas. There will be no provision of alcoholic beverages for on-premise consumption and no outdoor gardens or reception facilities. Use of the facility is for the church only and would not be rented out to individuals or groups as would define a Banquet Facility, which is not permitted on non-governmentally operated C-V zoned properties.

Existing access is taken from the circle portion of Balzar Avenue. Access from the horizontal portion of Balzar Avenue is proposed to be modified to eliminate two existing driveways and widen the easternmost driveway to allow for two-way access and circulation throughout the site.

The site is zoned C-V (Civic) through an approved 2014 Rezoning action (ZON-52961). Development standards were established through an accompanying Site Development Review (SDR-52956), which was exercised in 2015. In addition, Title 19.10.020.E requires certain Title 19 development standards to be met when C-V zoned properties are adjacent to zoning districts with single-family residential uses. Thus, new development on this site is subject to building height, landscape buffer and parking standards as listed in Title 19.10.020. The new multipurpose building is proposed to be set back eight feet from the north property line, which is within the 15-foot landscape buffer required along Balzar Avenue; a Waiver is therefore required. The sidewalk in Balzar Avenue is approximately 10 feet north of the north property line of the subject site. No landscaping is proposed within the public right-of-way. The buffer is primarily 15 feet wide, but narrows to 11 feet at the proposed driveway location. Building encroachment into the buffer is similar to the alignment of the existing church along Balzar Avenue and will not disrupt the tree planting pattern within the buffer. Staff therefore recommends approval of the Waiver. All other requirements triggered by residential adjacency are met by the proposal.

The previous Site Development Plan Review for this site (SDR-52956) included an Exception to allow no parking lot trees throughout the development. As the parking layout in the area east of the church is being modified as part of this request, eight parking lot trees are now required in this area. The applicant has requested an Exception to allow two parking lot trees where eight are required. Staff approves the Exception, as it will allow conformance to Title 19 parking requirements.

New landscaping consisting of 24-inch box Mastic trees and various shrubs is proposed along the north and east perimeters that meets Title 19.08.040 requirements. The south side of the site contains an existing five-foot strip of landscaping that appears to be located on the residential property to the south. This area was shown on the plans from the 2014 Site Development Plan Review (SDR-52956). Based on aerial views of the site, the existing south perimeter wall appears to have been constructed north of the rear property line in 2006 or 2007 and jogs south to meet an older existing wall approximately 180 feet east of the western property line. The existing landscaping for this site is located north of the wall. The condition of approval that requires a technical landscape plan will ensure all new plantings occur on this site only and that any dead or missing plants be replanted.

The proposed multipurpose building addition and onsite improvements are generally compatible with the established C-V development standards and with the adjacent residential development. Staff recommends approval of the Site Development Plan Review request with conditions.

FINDINGS (22-0108-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed church addition and onsite improvements are compatible with existing adjacent residential development.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed new construction and changes to the site are generally consistent with Title 19 and the West Las Vegas Plan and conform to the Public Facilities designation of the General Plan.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access and circulation will be improved from existing conditions by eliminating two driveways and allowing for two-way movements throughout the site. Traffic Engineering does not expect the capacities of Balzar Avenue or Concord Street to be affected by the proposed improvements.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials include painted stucco exteriors and asphalt shingle roofing to match the existing church building. New landscape materials will be drought-tolerant and compatible with the existing perimeter landscaping. These materials are appropriate for 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 proposed elevations are aesthetically compatible with those of the existing church building and would be harmonious with existing development in this area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

New development on the site will be subject to permit review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/07/00	The City Council approved Special Use Permit (U-0052-00) for a 511 square-foot expansion of an existing 2,490 square-foot church at 1025 Balzar Avenue. The Planning Commission and staff recommended approval.
06/21/00	The City Council approved Special Use Permit [U-0052-00(1)] for the removal of Conditions 3 and 8 of a previously approved Special Use Permit (U-0052-00) for expansion of an existing church at 1025 Balzar Avenue. The Planning Commission and staff recommended approval.
01/08/13	The Planning Commission tabled requests for a General Plan Amendment (GPA-47601), Rezoning (ZON-47602) and Site Development Plan Review (SDR-47604) for an expanded Church/House of Worship at the applicant's request at 1025 Balzar Avenue.
05/21/14	The City Council approved a request for a General Plan Amendment (GPA-52964) from MLA (Medium Low Attached Density Residential) to PF (Public Facilities) on 1.28 acres at the northeast and southeast corners of Concord Street and Balzar Avenue. The Planning Commission and staff recommended approval.
05/21/14	The City Council approved a request for a Rezoning (ZON-52961) from R-2 (Medium-Low Density Residential) to C-V (Civic) on 1.28 acres at the northeast and southeast corners of Concord Street and Balzar Avenue. The Planning Commission and staff recommended approval.
05/21/14	The City Council approved a request for a Site Development Plan Review (SDR-52956) for the addition of religious classrooms and offices to an existing religious facility on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue. The Planning Commission recommended approval; staff recommended denial.

Most Recent Change of Ownership	
07/22/13	A deed was recorded for a change in ownership on APN 139-21-610-013.
08/09/13	A deed was recorded for a change in ownership on APN 139-21-610-012.
08/23/13	A deed was recorded for a change in ownership on APN 139-21-610-014.

Related Building Permits/Business Licenses	
03/07/68	A building permit (#40687) was issued for a church at 1025 Balzar Avenue. A final inspection was approved 11/13/68.
06/12/00	A Building Permit (#00011268) was issued for an addition to a church at 1025 Balzar Avenue. The permit has not been finalized.
11/28/06	A building permit (R-76999) was issued for 5 to 6-foot CLV Design block walls on the east and south perimeter of the site at 1025 Balzar Avenue. Several inspections were completed; however, a final inspection was not completed and the permit expired 06/03/07.
12/12/11	A building permit (C-200011268) was issued for a non-work Certificate of Occupancy for a church at 1025 Balzar Avenue. A final inspection was approved 12/13/11.
08/20/15	A building permit (C-288132) was issued for a tenant improvement conversion of an existing single family dwelling to a commercial office at 1013 Balzar Avenue. The Plan Check Number was PRC-59139. A final inspection was completed 1/11/17.
02/16/16	A building permit (C-288128) was issued for a tenant improvement conversion of an existing single family dwelling to a commercial office at 989 Balzar Avenue. The Plan Check Number was PRC-59139. A final inspection was completed 11/17/16.
03/05/22	A building permit (C22-00726) was issued for demolition of two office buildings at 989 and 1013 Balzar Avenue. A final inspection was approved 04/21/22.

Pre-Application Meeting	
02/16/22	A pre-application meeting was held with the applicant to discuss submittal requirements for improvements to an existing church.

Neighborhood Meeting	
04/11/22	A voluntary neighborhood meeting was held at the Greater Mount Sinai Missionary Baptist Church, 1025 Balzar Avenue in Las Vegas. In addition to the applicant, there were 13 members of the public and two of the applicant's representatives in attendance.

Field Check	
03/31/22	The site contains an existing church. The west and south sides of the property are paved and striped for parking; the remainder of the site has no permanent structures and is unpaved. Earth moving equipment and two semi-trucks were stored east of the church. Temporary chain link fencing has been placed along Balzar Avenue to restrict access. No perimeter landscaping was visible from public right-of-way.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
	Single Family, Detached	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
South	Single Family, Detached	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
East	Single Family, Detached	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
West	Public Park or Playground	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
C-V (Civic) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10.020, development standards for property in the C-V (Civic) District shall be established by the City Council with the approval of a Rezoning application or with the approval of a Site Development Plan. The following standards are proposed with this Site Development Plan Review (22-0108-SDR1):

Standard	***Provided***
Min. Lot Width	166 Feet
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 74 Feet 8 Feet 43 Feet
Max. Building Height	19 Feet to peak 14 Feet to midpoint between peak and base

Pursuant to Title 19.08.040, the following residential adjacency standards apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
Max. Building Height	2 Stories/35 Feet	1 Story/14 Feet	Y
Perimeter Landscape Buffer Width:	See landscaping table below	See landscaping table below	N
Perimeter Landscape Buffer Trees:	See landscaping table below	See landscaping table below	Y
Parking	See parking table below	45 spaces	Y

Pursuant to Title 19.10.020, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet N/A	 8 Trees 14 Trees 7 Trees 0 Trees	 9 Trees 15 Trees 7 Trees 0 Trees	 Y Y Y N/A
TOTAL PERIMETER TREES		**29 Trees**	**31 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	2 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 15 Feet 3 Feet (previously approved) 8 Feet 0 Feet (previously approved)		 11 Feet 3 Feet 8 Feet 0 Feet	 N Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		7 Feet – south PL 6 Feet – East PL	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Balzar Ave	Minor Collector	Title 13	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	158 fixed seats	1 space per 4 fixed seats in gathering area	40				
TOTAL SPACES REQUIRED			40		45		Y
Regular and Handicap Spaces Required			38	2	42	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide perimeter landscape buffer along public rights-of-way	To allow an 8-foot buffer on a portion of the north perimeter	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box tree every 6 uncovered parking spaces and one 24” box tree at the end of each parking row within parking lots	To allow 2 parking lot trees/islands where 8 trees/islands are required within the amended portion of the parking area	Approval

RECEIVED 05/02/2018 05:47AM
NO.749 #001

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Application Date	
Date Rec'd	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 1025 Balzar, Las Vegas, Nevada 89106

Project Name Greater Mt. Sinai Baptist Church Banquet Facility **Proposed Use** Banquet Facility

Assessor's Parcel #(s) LOT 72E (13921610012) LOT72F (13921610013), LOT 73E (13921610014) **Ward #** 5 - Cedric R. Crear

General Plan: Existing Religious Proposed Banquet Hall **Zoning:** Existing C-V Proposed C-V

Additional Information Addition of a new banquet hall to an existing church, including additional parking and landscape provided.

Property Owner Church Mount Sinai Missionary **Contact** Pastor Sylvestor Rogers

Address 1025 Balzar Avenue City Las Vegas State NV Zip 89106

E-mail PastorRogers1025@gmail.com Phone 702-376-1751

Applicant Pastor Sylvestor Rogers **Contact** Pastor Sylvestor Rogers

Address 1025 Balzar Avenue City Las Vegas State nv Zip 89106

E-mail PastorRogers1025@gmail.com Phone 702-376-1751

Representative KME Architects, LLC **Contact** Melvin Green,AIA / Lisa Briscoe,JobCpt.

Address 8367 W. Flamingo Road, Suite #110 City Las Vegas State NV Zip 89147

E-mail melvin@kmearchitects.com Phone 702.888.2088

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official n/a **Partner(s)** n/a

Partner(s) n/a

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps.

Print Name Pastor Sylvester Rogers

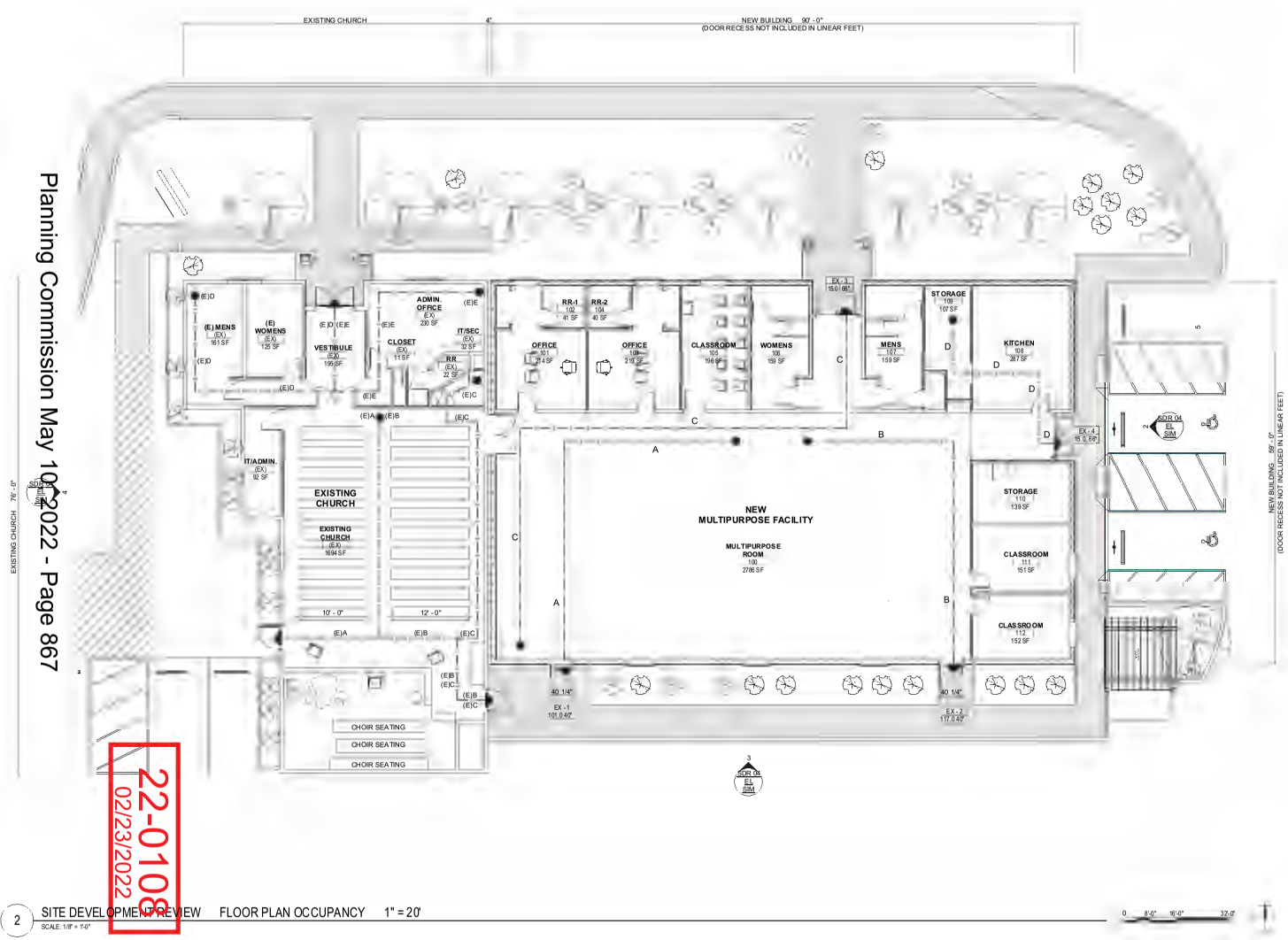
Subscribed and sworn before me

This 12 day of January, 20 22

Notary Public in and for said County and State

KIEARRA ANN COBIAN
Notary Public-State of Nevada
Appointment No. 19-1405-1
My Appointment Expires Nov. 12, 2022

22-0108
02/23/2022



2 SITE DEVELOPMENT REVIEW FLOOR PLAN OCCUPANCY 1" = 20'
SCALE: 1/8" = 1'-0"

0 8'-0" 16'-0" 32'-0"

22-0108
02/23/2022

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SYMBOLS LEGEND

101	DOOR NUMBER - SEE DOOR SCHEDULE SHEET A9.01
X	WALL TYPE TAG - SEE WALL TYPES SHEET A0.01
XX / SILL HEIGHT	WINDOW TYPES - SEE SHEET A9.01
	KEY NOTE
XXX	FF&E TAG - SEE A2.03 FOR FURNITURE AND SHEET A5.01 FOR ALL OTHER EQUIPMENT
?	FINISH MATERIAL TAG - SEE FINISH SCHEDULE SHEET A9.21

OCCUPANCY SCHEDULE

NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
(EX)	EXISTING CHURCH	1694	11 SF	154.08
(EX)	ADMIN. OFFICE	230	150 SF	1.53
(EX)	IT/ADMIN	92	150 SF	0.62
(EX)	E) WOMENS	125	0 S.F	
(EX)	E) MENS	161	0 S.F	
(EX)	VESTIBULE	195	0 SF	
(EX)	RR	22	0 S.F	
(EX)	IT/SEC	32	150 SF	0.22
(EX)	CLOSET	11	0 S.F	
100	MULTIPURPOSE ROOM	2786	15 SF	185.78
101	OFFICE	214	150 SF	1.42
102	RR-1	41	0 S.F	
103	OFFICE	219	150 SF	1.46
104	RR-2	40	0 S.F	
105	CLASSROOM	196	20 SF	9.81
106	WOMENS	159	0 S.F	
107	MENS	159	0 S.F	
108	KITCHEN	287	200 SF	1.43
108	J/C	17	300 SF	0.06
109	KIT. STRG.	Not Placed	300 SF	
109	STORAGE	107		
110	STORAGE	139	300 SF	0.46
111	CLASSROOM	151	20 SF	7.55
112	CLASSROOM	152	20 SF	7.58
TOTALS:		7229 NET AREA		372 OCCUPANTS

NEW BANQUET FACILITY TOTAL OCCUPANT LOAD = 215.55 OCCUPANTS
BUILDING FOOTPRINT TOTAL AREA = 2,802.70 SF (EXISTING) + 5,278.52 S.F (NEW) = 8,081 GROSS SF

REQUIRED EGRESS DOOR WIDTH = (0.15) x (EXIT DOOR OCCUPANT LOAD)

EGRESS SCHEDULE

EXIT NUMBER	OCCUPANTS	EXIT WIDTH (IN.) REQUIRED	EXIT WIDTH (IN.) PROVIDED
EX - 1	101	15.15	40.0
EX - 2	117	17.55	40.0
EX - 3	15	2.25	66.0
EX - 4	15	2.25	66.0

EGRESS PATH LENGTH

MARK	DISTANCE ACTUAL	DISTANCE MAXIMUM
(E) A	49' - 4"	250' - 0"
(E) B	60' - 0"	250' - 0"
(E) D	49' - 6"	250' - 0"
(E) E	50' - 10"	250' - 0"
(E)C	64' - 9"	250' - 0"
A	61' - 6"	250' - 0"
B	57' - 2"	250' - 0"
C	10' 1" - 4"	250' - 0"
D	34' - 9"	250' - 0"

LIFE SAFETY SYMBOLS

EGRESS PATH MARK	FEC FIRE EXTINGUISHER CABINET
EXIT POINT	
EGRESS PATH	FE FIRE EXTINGUISHER
FURTHEST POINT TO EXIT	FHC FIRE HOSE CABINET
EX-X XX'-XX" EXIT ID / WIDTH PROVIDED / OCCUPANT COUNT	F FIRE ALARM PULL
	EXIT SIGNAGE

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FEBRUARY 23, 2022

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PROJECT: GREATER MOUNT SINAI MRMI MULTIPURPOSE
1025 BALZAR AVE, LAS VEGAS, NV 89106
APN: 139-31-501-004

SHEET TITLE: FLOOR PLAN

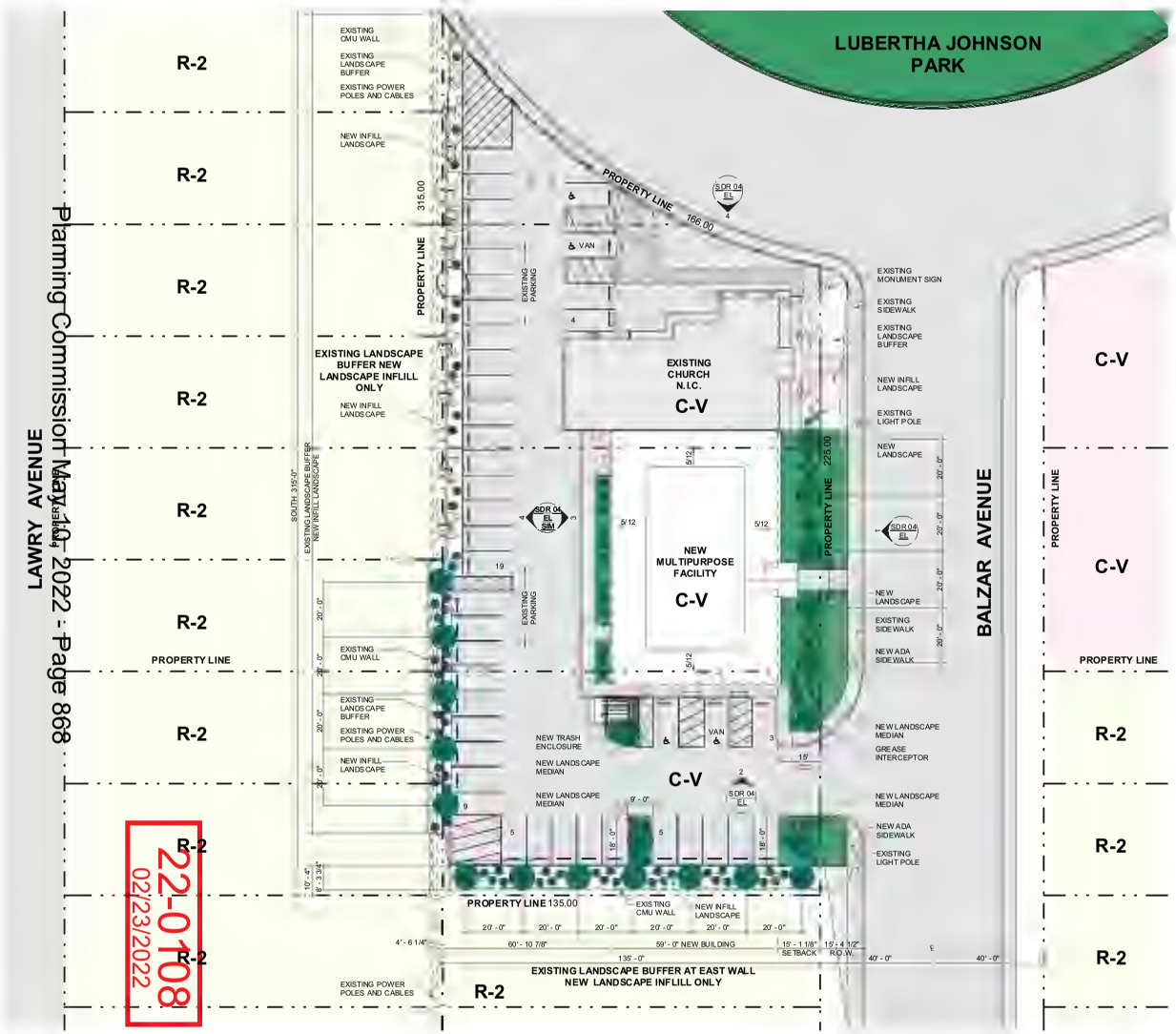
ISSUE FOR REVIEW

REVISIONS

No.	Description	Date

DRAWN BY: L. Briscoe
DATE: 02.22.2022
JOB NO: 2021-038
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

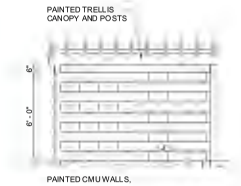
SHEET
SDR 03 FP



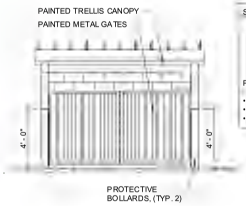
Planning Commission May 10, 2022 - Page 868

22-0108
02/23/2022

SITE DEVELOPMENT REVIEW (SDR) - LANDSCAPE PLAN (NEW & EXISTING) 1" = 20'



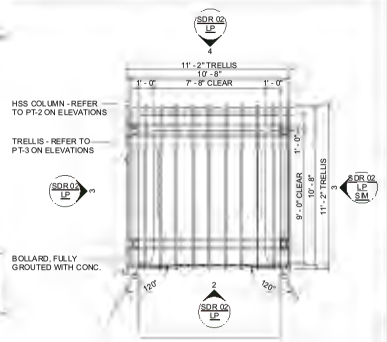
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"

DESIGN STANDARDS

PER CITY OF LAS VEGAS ZONING CODE 19.10
LANDSCAPE ISLANDS:

- LANDSCAPE ISLANDS AT THE END OF EACH ROW OF PARKIG SPACES
- EITHER PARALLEL TO PARKING SPACES, OR PERPENDICULAR TO PARKING SPACES, AT A RATIO OF 1 LANDSCAPE ISLAND FOR EVERY 6 PARKING SPACES.
- IN ADDITION TO ANY REQUIRED PERIMETER LANDSCAPE AREAS.
- MINIMUM WIDTH OF 5 FEET MEASURED FROM THE INSIDE OF THE CURBING AND MINIMUM LENGTH EQUAL TO THE LENGTH OF ADJACENT PARKING SPACES

TREES:
- 1 TREE FOR EVERY 6 UNCOVERED PARKING SPACES. EACH LANDSCAPE SHALL HAVE AT LEAST 1 SHADE TREE. TREES REQUIRED TO BE A MINIMUM 24" EVERGREEN OR DECIDIOUS SHADE TREE. TREE SPACING WITHIN ISLANDS SHALL NOT EXCEED 30 FT. ON CENTER

SHRUBS:
- LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF (4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE.

GROUND COVER: LANDSCAPE ISLANDS SHALL INCLUDE A 2 INCH LAYER OF GROUND COVER OR ROCK MULCH.

PERIMETER LANDSCAPE:
LANDSCAPE MATERIALS REQUIRED PER PERIMETER LANDSCAPE BUFFER AREAS MAY NOT BE COUNTED TOWARDS THE REQUIREMENTS FOR LANDSCAPE AREAS IN PARKING LOTS.

IRRIGATION:
LANDSCAPE MATERIALS AND ANY OTHER REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION ONLY

LANDSCAPE BUFFER: 5 FEET WIDE LANDSCAPE BUFFER BETWEEN PARKING LOT AND ANY BUILDING. A COMBINATION OF LANDSCAPE BUFFER AND SIDEWALK MAY BE USED TO ACHIEVE THE MINIMUM 5 FEET BUFFER PROVIDED THAT ANY SIDEWALK HAS A WIDTH OF AT LEAST 3 FEET.

LANDSCAPE

NEW LANDSCAPE		EXISTING LANDSCAPE			
A	C	A (E)	B (E)	C (E)	D (E)

TYPE	QTY.	DESCRIPTION
TREES		
A	25	MASTIC TREE
A (E)	13	EXISTING
SHRUBS		
B (E)	130	EXISTING
C	164	ANISODONTEA HYPOMANDARUM
C (E)	164	EXISTING

PLANTING TABULATION

PER THE CITY OF LAS VEGAS CHAPTER 19.12 LANDSCAPE, WALL AND BUFFER REQUIREMENTS

LANDSCAPE BUFFER	REQUIRED	PROVIDED *
NORTH	NEW 15' - 0" + 15' - 0" R.O.W.	NEW 15' - 0" LANDSCAPE BUFFER + 15' - 0" R.O.W. *
EAST	EXISTING ~ 8' - 0"	NEW LANDSCAPE INFILL *
SOUTH	EXISTING ~ 7' - 0"	NEW LANDSCAPE INFILL *
WEST	EXISTING OPEN AREA N.I.C.	EXISTING TO REMAIN N.I.C. *

* REFER TO THE SDR (SITE DESIGN REVIEW) SITE PLAN
N.I.C. = NOT IN CONTRACT

SPACING OF TREES	REQUIRED	PROVIDED
TREES	1 PER 20 LINEAR FEET	1 PER 20 LINEAR FEET

SHRUB REQUIREMENTS:

REQUIRED:
FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE

PROVIDED:
MIN. FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE

PER THE CITY OF LAS VEGAS ZONING ORDINANCE PLANTING REQUIREMENTS CHAPTER 19.10:

- MIN. NO. OF TREES: TOTAL NO. OF UNCOVERED PARKING SPACES/6 = 46/6=8
- MIN. NO. OF SHURBS: NO. OF TREES X 4 SHRUBS= 8 X 4 = 32 SHRUBS
- MIN. GROUND COVER: TOTAL ISLAND AREA = 1,934 SF X 2 INCH HEIGHT = 3,868 CUBIC FEET

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PROJECT: GREATER MOUNT SINAI MRMI MULTIPURPOSE
1025 BALZAR AVENUE, LAS VEGAS, NV 89106
APN: 139-31-611-004

SHEET TITLE: LANDSCAPE PLAN

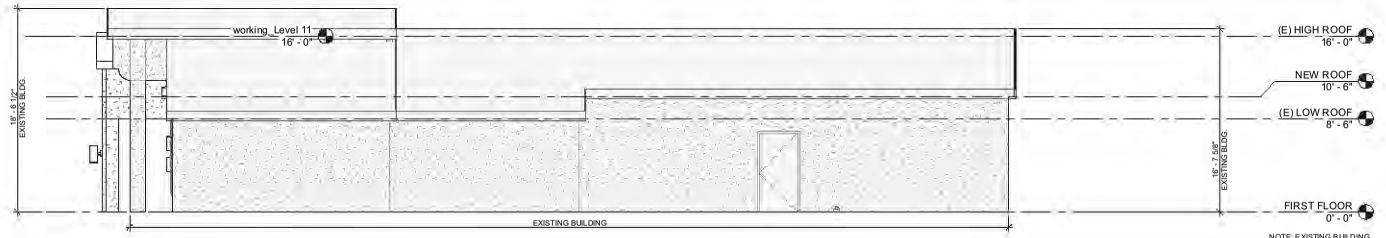
ISSUE FOR REVIEW

REVISIONS

No.	Description	Date

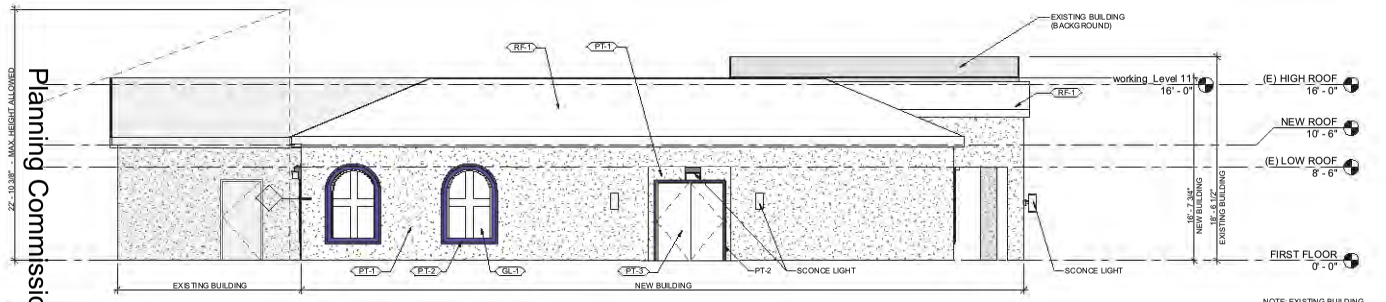
DRAWN BY: L. Briscoe
DATE: 02.22.2022
JOB NO: 2021-038
SCALE: AS INDICATED (EXCEPT SCALE DRAWINGS)

SHEET
SDR 02 LP



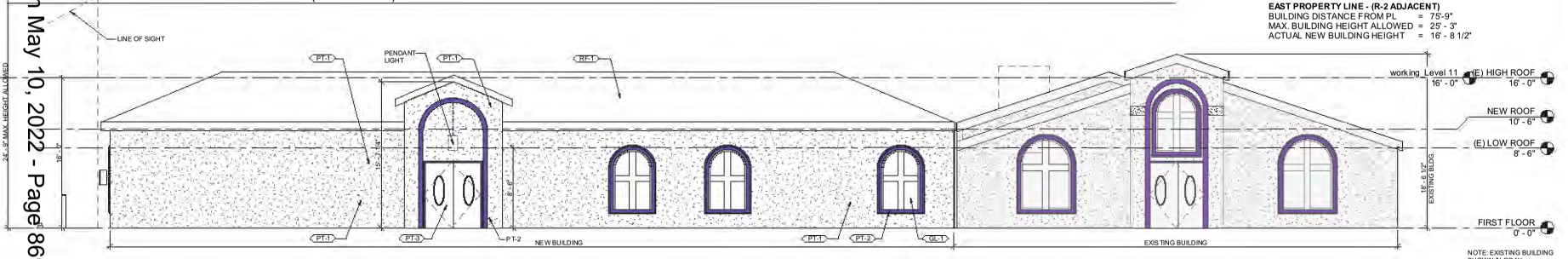
WEST ELEVATION - EXISTING BUILDING 3/16" = 1' - 0"

NOTE: EXISTING BUILDING SHOWN IN GRAY.



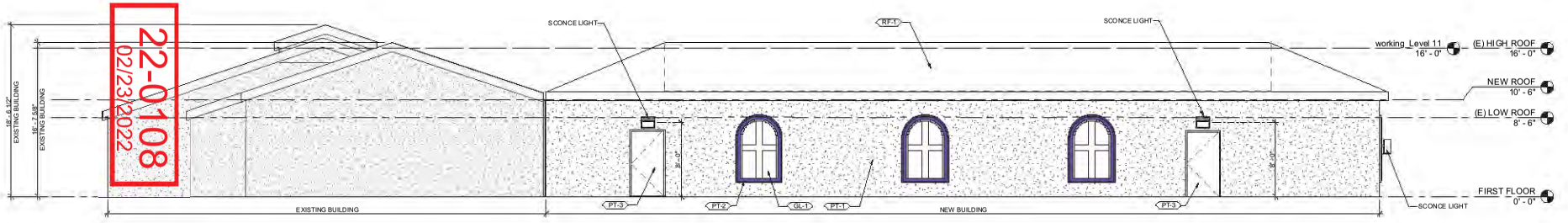
EAST ELEVATION - NEW BUILDING - EXISTING BUILDING (BACKGROUND) 3/16" = 1' - 0"

NOTE: EXISTING BUILDING SHOWN IN GRAY.



NORTH ELEVATION - NEW BUILDING - EXISTING BUILDING (RIGHT / WEST) 3/16" = 1' - 0"

NOTE: EXISTING BUILDING SHOWN IN GRAY.



SOUTH ELEVATION - NEW BUILDING - EXISTING BUILDING (LEFT / EAST) 3/16" = 1' - 0"

NOTE: EXISTING BUILDING SHOWN IN GRAY.

22-0108
02/23/2022

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ELEVATION GENERAL NOTES

1. CONTRACTOR TO VERIFY THAT ALL OPERABLE ELEMENTS ARE WITHIN THE DESIGNATED ADA REACH RANGES PER THE LATEST CODE COMPLIANCES.
2. CONTRACTOR TO VERIFY THAT ALL RECESSED ELEMENTS TO BE PLACED WITHOUT INTERFERENCE FROM ALL OTHER BUILDING ELEMENTS (I.E. STRUCTURAL, MECHANICAL, ETC.) PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY THAT ALL REQUIRED BACKING AND/OR BRACING IS INSTALLED PER MANUFACTURER REQUIREMENTS OR DETAILS PROVIDED.
4. REFER TO SHEET A 9.20 FOR ALL FINISH MATERIALS.
5. CONTRACTOR TO ENSURE THAT ALL LIGHT SHIELDING IS INSTALLED TO MEET MANUFACTURER AND JURISDICTION HAVING AUTHORITY REQUIREMENTS.

EXTERIOR FINISH LEGEND

PAINT

PT-1
- LOCATION: EXTERIOR, STUCCO WALLS AND TRIM
- DESCRIPTION: 3-COAT EXTERIOR STUCCO SYSTEM
- MANUFACTURER: TBD
- STYLE: TBD
- COLOR: WHITE

PT-2
- LOCATION: EXTERIOR, STUCCO ACCENT
- DESCRIPTION: 3-COAT EXTERIOR STUCCO SYSTEM
- MANUFACTURER: TBD
- STYLE: TBD
- COLOR: PURPLE TO MATCH EXISTING

PT-3
- LOCATION: EXTERIOR, SOLID PANEL DOORS
- DESCRIPTION: EXTERIOR PAINT
- MANUFACTURER: TBD
- STYLE: TBD
- COLOR: LIGHT WHITE

GLAZING

G-1
- LOCATION: EXTERIOR, GLAZING
- DESCRIPTION: WINDOW TINT
- MANUFACTURER: TBD
- STYLE: TBD
- COLOR: GRAY

ROOFING

RF-1
- LOCATION: EXTERIOR, ROOF
- DESCRIPTION: ASPHALT SHINGLE TILE
- MANUFACTURER: TBD
- STYLE: TO MATCH EXISTING
- COLOR: TO MATCH EXISTING

PROXIMITY SLOPE RATIO = 3:1

BUILDING HEIGHT MUST EQUAL 1/3 OF BUILDING DISTANCE FROM PROPERTY LINE (PL), REFER TO SITE PLAN.

SOUTH PROPERTY LINE - (R-2 ADJACENT)
BUILDING DISTANCE FROM PL = 60'-8"
MAX. BUILDING HEIGHT ALLOWED = 2'1" - 2 1/2"
ACTUAL NEW BUILDING HEIGHT = 16' - 8 1/2"

EAST PROPERTY LINE - (R-2 ADJACENT)
BUILDING DISTANCE FROM PL = 75'-9"
MAX. BUILDING HEIGHT ALLOWED = 25' - 3"
ACTUAL NEW BUILDING HEIGHT = 16' - 8 1/2"

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PROJECT: GREATER MOUNT SINAI MRMI MULTIPURPOSE
1025 BALZAR AVE, LAS VEGAS, NV 89106
APN: 139-31-610-004

SHEET TITLE: EXTERIOR ELEVATIONS

ISSUE FOR REVIEW

REVISIONS		
No.	Description	Date

DRAWN BY: L. Briscoe
DATE: 02.22.2022
JOB NO: 2021-038
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
SDR 04 EL



Planning Commission May 10, 2022 - Page 870

New Multipurpose Facility

North View: Multipurpose Facility (left) and Existing Church (right) on Balzar Avenue

22-0108
02/23/2022

KME Architects

8367 W. Flamingo Rd. Suite #100 | Las Vegas | NV. 89147 | 702.888.2088 | web :kmearchitects.com

Greater Mount Sinai Missionary Recruiting Ministries, Inc.

Planning Commission May 10, 2022 - Page 871

PARCEL NO: 139-21-610-012
ADDRESS: 61025 BALZAR AVENUE
LOT SIZE: 34,412.4 SF (0.79 ACRES)
BUILDABLE AREA: PER CITY COUNCIL
BUILDING GROSS AREA: 8,080.60
FAR: 23.5%

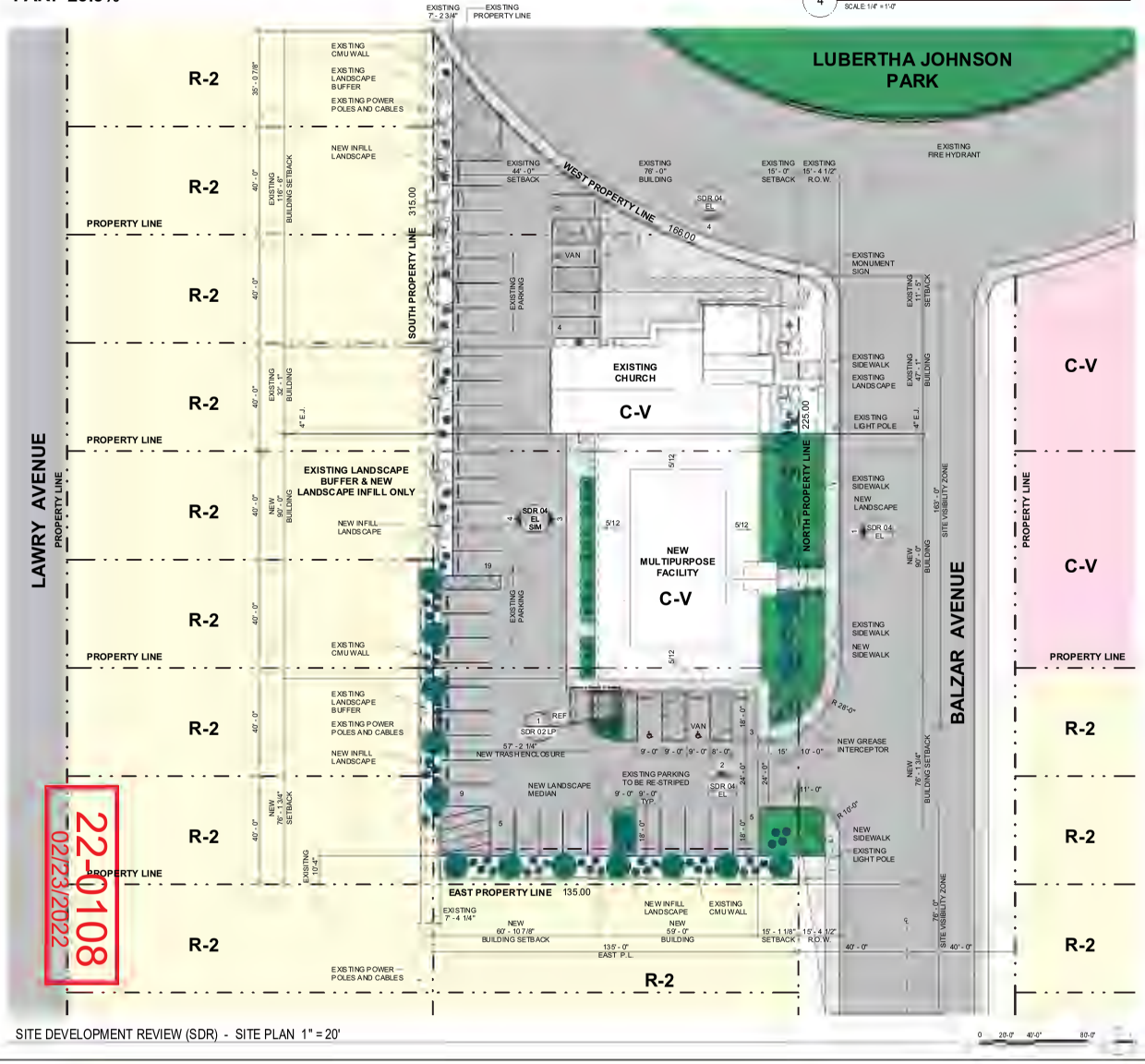
INFORMATION LEGEND

- N.I.C. NOT IN CONTRACT - EXISTING SITE
- ACCESSIBLE LOADING ZONE OR PEDESTRIAN CROSSWALK
- ACCESSIBLE EGRESS PATH
- EXISTING LANDSCAPE BUFFER

EXISTING CMU PILLARS, NATURAL FINISH, APPROX. 32'-0" O.C. ALONG PERIMETER WALL — EXISTING CMU WALL NOT IN CONTRACT — EXISTING LANDSCAPE

EXISTING 5'-6" DIM. ON GRADE

4 EXISTING - CMU WALL DESIGN - ELEVATION
SCALE: 1/4" = 1'-0"



SITE DEVELOPMENT REVIEW (SDR) - SITE PLAN 1" = 20'

22-0108
02/23/2022

DESIGN STANDARDS



SITE INFORMATION

JURISDICTION	CITY OF LAS VEGAS
PARCEL NUMBER	(*LOT 72E/72F) 139-21-610-012, (*LOT 73D/73E) 139-21-610-013, (*LOT 73E/74D) 139-21-610-014
CURRENT ZONING	C-V
PROPOSED ZONING	C-V
LOT SIZE ACRES SQUARE FEET	TOTAL = 0.52 ACRES (3 PARCELS TO BE COMBINED VIA REVISIONARY MAP) LOT 72E = 0.3 ACRES, LOT 72F = 0.24 ACRES; LOT 73E = 0.25 ACRES LOT 72E = (13,068 S.F) LOT 72F = (10,454.4 S.F) LOT 73E = (10,890 SF)

* CURRENTLY COMBINED LOTS, REFER TO HISTORICAL MAP OF ORIGINAL PLOTS (72 E, F, D) AND (73 E, F, D)

BANQUET FACILITY (C-V) PERMISSIBLE USE AND PARKING

PERMISSIBLE USE
19.18.020 DEFINITIONS & MEASURES: WORDS AND TERMS DEFINED.

ANCILLARY USE DEFINITION: A USE INCIDENTAL TO AND CUSTOMARILY ASSOCIATED WITH A SPECIFIC PRINCIPAL USE AND WHICH IS LOCATED ON THE SAME PARCEL OR LOT.

PROPOSED USE: THIS MULTIPURPOSE FACILITY IS TO BE USED AS AN ANCILLARY USE FOR THE EXISTING CHURCH. USE INCLUDES A KITCHEN FOR THE PREPARATION OR CATERING OF FOOD. NO SALE OF ALCOLHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, AND NO OUTDOOR GARDENS OR RECEPTION FACILITIES.

PARKING
19.08.110.B.2 COMMERCIAL AND INDUSTRIAL PARKING DESIGN STANDARDS
ALL ON-SITE PARKING SHALL BE PROVIDED ON THE SAME PARCEL AS THE PRINCIPAL USE.

ON-SITE PARKING REQUIREMENT
19.12.070 PERMISSIBLE USE DESCRIPTIONS AND APPLICABLE CONDITIONS AND REQUIREMENTS.

ONE (1) SPACE FOR EACH FOUR (4) FIXED SEATS

PARKING SPACES **REQUIRED:** [(CHURCH FIXED SEATING 158 SEATS) + (MULTIPURPOSE EXCLUDED)] / 4 = 39.5 = **40**
PARKING SPACES **PROVIDED: 45**

ACCESSIBLE PARKING
PER 2018 IBC SECTION 1106.5 AND TABLE 1106.1 - ACCESSIBLE PARKING SPACES

ACCESSIBLE PARKING SPACES REQUIRED: 1 PER (1 - 25) SPACES, AND, 2 PER (26 - 50) = **3**
ACCESSIBLE PARKING SPACES PROVIDED: **3 (INCLUDING 1 VAN)**

ACCESSIBLE VAN PARKING SPACES REQUIRED: FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE (W/SIDE LOAD LIFT): **1 VAN / 6 ACCESSIBLE = 1 VAN**
ACCESSIBLE VAN PARKING SPACES PROVIDED: 1 VAN

PARKING SPACE DIMENSIONS
STANDARD: 9 FT. WIDTH X 18 FT. LENGTH
HANDICAPPED CAR: 9 FT. WIDTH X 18 FT. LENGTH + 5 FT. LOADING ZONE (EACH SIDE)
HANDICAPPED VAN: 9 FT. WIDTH X 18 FT. LENGTH + 5 FT. LOADING ZONE (ONE SIDE) + 8 FT. LOADING ZONE (ONE SIDE) (W/SIDE LOADING WHEELCHAIR LIFT)

DESIGN STANDARDS

*** DEVELOPMENT STANDARDS (DS *)**

PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE - PURPOSE AND DEVELOPMENT AND DESIGN STANDARDS 19.10.020 C-V (CIVIC)

THE MINIMUM DEVELOPMENT STANDARDS FOR C-V SHALL BE ESTABLISHED BY THE CITY COUNCIL PER THE APPROVAL OF A SITE DEVELOPMENT PLAN. IN ADDITION, C-V PROPERTY ADJACENT TO R-2 SHALL BE SUBJECT TO THE HEIGHT STANDARDS LVMC 19.06.06, THE LANDSCAPE BUFFER STANDARDS OF LVMC 19.08.040 (F) AND TABLE 4 LVMC 19.08.050, AND THE PARKING STANDARDS LVMC 19.08.110.

	REQUIRED *	PROVIDED
BUILDING PLACEMENT 19.08.05		
MINIMUM LOT WIDTH:	DS *	135 FT.
MAXIMUM LOT COVERAGE:	DS *	18%
BUILDING AREA - EXISTING: 2,802.08 SF GROSS BUILDING AREA - NEW: 5,278.52 SF GROSS BUILDING SIZE - TOTAL: 8,080.60 SF GROSS	**FLOOR AREA RATIO (FAR)** RATIO = GROSS BUILDING FLOOR AREA / SITE AREA LOT SIZE: 0.79 AC. (34,412.4 SF) **F.A.R.** = 8,080.60 SF / 34,412.4 = **23.5%**	
MINIMUM FRONT YARD SETBACK:	DS *	15 FT. + (15 FT. ROW)
MINIMUM SIDE YARD SETBACK:	DS *	76 FT.
MINIMUM CORNER SIDE YARD SETBACK:	DS *	N/A
MINIMUM REAR YARD SETBACK:	DS *	60 FT.
MINIMUM CORNER SIDE YARD SETBACK:	EXISTING	11 FT. (EXISTING BLDG.)
MINIMUM REAR YARD SETBACK:	EXISTING	44 FT. (EXISTING BLDG.)
BUILDING STORIES	**REQUIRED**	**PROVIDED**
STORIES	2 MAX.	1 STORY
PITCHED ROOF MAX. HEIGHT	35 FT. MAX.	16 FT. 8 IN.
FENCES AND WALLS	**REQUIRED**	**PROVIDED**
MAXIMUM PRIMARY WALL HEIGHT	EXISTING	EXISTING

8367 W. Flamingo Road
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Las Vegas, NV 89147

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Web: www.kmearchitects.com

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FEBRUARY 23, 2022

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PROJECT: GREATER MOUNT SINAI MRMI MULTIPURPOSE
1025 BALZAR AVENUE, LAS VEGAS, NV 89106
APN: 139-21-610-012

SHEET TITLE: **SITE PLAN**

ISSUE FOR REVIEW

REVISIONS

No.	Description	Date

DRAWN BY: L. Briscoe
DATE: 02.22.2022
JOB NO: 2021-038
SCALE: AS INDICATED (DO NOT SCALE DRAWINGS)

SHEET
SDR 01 SP



22-0108-SDR1 - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL
989, 1013 AND 1025 BALZAR AVENUE

03/31/2022



22-0108-SDR1 - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL
989, 1013 AND 1025 BALZAR AVENUE

03/31/2022



22-0108-SDR1 - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL
989, 1013 AND 1025 BALZAR AVENUE

03/31/2022



22-0108-SDR1 - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL
989, 1013 AND 1025 BALZAR AVENUE

03/31/2022



22-0108-SDR1 - APPLICANT/OWNER: CHURCH MOUNT SINAI MISSIONARY, ET AL
989, 1013 AND 1025 BALZAR AVENUE

03/31/2022

February 23, 2022

City of Las Vegas Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Subject: Justification Letter
Regarding: Entitlement(s) - Site Development Plan Review

Melvin Green
Principal

Emanuele Arguelles
Principal

Project Name:	Greater Mount Sinai Missionary Recruiting Ministries Inc.
Pre-Application Number:	101203-PRE
Project Number:	22-0108
Accessors Parcel Numbers:	139-21-610-012, 139-21-610-013, 139-21-610-014
Zone:	C-V

KME Architects LLC, on behalf of our client, the Greater Mount Sinai Missionary Recruiting Ministries Inc., is pleased to submit this submittal package with an application for site development review (SDR) of a new, one-story, sprinklered, multipurpose facility building addition, approximately 5,279 SF (gross), to an existing church, approximately 2,802 SF (gross); sprinklers to be added, if required.

Site Development Review

The proposed building addition will be constructed adjacent to the east side of the existing Church and will join the existing building via one pair of doors. The new Multipurpose Facility is to be use as ancillary use for the existing Church and will consist of an assembly or dining area (tables and chairs), two offices (Pastor/staff), three classrooms, separate men's and women's restrooms, a janitor closet, a kitchen with storage area, and a storage room. There will be no sale of alcoholic beverages for on-premises consumption, and no outdoor gardens or reception facilities. Use includes kitchen for preparation of meals for church members only.

The existing, single-story church is located on 0.54 acres (parcel 139-21-610-012). The new multipurpose facility will be located on 0.49 acres, which would currently span two parcels. It is the intention of the Owner to combine the three (3) parcels prior to construction. The three parcels are currently owned by Greater Mount Sinai Missionary Recruiting Ministries Inc., and currently zoned as civic (C-V). The Owner will provide a reversionary map which will combine the three parcels, following consultation with the Public Works, City Survey Division.

This development seeks to provide the attending parishioners with additional facilities for religious, educational use. The design intent is to provide an aesthetically pleasing and cohesive design which compliments the existing building, while enriching the culture of the nearby residences. The new multipurpose facility will incorporate specific architectural elements of the existing building to provide a monolithic design. The exterior facade will feature sloped roofs, arched windows, and illuminated recessed entrance foyers. The finish will match the existing church colors and consist of

22-0108
04/13/2022

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Architecture
Sustainable design
Masterplanning

painted stucco over CMU, with an accent color on the roof fascia, doors, and windows. The low slope of the mansard roof and gabled peak of the entrance canopy is a sensitive design to the adjacent residences, while providing an aesthetically pleasing transition to the neighboring commercial parcels, located across Balzar Avenue.

Signage

There will be no new signage as part of the new construction.

Property Line and Building Setbacks

The new building's north property line building setback will be fifteen feet (15'-0"), with an additional fifteen feet (15'-0") from the street, due to a right-of-way landscape belt currently maintained by the Owner. The new building's south property line building setback will be approximately sixty feet (60'-0"). The new building's east property line setback will be approximately seventy-six feet (76'-0"). The new building east perimeter wall is directly adjacent to the existing building.

Landscape

There will be no change to the existing, west landscape buffer, which is adjacent to a "round-about" circular intersection, surrounding the Lubertha Johnson Park . The existing north landscape buffer (approximately 15') is next to a right-of-way (approximately 15'), which is currently maintained by the Owner. This existing landscape belt is comprised of trees and grass and is adjacent to Balzar Avenue. A new fifteen-foot (15') north landscape buffer and existing (approximately 15') right-of-way will provide continuity within the site, as well as enhance the curb appeal due to the expansive green belt created. The existing south landscape buffer (approximately 7') will also be enhanced with additional, landscape trees and shrubs. The existing east landscape buffer (approximately 10') will be improved with the addition of new landscape trees and shrubs, and new landscape medians within the existing parking.

Parking

New Parking will be located on the east side of the new building. The additional parking will provide a sum of forty-five (45) parking spaces which meets and exceeds the number of required spaces (40-45). New landscape will also be added among the parking stalls, as required for beautification. In addition, the existing south and east landscape buffers will be enhanced with new landscape to provide a separation from the adjacent residential (R-2) parcels.

Landscape Waiver

We are requesting a waiver for the landscape medians within the existing south parking, which would separate parking stalls in groups of six (per the City of Las Vegas Unified Development Ordinance 19.10.02.10 and 9.08.04.0). We are asking for the waiver, in order, to meet the total required

22-0108
04/13/2022

parking spaces; and ask for the existing condition to be “grandfathered” in the site design approval. As justification, we propose to enhance the existing south landscape buffer with new trees and shrubs, which will provide shade along the south perimeter parking and beautification.

We thank you for your consideration, please feel free to contact me with any questions you may have regarding this project.

Sincerely,



Melvin Green, NCARB, APEC, NOMA
Principal

22-0108
04/13/2022

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22-0108-SDR1
Church Mount Sinai Missionary, et al

989, 1013 & 1025 Balzar Avenue

Proposed 5.279 thousand square foot new church building replacing 3.444 thousand square feet of existing church use.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	5.279	6.95	37
PM Peak Hour			0.49	3
Sunday Peak Hour			9.99	53

(heaviest 60 minutes)

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	3.444	6.95	24
AM Peak Hour			0.49	2
PM Peak Hour			9.99	35

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	1.835	6.95	**13**
AM Peak Hour			0.33	**1**
PM Peak Hour			0.49	**18**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Balzar Avenue	
Average Daily Traffic (ADT)	992
PM Peak Hour	79

(heaviest 60 minutes)

Concord Street	
Average Daily Traffic (ADT)	1,727
PM Peak Hour	138

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Balzar Avenue	12,480
Concord Street	15,600

This project is expected to add an additional 13 trips per day on Balzar Ave. and Concord St. Currently, Balzar is at about 8 percent of capacity and Concord is at about 11 percent of capacity. With this project, these capacities are expected to be unchanged.

Based on Peak Hour use, this expansion will add into the area roughly 18 additional peak hour trips on Sunday, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 28, 2022 2:00 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 04/28/22 1:59 PM

Meeting Date:	Tuesday, May 10, 2022
Project Number:	22-0108
Position:	I OPPOSE the project and all related applications.
Name:	Betty Rodman
Residential or Business Address:	1174 Mirage Lake St Henderson, NV 89120
Phone:	(702) 376-3452
Email:	b-g-rodman@msn.com
Comments:	Own 2 lots on Blankenship and I oppose this. I don't like to change zoning and I don't see any reason to change zoning to add on to a church.

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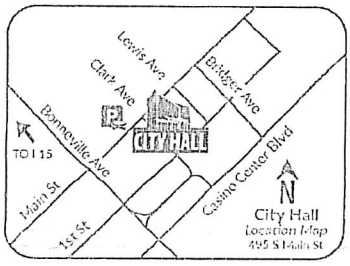
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

33.p

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0108-SDR1

Planning Commission Meeting of **05/10/2022**

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City of Las Vegas

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22-0108-SDR1
13921610231
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1225 HART AVE
LAS VEGAS NV 89106-2401

83 BRDFNP1 89106

Submitted after final agenda
33A

APPLICANT/OWNER - NOT INCLUDED IN COUNT

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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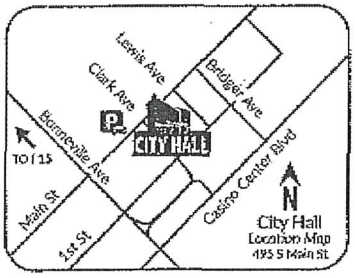

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0108-SDR1

Planning Commission Meeting of **05/10/2022**

22-0108-SDR1
13921610012
CHURCH MOUNT SINAI MISSIONARY
1025 BALZAR AVE
LAS VEGAS NV 89106-2203

33 BRDFNP1 89106

33A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
34

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

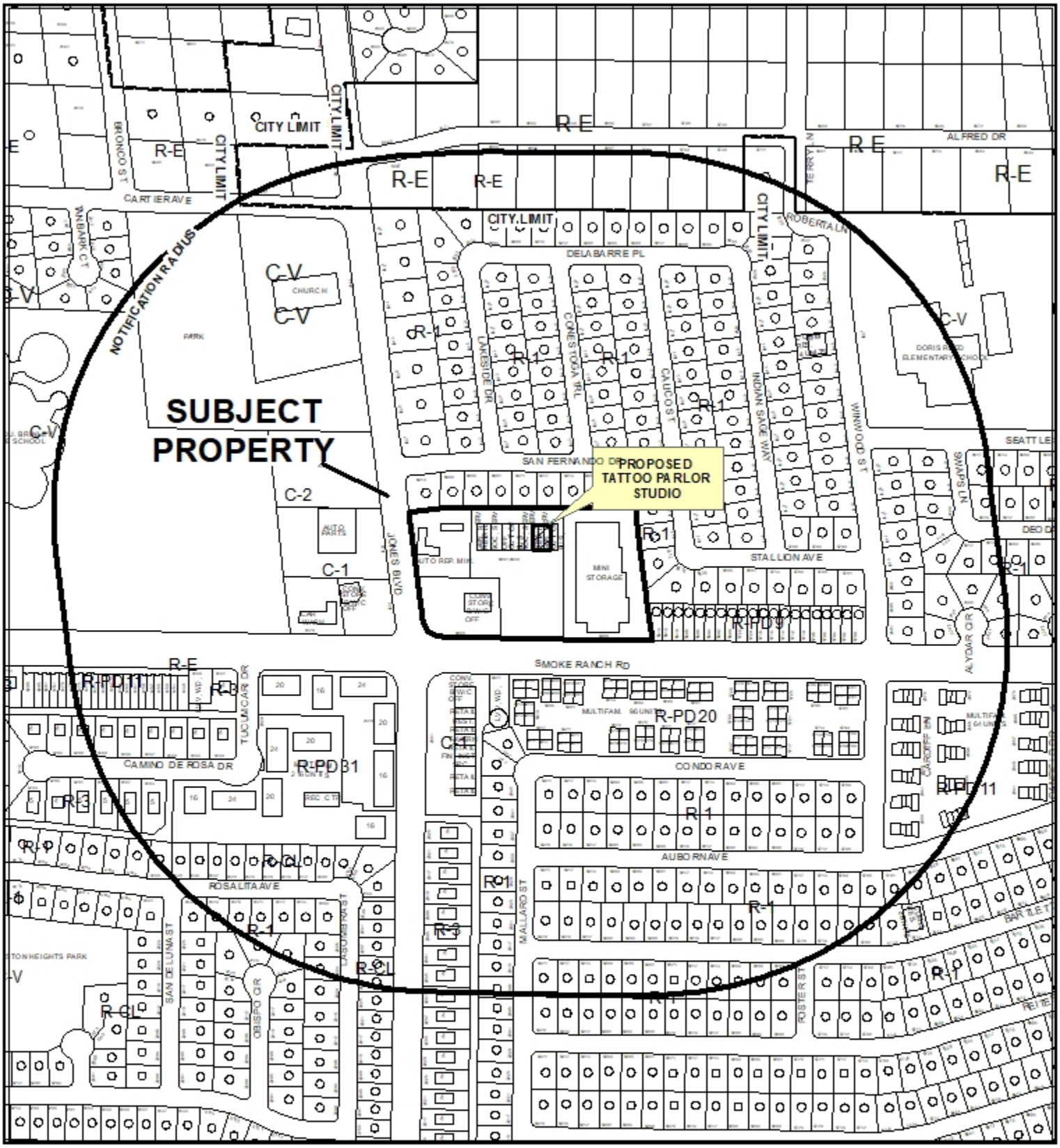
SUBJECT:
22-0109-SUP1- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MURGUIA REESA - OWNER: GILROY 8425, LLC - For possible action on a Land Use Entitlement project request for a PROPOSED TATTOO PARLOR/ BODY PIERCING STUDIO USE at 6044 Smoke Ranch Road, Suites #6004 and #6006 (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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 - Protest Postcards



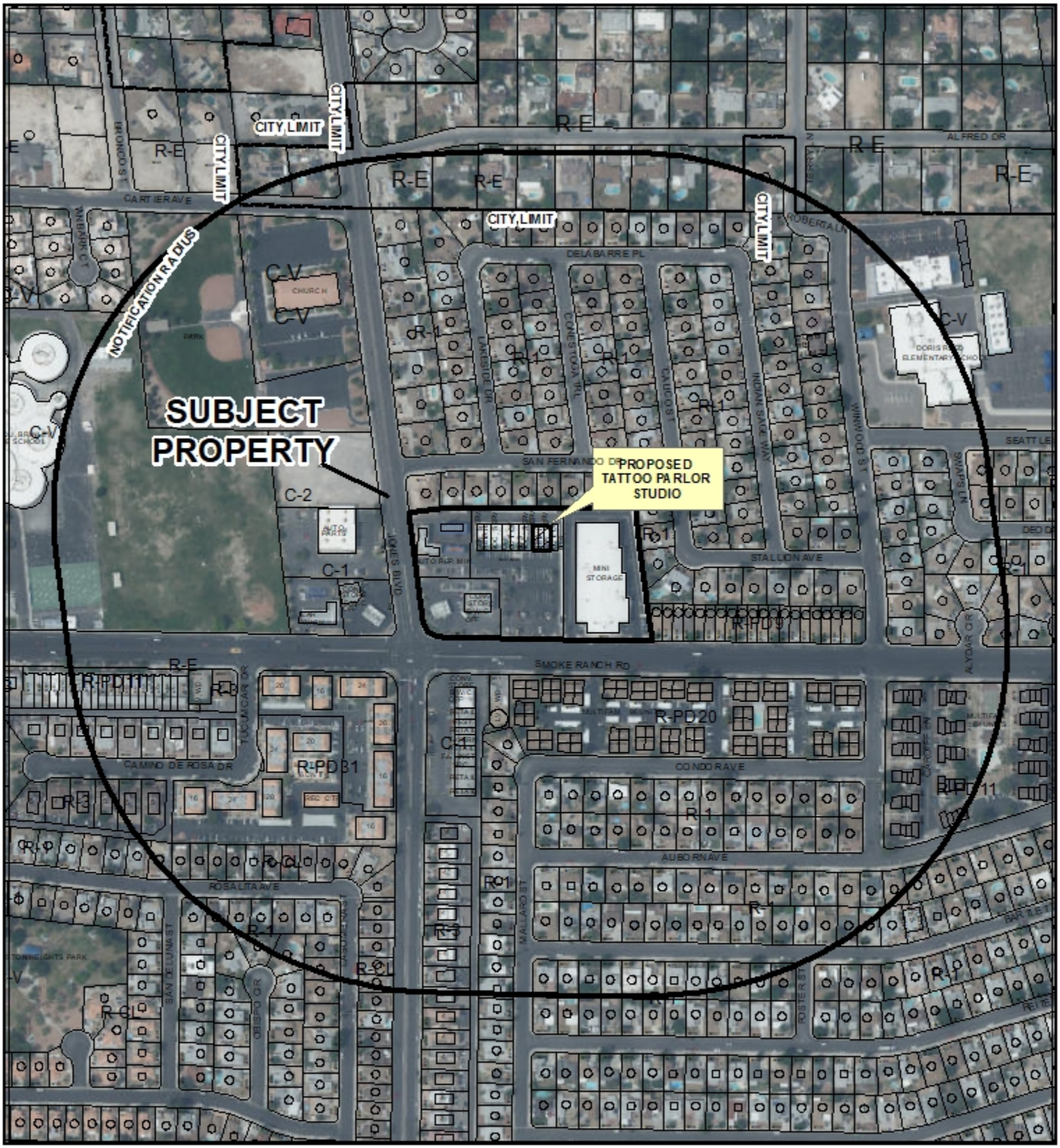
0 320 640 Feet

CASE: 22-0109-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: 22-0109-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MURGUIA REESA - OWNER: GILROY 8425, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0109-SUP1	Staff recommends APPROVAL, subject to conditions	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 521

NOTICES MAILED 12

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0109-SUP1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Tattoo Parlor/Body Piercing Studio use at 6044 Smoke Ranch Road, Suites #6004 and #6006.

ISSUES

- A Tattoo Parlor/Body Piercing Studio use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The proposed Tattoo Parlor/Body Piercing Studio use will be located on a parcel that is part of a larger shopping center complex that is zoned C-1 (Limited Commercial). The proposed 2,180 square-foot tenant space contains six tattoo station rooms. The Tattoo Parlor/Body Piercing Studio use is defined as "An establishment whose principal business activity, either in terms of operation or as held out to the public is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person.

2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. This term does not include a permanent makeup establishment."

The proposed Tattoo Parlor/Body Piercing Studio use is within the Twin Lakes planning area as defined by the City of Las Vegas 2050 Master Plan. The proposed Tattoo Parlor/Body Piercing Studio use would fulfill Master Plan key implementation strategies for the Twin Lakes planning area by increasing services, especially near county islands, and increasing employment opportunities, as this proposal, if approved, would occupy previously vacant office space.

There are no minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio use. The proposed use meets the definition of a Tattoo Parlor/Body Piercing Studio, as the use is consistent with uses generally associated in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area, staff recommends approval of this request. If denied, the Tattoo Parlor/Body Piercing Studio use will not be allowed at the proposed location.

FINDINGS (22-0109-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Tattoo Parlor/Body Piercing Studio use will be placed within an existing shopping center development surrounded by other commercial uses. The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future land uses as projected by the General Plan and current zoning designations.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is suitable for a variety of commercial uses and services such as retail shopping and personal services. The proposed Tattoo Parlor/Body Piercing Studio is an appropriate use for the site.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The subject site can be accessed from Smoke Ranch Road, a 100-foot Primary Arterial and Jones Boulevard, an 80-foot Collector as designated by the Master Plan of Streets and Highways, which is adequate in size to service the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed land use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

5. The use meets all of the applicable conditions per Title 19.12.

There are no Minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/02/87	The City Council approved a request for a reclassification of property (Z-0068-87) and Plot Plan Review from R-1 (Single Family Residential) to C-1 (Limited Commercial) for a proposed shopping center development on property located on the northeast corner of Jones Boulevard and Smoke Ranch Road. The Planning Commission recommended approval of the request.
06/05/08	The Planning Department administratively approved a request for a Site Development Plan Review (SDR-28092) to allow the placement of three roof-mounted antennas at a height of 42 feet to an existing commercial building located at 6000 Smoke Ranch Road.
06/16/16	The City Council voted to approve a request for a Special Use Permit (SUP-63746) for a proposed 2,153 square-foot massage establishment with a waiver to allow a distance separation of zero feet from a church/house of worship from a residential use where 400 feet is the minimum distance required at 6006 Smoke Ranch Road. The Planning Commission recommended approval of the request. Staff recommended denial of the request.

Most Recent Change of Ownership	
06/11/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses.

Pre-Application Meeting	
02/22/22	A pre-application meeting was held where 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	
03/31/22	A field check was conducted by staff where nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	1.83

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low)	R-1 (Single-Family Residential)
South	Multi-Family Residential	M (Medium)	R-PD20 (Residential Planned Development - 20 Units per Acre)
East	Mini Storage	SC (Service Commercial)	C-1 (Limited Commercial)
West	Auto Repair, Minor Convenience Store, Beer/Wine/Cooler Off-Sale	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: Twin Lakes	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (70 feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails (Bike Lane – Smoke Ranch Road)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Collector	Master Plan of Streets and Highways	80	Y
Boulder Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	2,180 SF	One Space per 250 square feet of gross floor area	8	1			
Laboratory, Medical or Dental	1,668 SF	One Space for each 200 SF of GFA up to 2,000 SF	8	1			
General Retail, Other than Listed	9,926 SF	One Space per 175 SF of GFA	54	3			
TOTAL SPACES REQUIRED			75		140		Y
Regular and Handicap Spaces Required			70	5	135	5	Y

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) Special Use Permit

Project Address (Location) 6004/6006 Smoke Ranch RD Las Vegas, NV 89108

Project Name Antidote Tattoo **Proposed Use** Tattoo Shop

Assessor's Parcel #(s) 138-13-401-003 **Ward #** 5

General Plan: Existing SC Proposed N/A **Zoning:** Existing C1 Proposed N/A

Additional Information

Property Owner Gilroy 8425 LLC **Contact** Julie Tran

Address 1432 Old Bayshore Hwy City San Jose State CA Zip 95112

E-mail Julie@midas-re.com Phone (408)214-1296

Applicant Reesa Murguia **Contact** Reesa Murguia

Address 10449 Chrisman Ave. City Las Vegas State NV Zip 89129

E-mail wheresreesa@gmail.com Phone (702)412-1709

Representative **Contact**

Address City State Zip

E-mail Phone

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Anthony Ho

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Anthony Ho

Subscribed and sworn before me

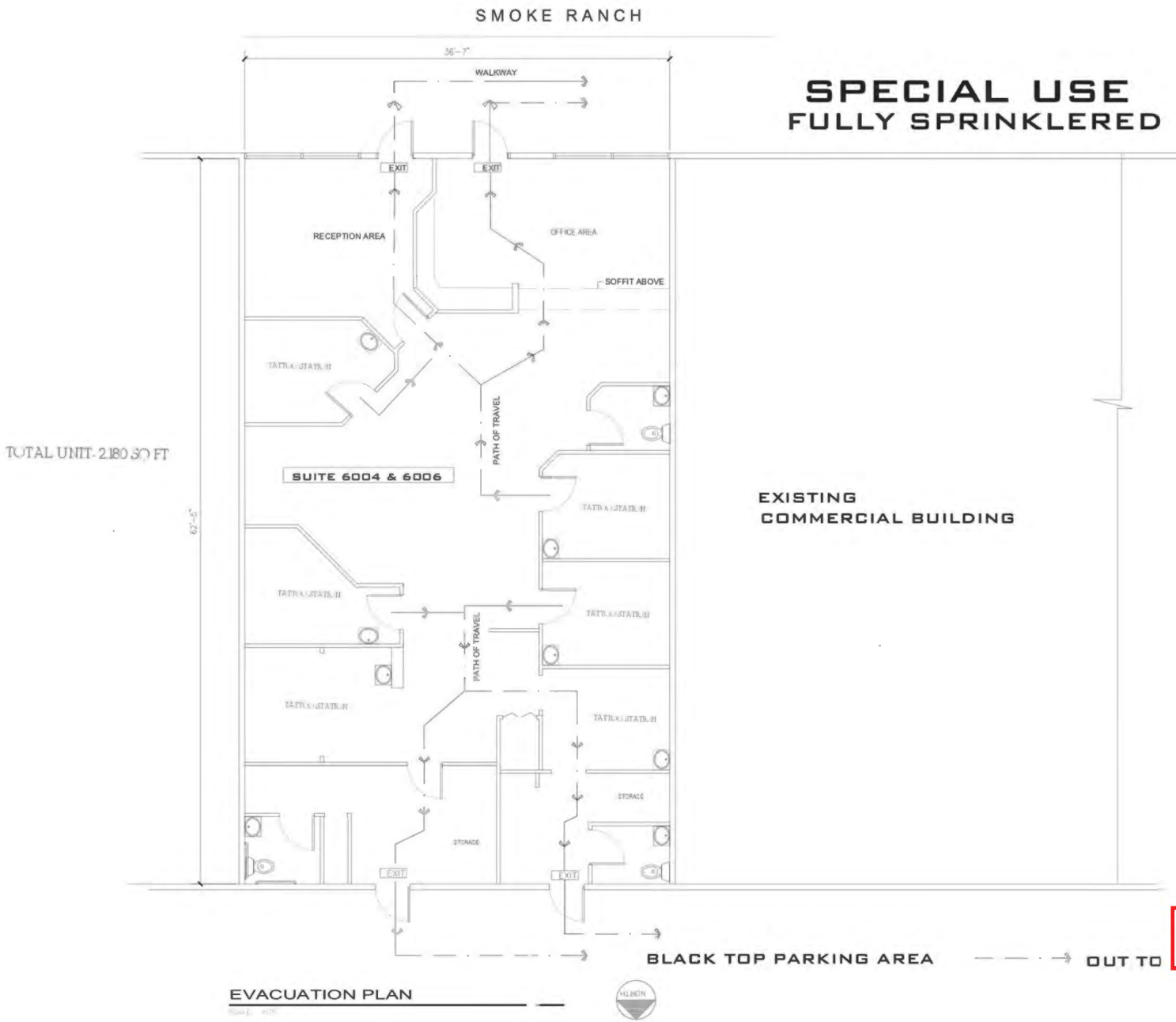
This 1st day of MARCH 20 22

STATE OF CALIFORNIA, COUNTY OF SANTA CLARA

Notary Public in and for said County and State

KEITH MARTIN LAUREL
Notary Public - California
Santa Clara County
Commission # 2278465
My Comm. Expires Feb 23, 2023

22-0109
03/10/2022



22-0109
03/13/2022



22-0109-SUP1 - APPLICANT: MURGUIA REESA - OWNER: GILROY 8425, LLC
6044 SMOKE RANCH ROAD, SUITES #6004 AND #6006

03/30/2022



22-0109-SUP1 - APPLICANT: MURGUIA REESA - OWNER: GILROY 8425, LLC
6044 SMOKE RANCH ROAD, SUITES #6004 AND #6006

03/30/2022

Reesa Murgia
10449 Chrisman Ave. Las Vegas, NV 89129 Wheresreesa@gmail.com

January 29, 2022

City of Las Vegas City Hall
495 S. Main St.
Las Vegas, NV 89101

Dear City of Las Vegas:

My name is Reesa Murgia, owner of Antidote Tattoo, LLC. I am writing you regarding the request to obtain a Special Use Permit for a tattoo studio located within the City of Las Vegas at 6004-6006 Smoke Ranch Road Las Vegas, Nevada 89108. I intend to use the space to provide contemporary body art using Southern Nevada Health District approved ink which results in the permanent coloration of the skin by means of the use of needles designed to contact or puncture the skin. Antidote Tattoo, LLC specializes in fine-line tattoos and has a large female cliental. We often have the pleasure of doing tattoos that cover post-mastectomy scars along with other rehabilitative tattoos. My mission is to cultivate a safe and professional environment for our guests as well as our surrounding neighbors. I currently tattoo at Elliot & Co. located at 8876 S Eastern Ave #102, Las Vegas, NV 89123. I have been tattooing there for the last five years and strongly believe I have kept true to my mission of creating a safe environment for my strong female client base. I am looking to relocate from my current location to a larger space.

I believe my unique approach to the tattoo industry creates a relaxing salon ambience that will be cohesive to the neighboring business's. There is a hair salon called the Beauty Spot next door and other small businesses throughout the shopping center. Antidote Tattoo, LLC will provide a professional service that will only help elevate the surrounding community for years to come. 6004-6006 Smoke Ranch Road Las Vegas, Nevada 89108 is physically suitable to operate Antidote Tattoo, LLC. The desired location is accessible by street, Smoke Ranch Road, Jones Blvd, and numerous other side streets provide adequate size to ensure Antidote Tattoo will be fully operational. The approval of the Special Use Permit at the site in question will not be inconsistent with or comprise the public health, safety and welfare or the overall objectives of the General Plan.

Antidote Tattoo, LLC plans to provide an environment where five tattoo artists including myself, can develop the necessary skills to thrive in the tattoo industry. Earning potential consists of leased spaces at a fixed monthly rate or the tattoo artists will have an option to obtain a percentage of the fee charged to customer.

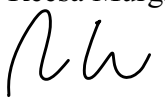
The facility plans to be open to customers Monday-Saturday 9am to 6pm. Prior to clients arriving and after every client, the stations will be sanitized properly that adhere to the Southern Nevada Health District requirements and guidelines. Clients must provide a valid state issued ID.

All employees and I at Antidote Tattoo, LLC will be required to have their Body Art Cards provided by the Southern Nevada Health District.

22-0109
03/13/2022

I appreciate you taking the time to read through this letter. If you have any additional questions or concerns, please do not hesitate to call me at (702) 412-1709.

Kind regards, Reesa Murgia



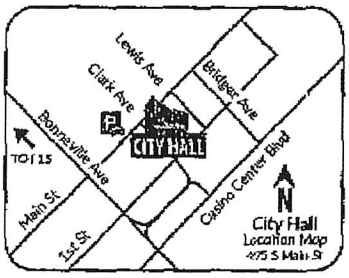
22-0109
03/13/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0109-SUP1

Planning Commission Meeting of **05/10/2022**

22-0109-SUP1
13813410042
LORIA MICHAEL J & ANGAL LEE
2525 LAKESIDE DR
LAS VEGAS NV 89108-3704

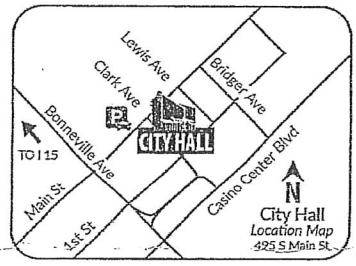
This is a bad location for a tattoo parlor. next to a church and school and there are enough of these kinds of parlors in Las Vegas already!!

Submitted after final agenda

34P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas

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☒ I OPPOSE this Request

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22-0109-SUP1

Planning Commission Meeting of **05/10/2022**

22-0109-SUP1
13824111049
RIVERO GILBERT SR REVOCABLE TRUST
RIVERO GILBERT TRS
2365 CANFIELD DR # A
LAS VEGAS NV 89108

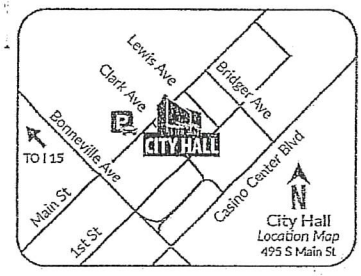
99 BRDFNP1 89108

34p

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0109-SUP1

Planning Commission Meeting of **05/10/2022**

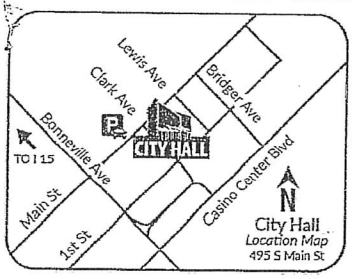
22-0109-SUP1
13824114056
MORAZA GUSTAVO LUJAN
3415 KEMP ST
NORTH LAS VEGAS NV 89032

41 BRDFNP1 89032

34P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0109-SUP1

Planning Commission Meeting of **05/10/2022**

22-0109-SUP1
13824114053
LUJAN GUSTAVO
3415 KEMP ST
NORTH LAS VEGAS NV 89032-7731

41 BRDFNP1 89032

34P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
35

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

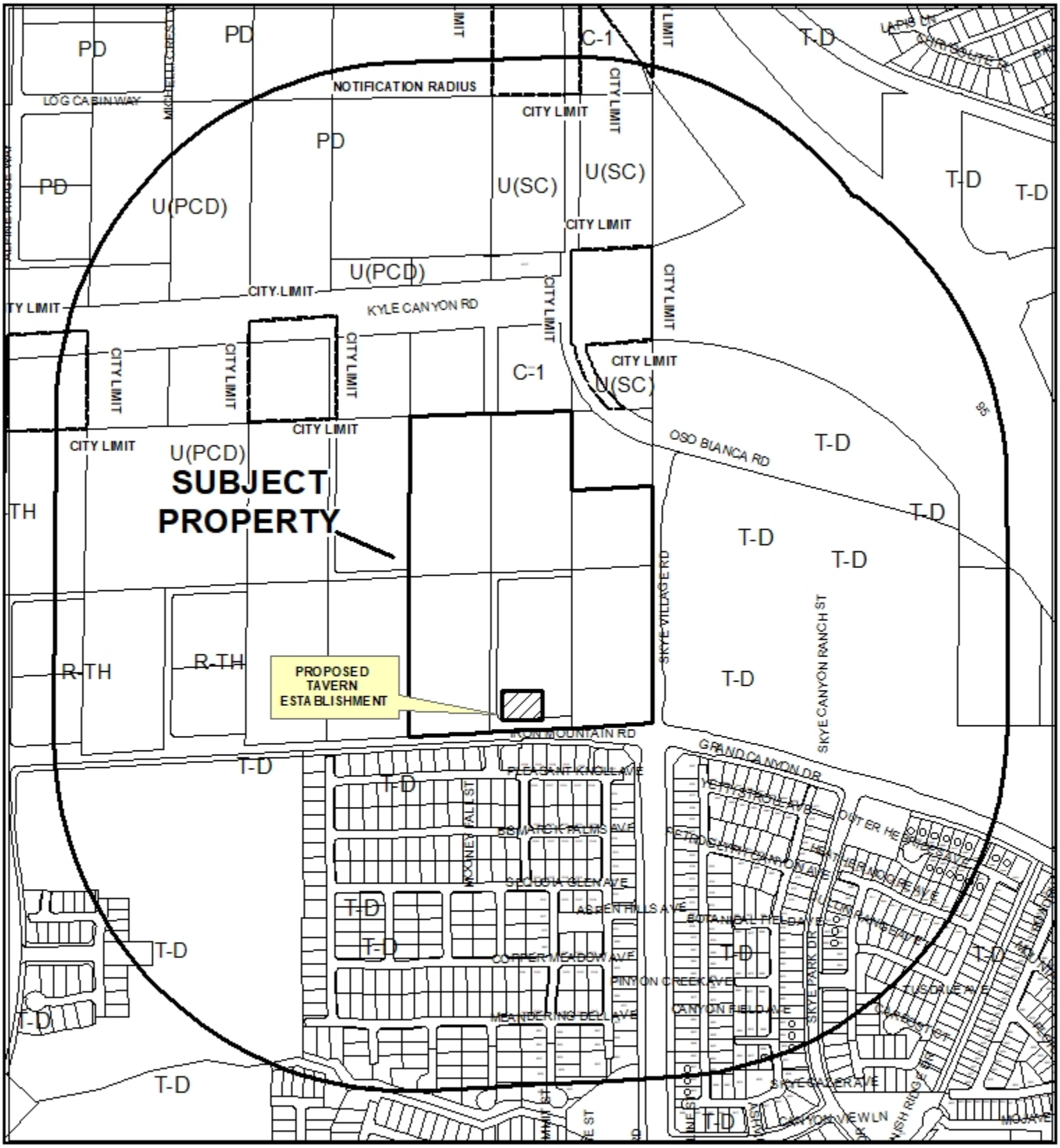
SUBJECT:
22-0122-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOWER INDUSTRIES, LLC - OWNER: PACIFIC CLASSIC, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 5,333 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on 16.63 acres on the northwest corner of Grand Canyon Drive and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018 and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff has NO RECOMMENDATION.

May go to City Council on: 06/15/2022 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff has NO RECOMMENDATION

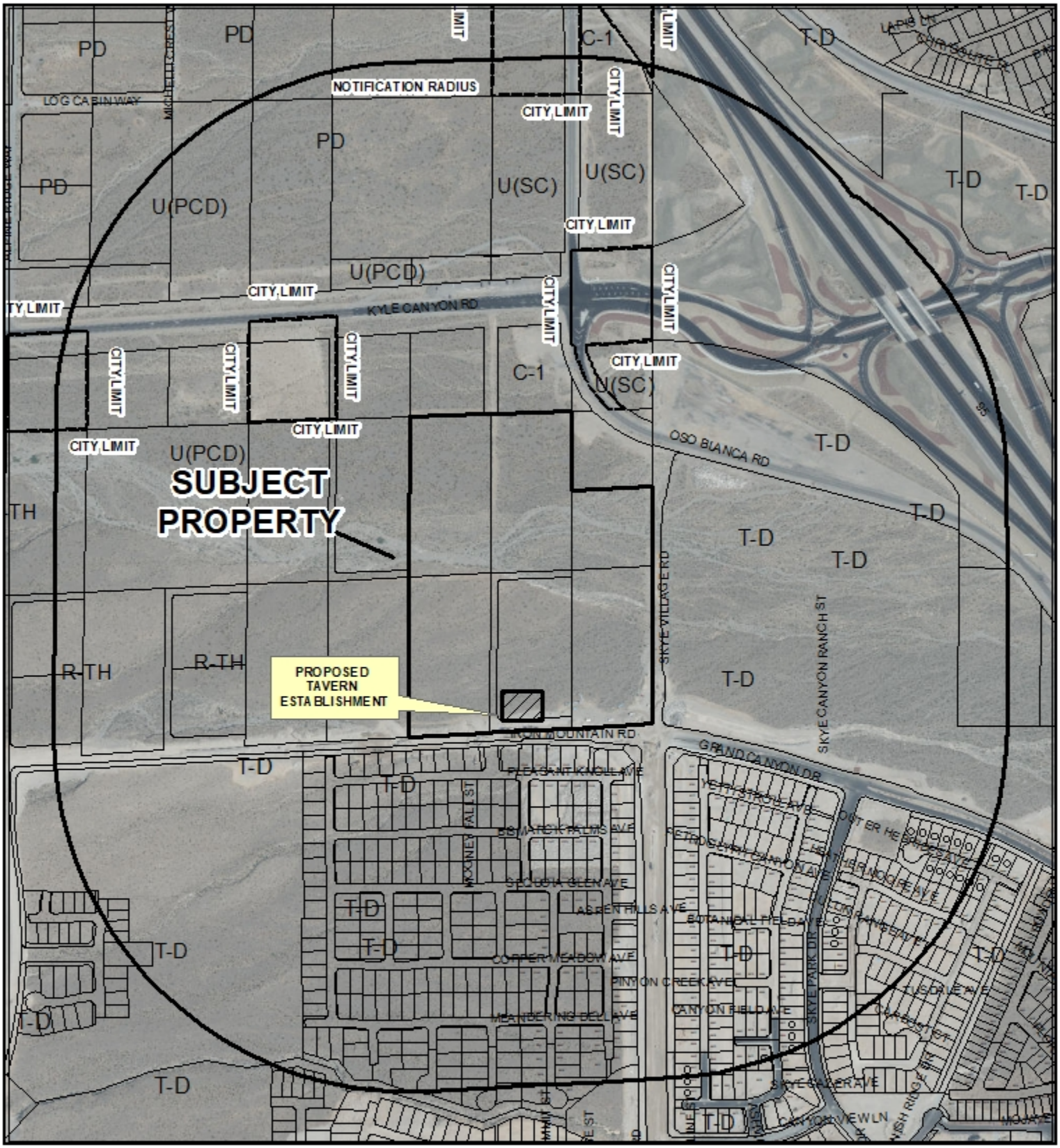
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: 22-0122-SUP1

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 485 970 Feet

CASE: 22-0122-SUP1

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOWER INDUSTRIES, LLC - OWNER: PACIFIC CLASSIC, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0122-SUP1	Staff requests this item to be STRICKEN from the record.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 542

NOTICES MAILED 3

PROTESTS 0

APPROVALS 0

NE

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requested a Special Use Permit for a Liquor Establishment (Tavern) use at the northwest corner of Grand Canyon and Skye Village Drive.

ISSUES

- An application for a Special Use Permit for a Liquor Establishment (Tavern) use (22-0106-SUP) was approved by the Planning Commission on April 12, 2022. No appeals were received within the 10-day appeal period and this application is final action.

ANALYSIS

On December 4, 2019 a request for a Special Use Permit (SUP-77385) for a proposed 5,525 square-foot Liquor Establishment (Tavern) Use at the northwest corner of Iron Mountain Road and Skye Village Road was approved by the City Council with a two-year time limit for the Special Use Permit to be exercised.

Neither a building permit nor a business license was issued for the proposed Liquor Establishment (Tavern) use and the applicant submitted an application for an Extension of Time in January of 2022. That Extension of Time (21-0798-EOT1) application was denied by the City Council on February 16, 2022.

At the time of application for this Special Use Permit application, Title 19.12 required, "*no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park*," and this requirement was not Waivable.

On April 12, 2022, a Special Use Permit (22-0106-SUP) was approved for a Liquor Establishment (Tavern) use located north of the subject site (APNs 126-01-702-007 and 008). Due to the subject site (APNs 126-01-801-009, 018 and 019) sharing a property line with parcels entitled for a Liquor Establishment (Tavern) Use, and unable to meet the minimum 1,500-foot distance separation requirement, this application is no longer valid and staff is requesting that it be stricken.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/04/19	The City Council approved a request for a General Plan Amendment (GPA-77383) From: PCD (Planned Community Development) and SC (Service Commercial) To: GC (General Commercial) on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The request was amended to SC (Service Commercial) and approved as such. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-77384) From: U (Undeveloped) To: C-2 (General Commercial) on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The request was amended to C-1 (Limited Commercial) and approved as such. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-77385) for a proposed 5,525 square-foot Beer/Wine/Cooler Off-Sale Establishment Use at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-77386) for a proposed 5,175 square-foot Liquor Establishment (Tavern) Use at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-77387) for a proposed 108,584 square-foot Shopping Center with Waivers of the Perimeter Landscape Buffer Standards and to not orient the buildings to the corner or the street frontage where such is required at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission recommended approval, staff recommended denial.
02/16/22	The City Council denied a request for the first Extension of Time (21-0798-EOT1) of an approved Special Use Permit (SUP-77385) for a proposed 5,525 square-foot Liquor Establishment (Tavern) Use at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for the first Extension of Time (21-0798-EOT2) of an approved Special Use Permit (SUP-77386) for a proposed 5,175 square-foot Beer/Wine/Cooler Off-Sale Establishment Use at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.
	The City Council approved a request for the first Extension of Time (21-0798-EOT3) of an approved Site Development Plan Review (SDR-77387) for a proposed 108,584 square-foot Shopping Center with Waivers of the Perimeter Landscape Buffer Standards and to not orient the buildings to the corner or the street frontage where such is required at the northwest corner of Iron Mountain Road and Skye Village Road. Staff recommended approval.

Most Recent Change of Ownership	
02/2018	A deed was recorded for a change in ownership for APN 126-01-801-009.
09/2020	A deed was recorded for a change in ownership for APN 126-01-801-017.
06/2018	A deed was recorded for a change in ownership for APN 126-01-801-018.
08/2018	A deed was recorded for a change in ownership for APN 126-01-801-019.

Related Building Permits/Business Licenses
There are no related building permits or business licenses.

Pre-Application Meeting	
02/24/22	Staff provided the applicant a submittal checklist for the requested Special Use Permit application.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/22	Staff performed a routine field check where the undeveloped subject site was observed. Nothing of concern was noted during the visit.

Details of Application Request	
Site Area	
Gross Acres	12.63

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	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
		SC (Service Commercial)	C-1 (Limited Commercial)
		SC (Service Commercial)	U (Undeveloped)
South	Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
		MLA (Medium Low Attached Residential Density)	R-TH (Single Family Attached)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
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) Iron Mountain Road / Skye Village Road

Project Name Tower Industries - Skye Canyon **Proposed Use**

Assessor's Parcel #(s) 126-01-801-009, 017, 018, and 019 **Ward #** 6 - Fiore

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed _____

Additional Information

Property Owner Pacific Classic, LLC Contact Tommy L. Stull

Address 5699 Happy Canyon Road City Santa Ynez State CA Zip 93460

E-mail _____ Phone _____

Applicant Pacific Classic, LLC Contact Tommy L. Stull

Address 5699 Happy Canyon Road City Santa Ynez State CA Zip 93460

E-mail _____ Phone _____

Representative Kaempfer Crowell Contact Liz Olson

Address 1980 Festival Plaza Drive, Suite 650 City Las Vegas State NV Zip 89135

E-mail eolson@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 Tom Stull

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Tom Stull

Subscribed and sworn before me

This _____ day of See attached , 20 _____

Notary Public in and for said County and State

22-0122
03/10/2022

3/8/22

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara)

On 03/08/2022 before me, Deanne Beer, Notary Public
(insert name and title of the officer)

personally appeared Tom Stull,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

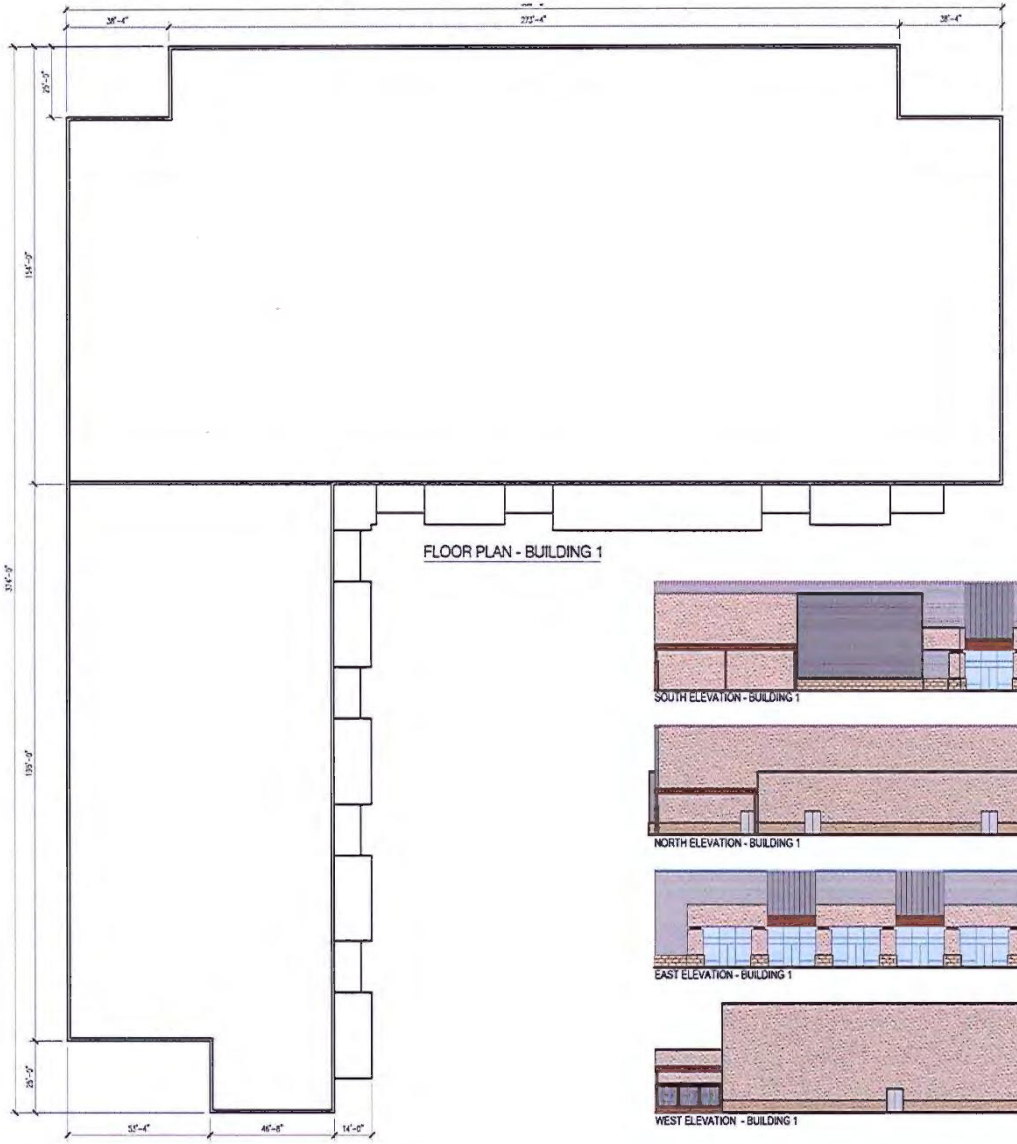
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

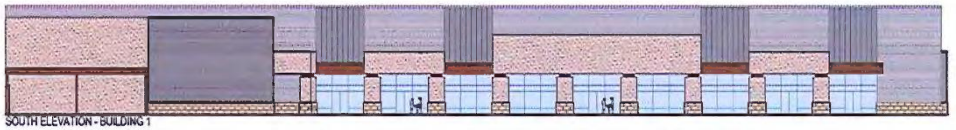
DEANNE BEER
Notary Public - California
Santa Barbara County
Commission # 2263964
My Comm. Expires Nov 20, 2022

Signature _____ (Seal)

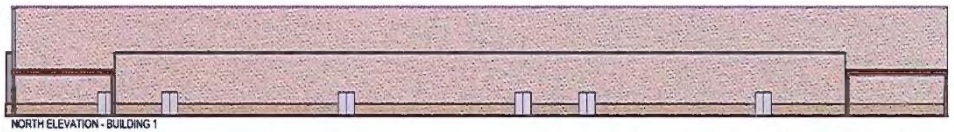
22-0122
03/10/2022



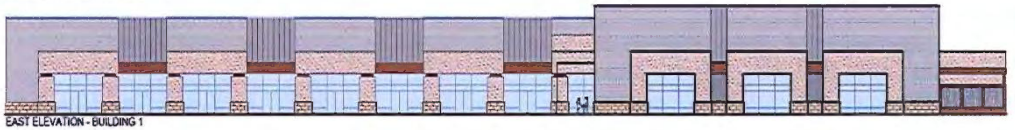
FLOOR PLAN - BUILDING 1



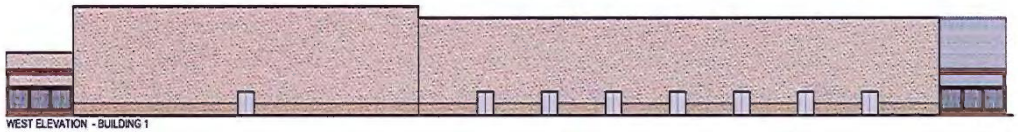
SOUTH ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1



EAST ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1

SKYE VILLAGE

Las Vegas, NV

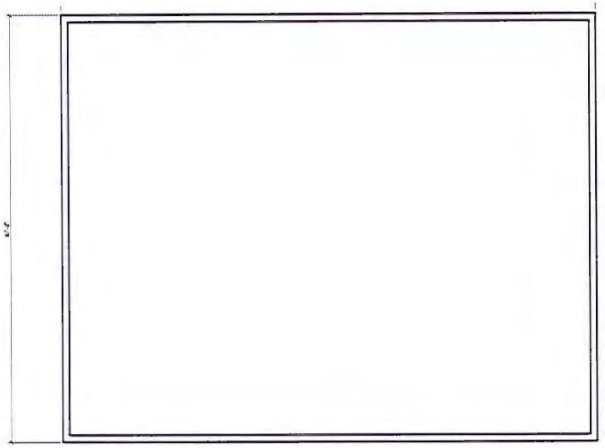
Scale: 1" = 20'-0"

22-0122
03/10/2022

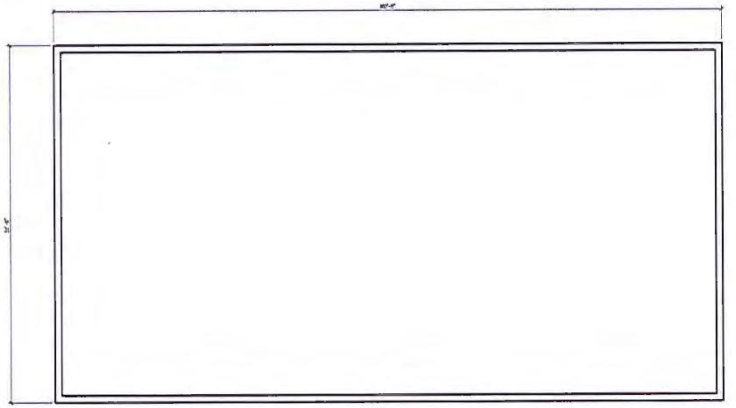
Floor Plan & Exterior Elevations : Sheet Title
19-044 : Project Number
06-16-19 : Date

PR-[illegible]7343

MOSER architecture studio



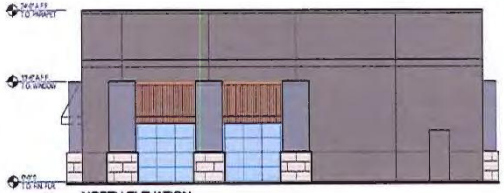
FLOOR PLAN - BUILDING 2



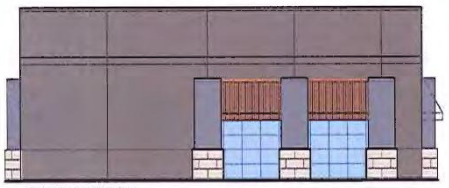
FLOOR PLAN - BUILDING 3



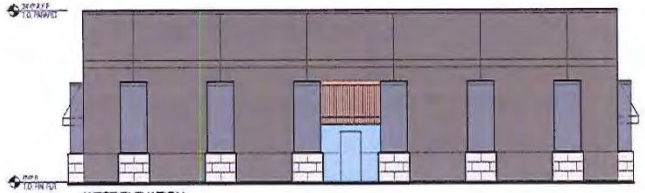
EAST ELEVATION



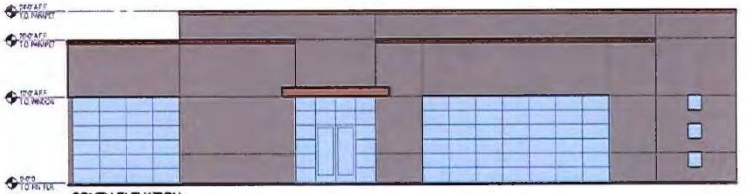
NORTH ELEVATION



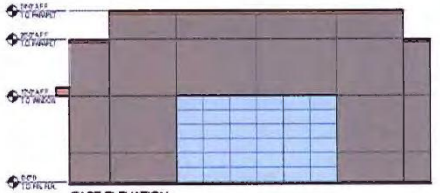
SOUTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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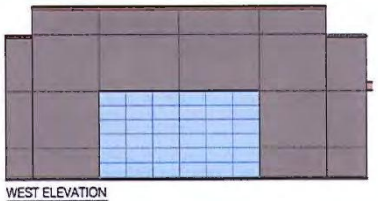

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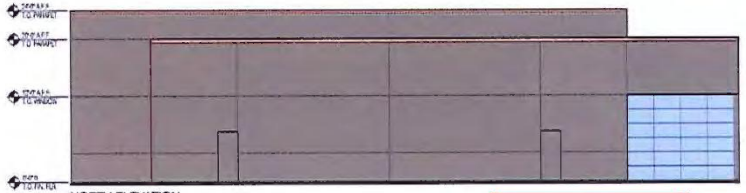


NORTH ELEVATION

SKYE VILLAGE

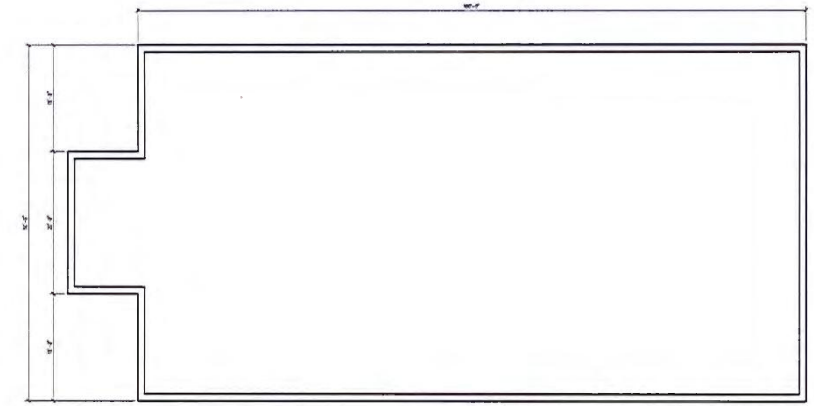
Las Vegas, NV

Scale: 1/8" = 1'-0"

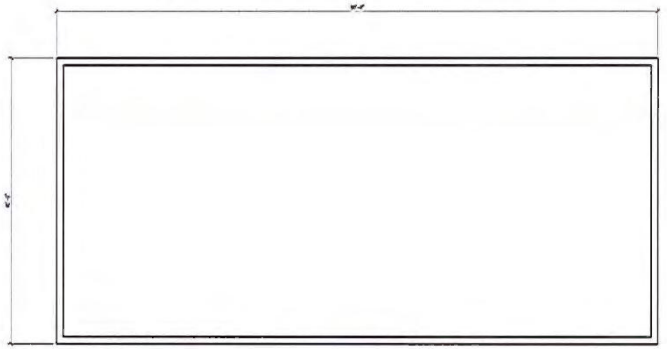
22-0122
03/10/2022
PRJ-7343

Floor Plan & Exterior Elevations : Sheet Title
19-044 : Project Number
08-16-19 : Date

MOSER architecture studio



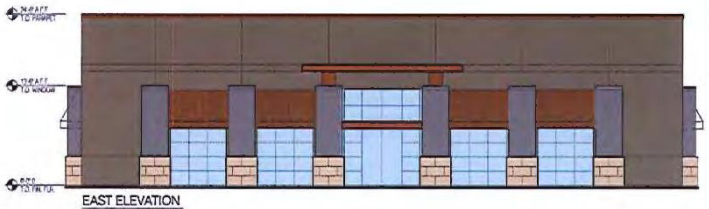
FLOOR PLAN - BUILDING 4



FLOOR PLAN - BUILDING 5



SOUTH ELEVATION



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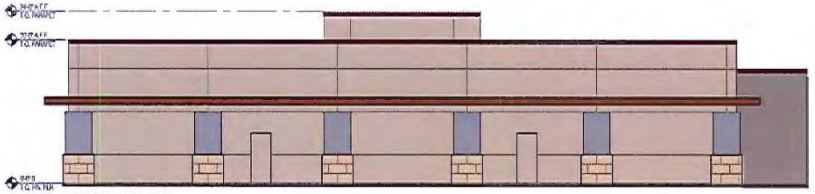
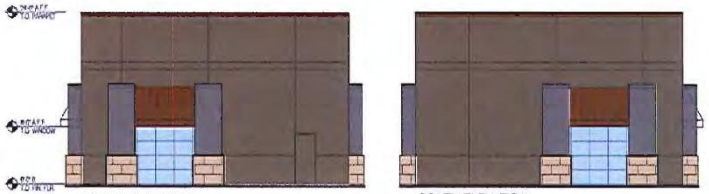


NORTH ELEVATION



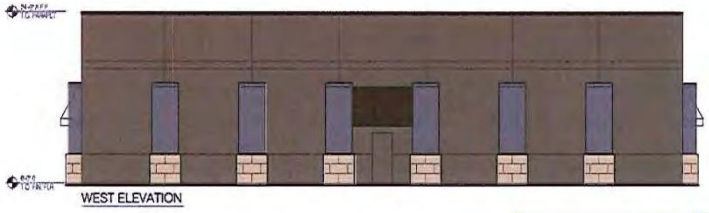
NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



WEST ELEVATION

SKYE VILLAGE

Las Vegas, NV

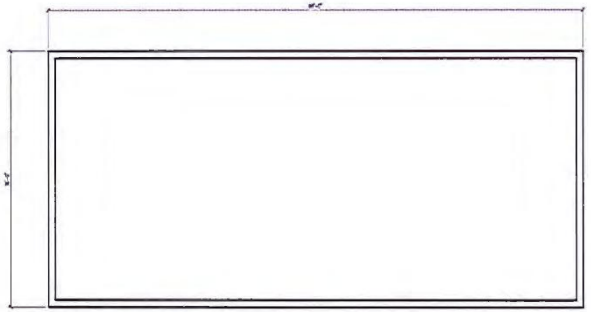
Scale: 1/8" = 1'-0"

22-0122
03/10/2022

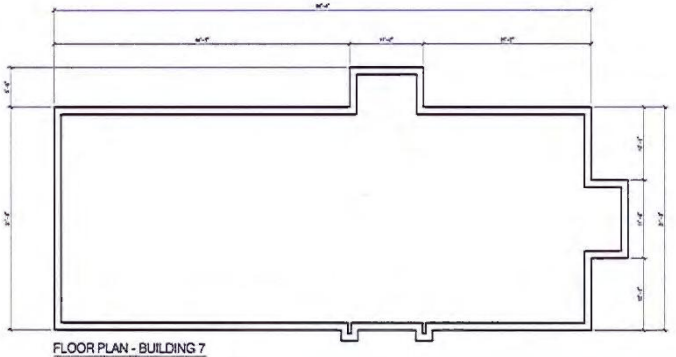
Floor Plan & Exterior Elevations : Sheet Title
19-04 : Project Number
08-16-19 : Date

BR - 7343

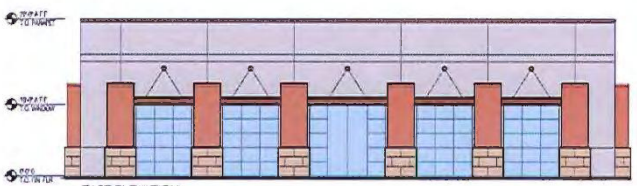
MOSER architecture studio



FLOOR PLAN - BUILDING 6



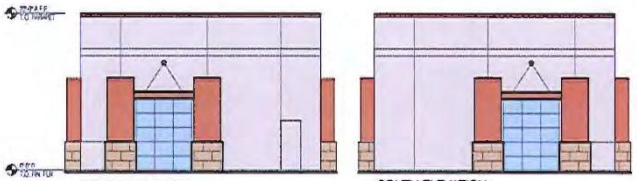
FLOOR PLAN - BUILDING 7



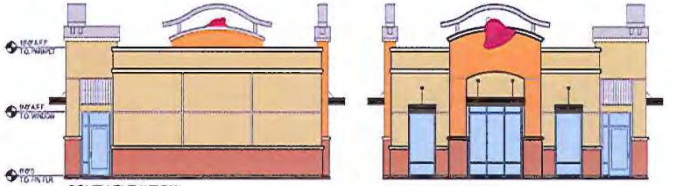
EAST ELEVATION



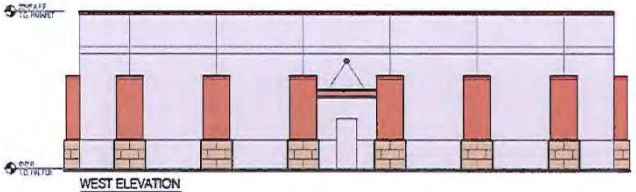
WEST ELEVATION



NORTH ELEVATION SOUTH ELEVATION



SOUTH ELEVATION NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SKYE VILLAGE

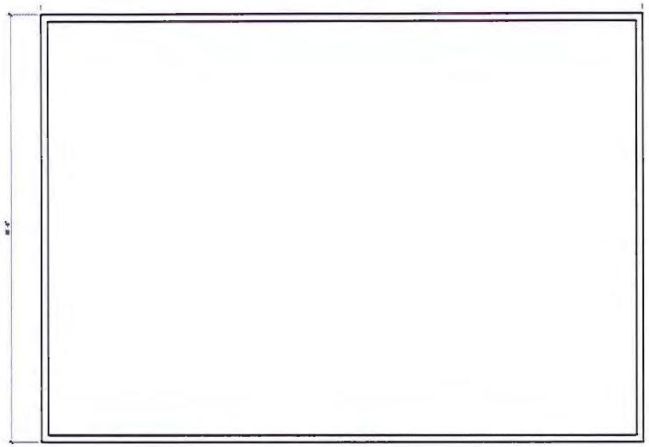
Las Vegas, NV

Scale: 1/8" = 1'-0"

Floor Plan & Exterior Elevations : Sheet Title
19-04 : Project Number
03-10-19 : Date

22-0122
03/10/2022

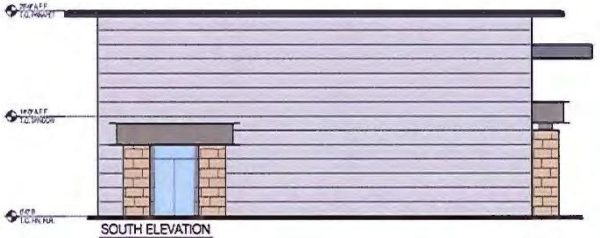
MOSER architecture studio



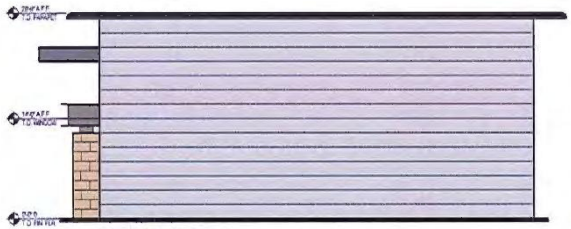
FLOOR PLAN - BUILDING 8



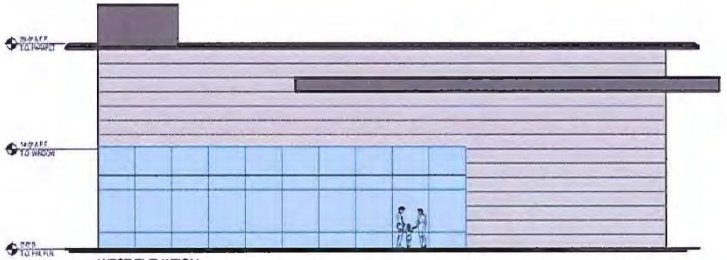
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

SKYE VILLAGE

Las Vegas, NV

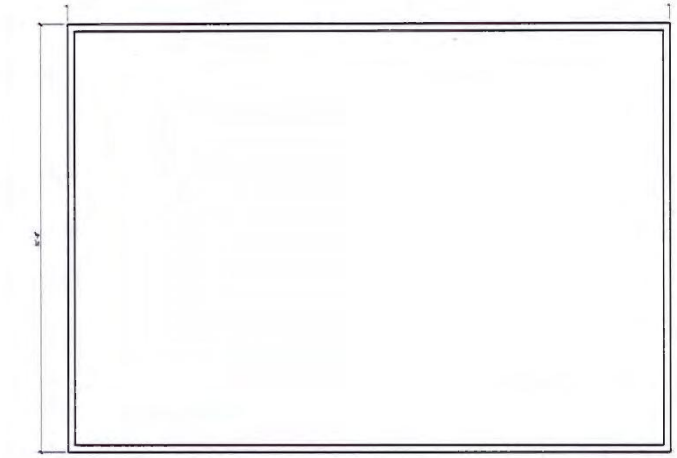
Scale: 1/8" = 1'-0"

22-0122
03/10/2022

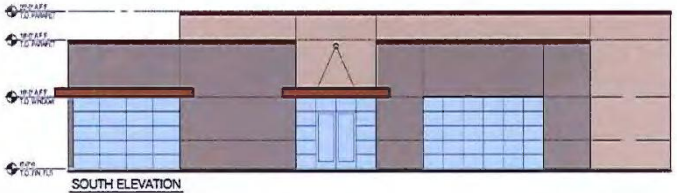
Floor Plan & Exterior Elevations : Sheet Title
19-04 : Project Number
05-10-19 : Date

BR-17343

MOSER architecture studio



FLOOR PLAN - BUILDING 9



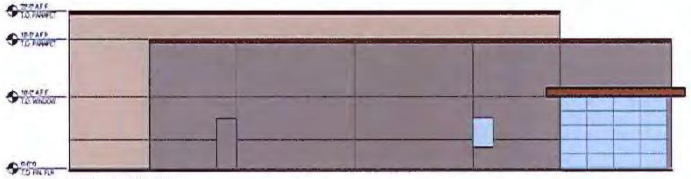
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

SKYE VILLAGE

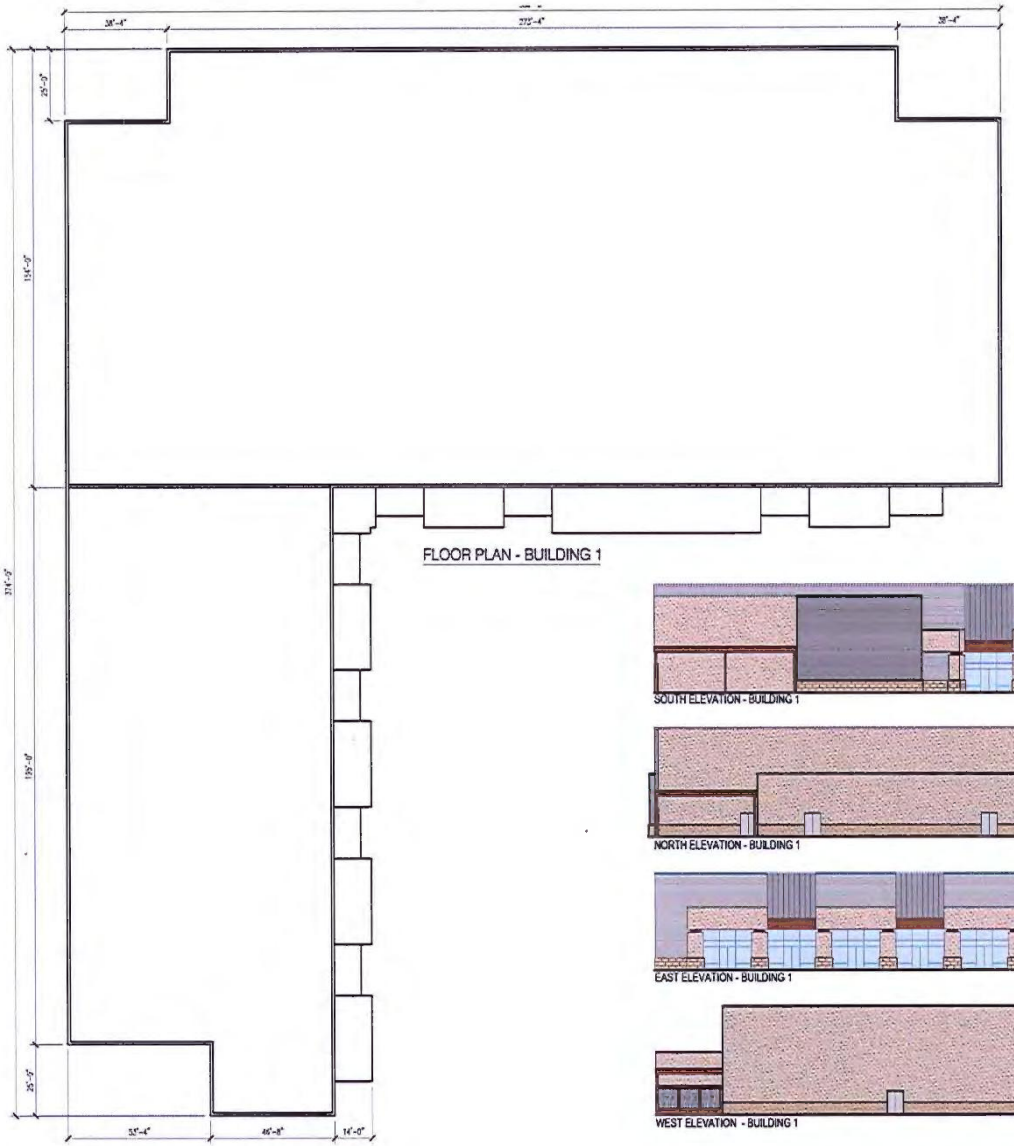
Las Vegas, NV

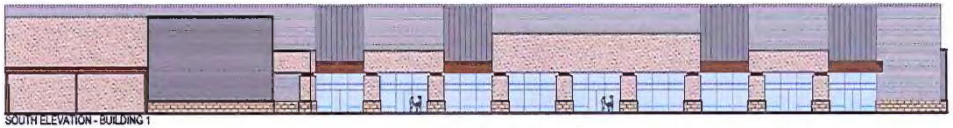
Scale: 1/8" = 1'-0"

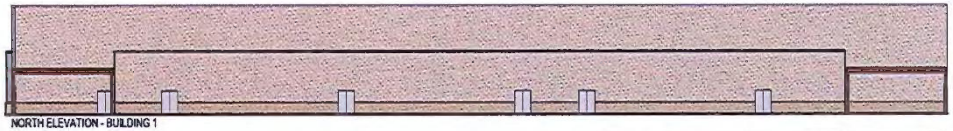
22-0122
03/10/2022

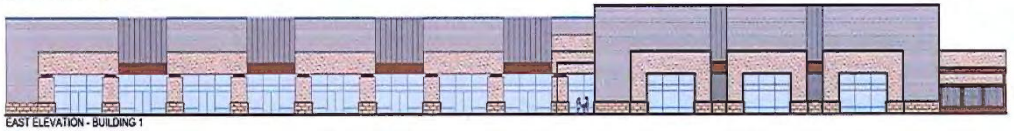
Floor Plan & Exterior Elevations : Sheet Title
19-04 : Project Number
08-16-19 : Date

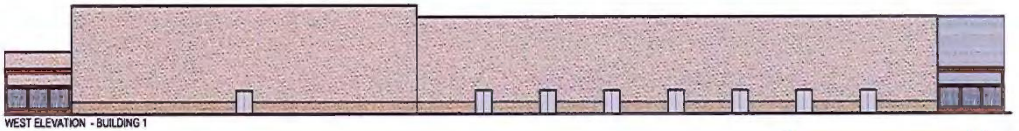
MOSER architecture studio











SKYE VILLAGE

Las Vegas, NV

Scale: 1" = 20'-0"

22-0122
03/10/2022

Floor Plan & Exterior Elevations : Sheet Title
19-044 : Project Number
08-16-19 : Date

PR-L-7343

MOSER architecture studio

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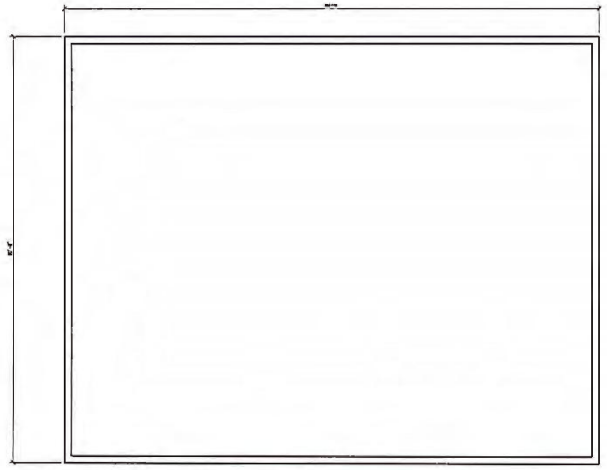
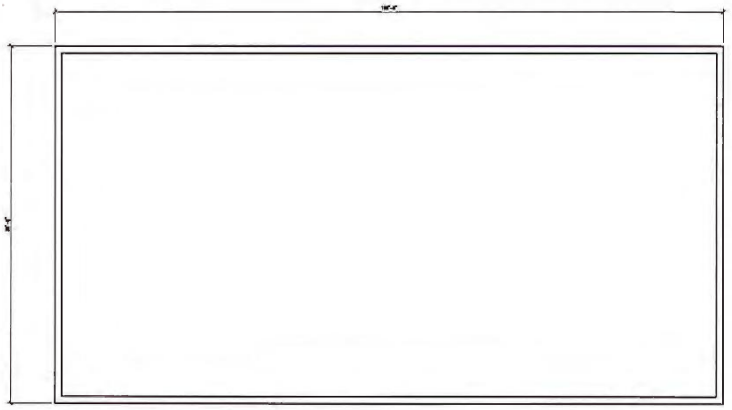


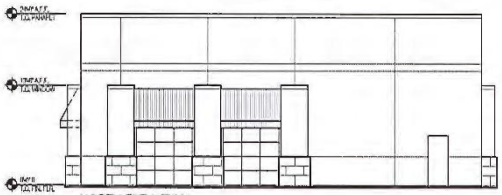
FLOOR PLAN - BUILDING 2



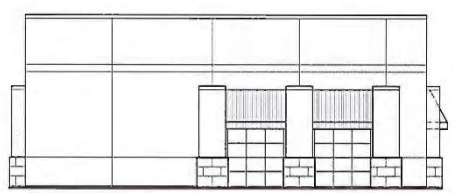
FLOOR PLAN - BUILDING 3



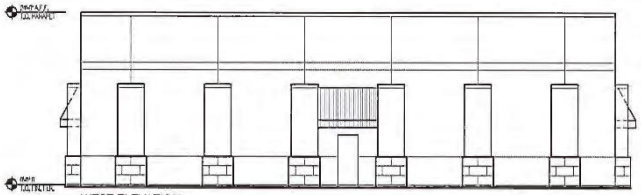
EAST ELEVATION



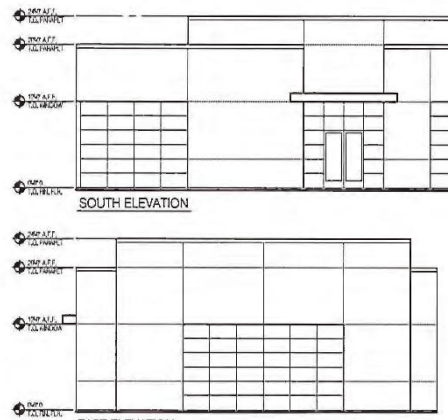
NORTH ELEVATION



SOUTH ELEVATION

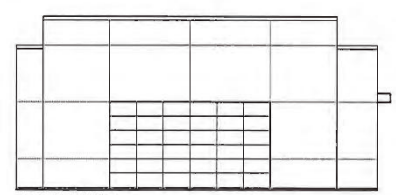


WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



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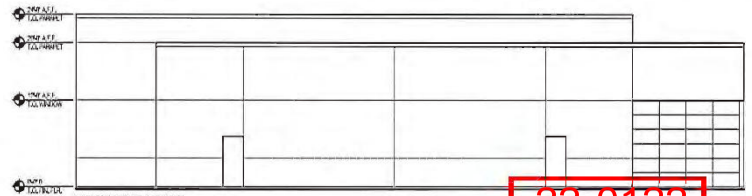


NORTH ELEVATION

SKYE VILLAGE

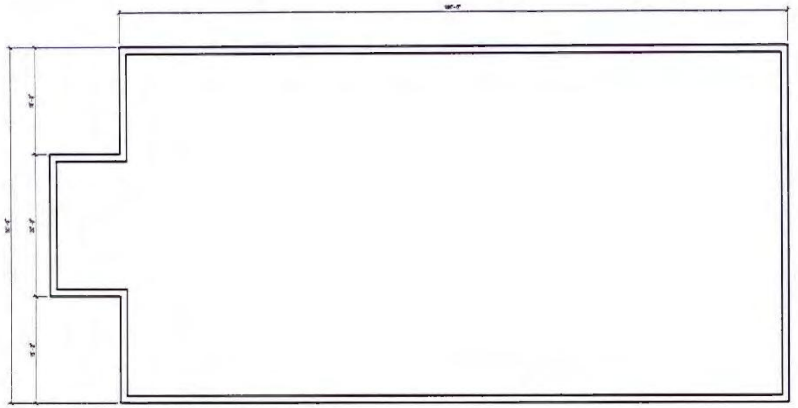
Las Vegas, NV

Scale: 1/8" = 1'-0"

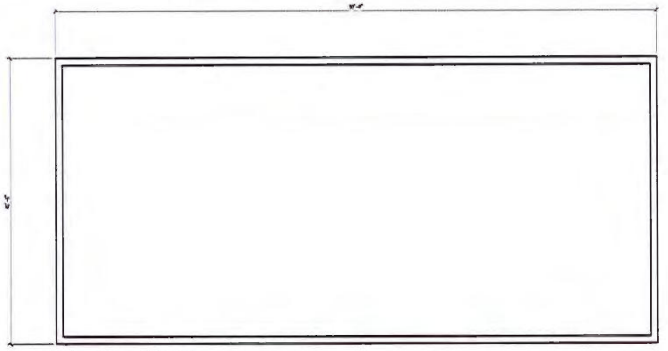
Floor Plan & Exterior Elevations : Sheet Title
19-044 : Project Number
08-18-19 : Date

22-0122
03/10/2022
PRJ-77849
09/08/19

MOSER architecture studio



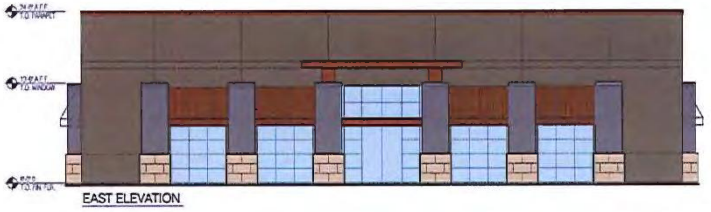
FLOOR PLAN - BUILDING 4



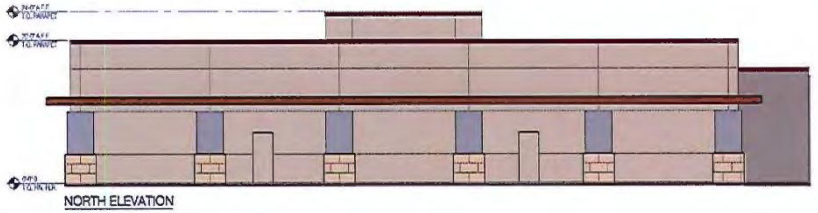
FLOOR PLAN - BUILDING 5



SOUTH ELEVATION



EAST ELEVATION



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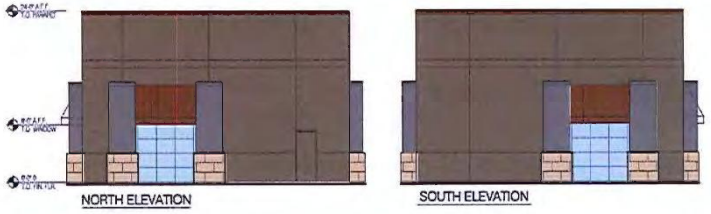


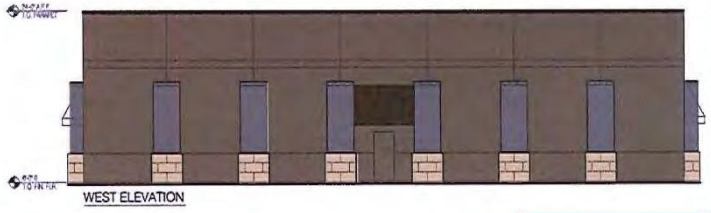
NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



WEST ELEVATION

SKYE VILLAGE

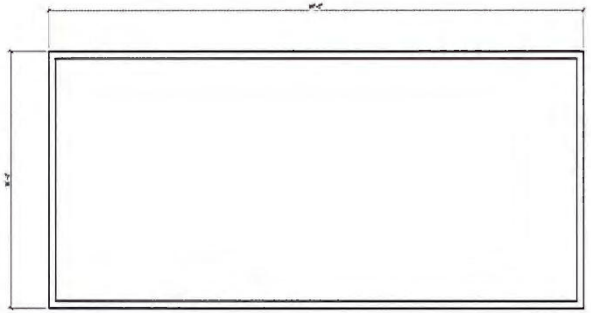
Las Vegas, NV

Scale: 1/8" = 1'-0"

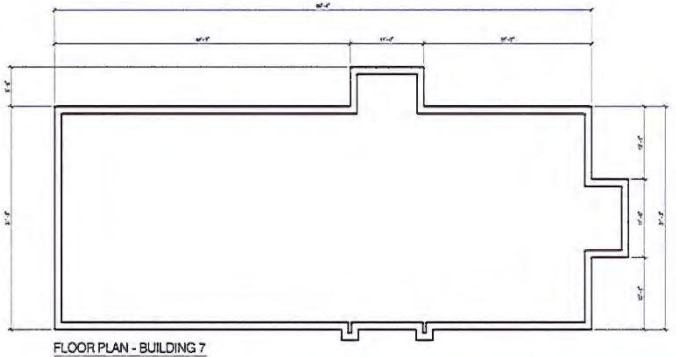
22-0122
03/10/2022

Floor Plan & Exterior Elevations : Sheet Title
19-04 : Project Number
03.10.19 : Date

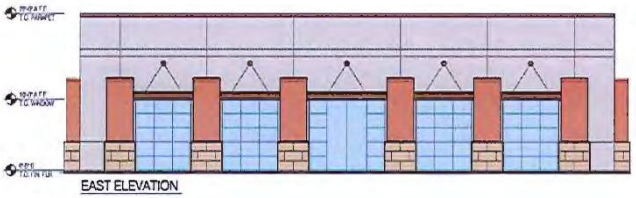
MOSER architecture studio



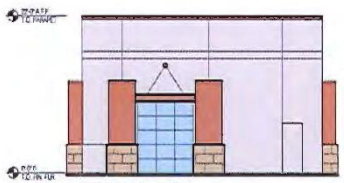
FLOOR PLAN - BUILDING 6



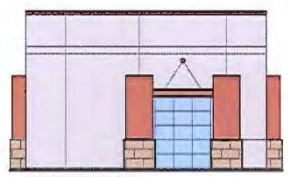
FLOOR PLAN - BUILDING 7



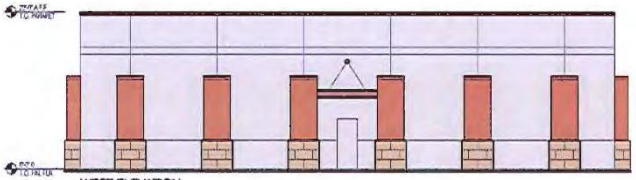
EAST ELEVATION



NORTH ELEVATION



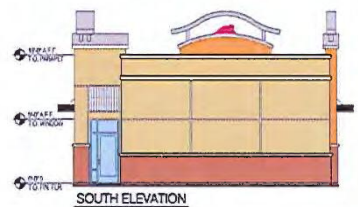
SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

SKYE VILLAGE

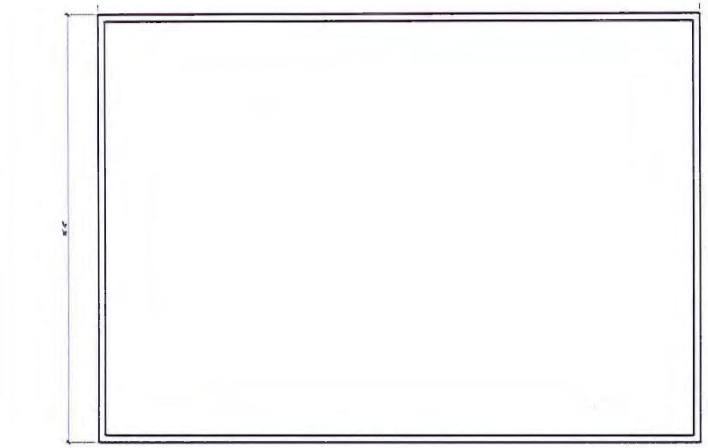
Las Vegas, NV

Scale: 1/8" = 1'-0"

Floor Plan & Exterior Elevations : Sheet Title
19-044 : Project Number
08-16-19 : Date

22-0122
03/10/2022
RR 17343
09/08/19

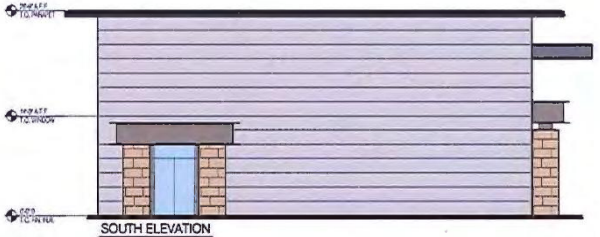
MOSER architecture studio



FLOOR PLAN - BUILDING 8



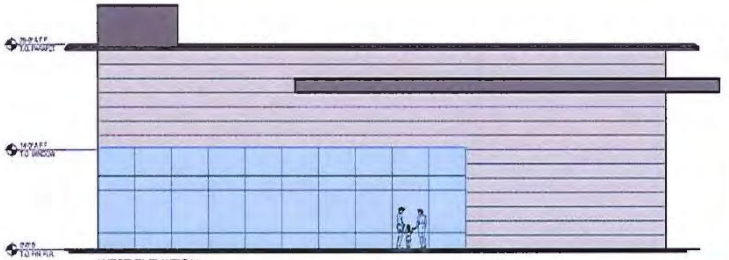
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

SKYE VILLAGE

Las Vegas, NV

Scale: 1/8" = 1'-0"

Floor Plan & Exterior Elevations : Sheet Title
19-044 : Project Number
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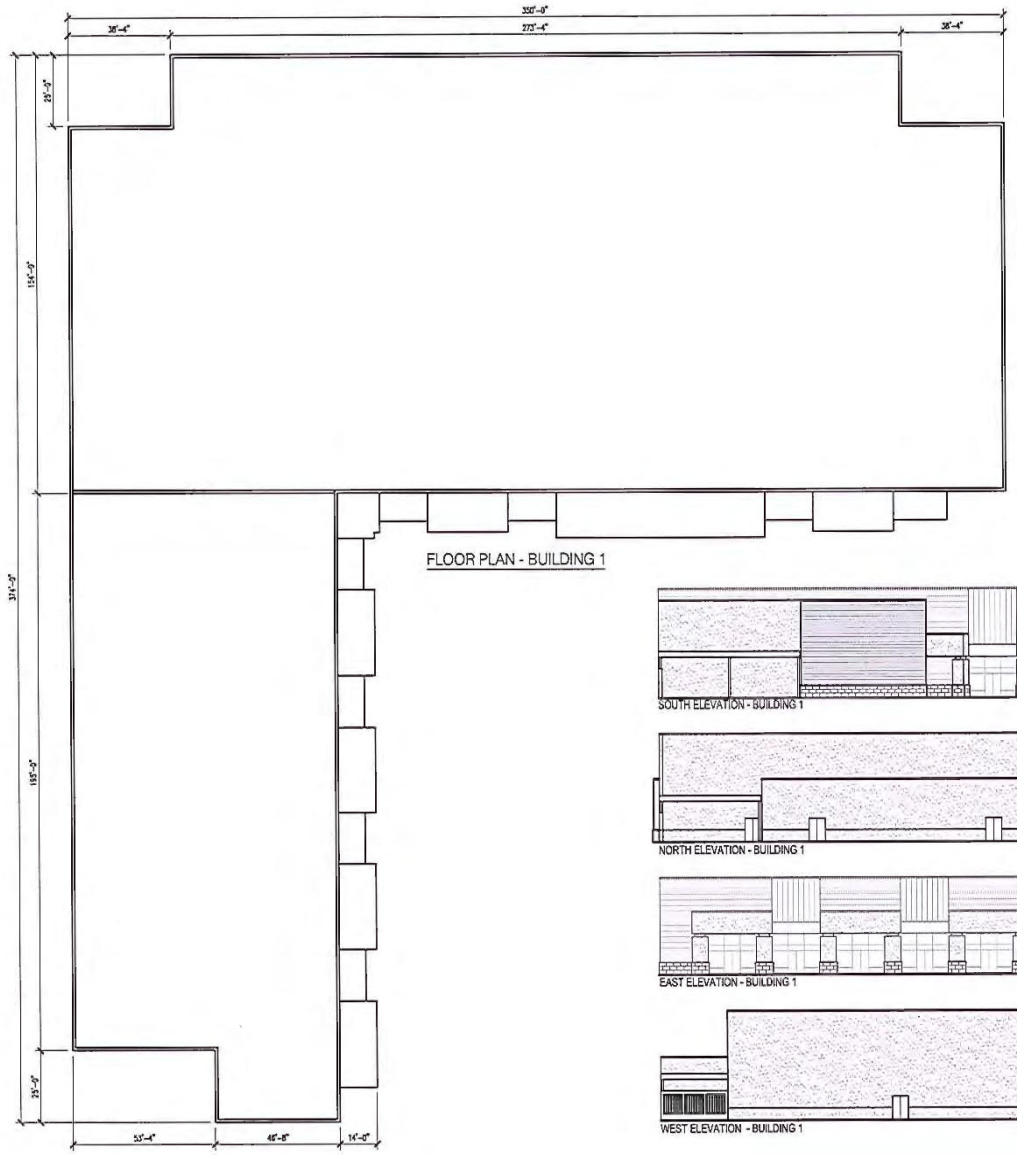
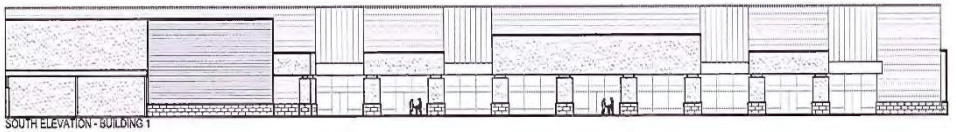
22-0122
03/10/2022
RPJ 77343
08/08/19

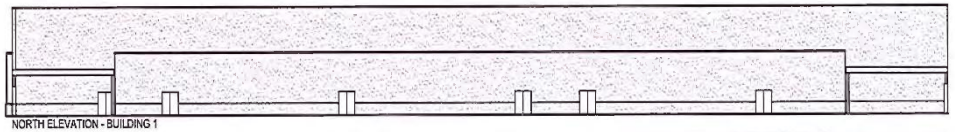
MOSER architecture studio



FLOOR PLAN - BUILDING 1



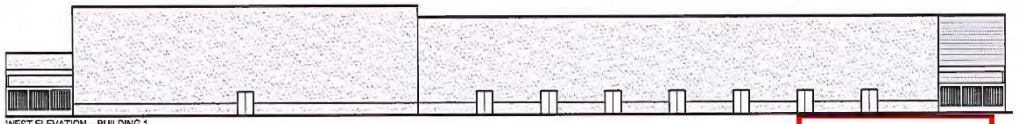
SOUTH ELEVATION - BUILDING 1



NORTH ELEVATION - BUILDING 1



EAST ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1

22-0122
03/10/2022
PRJ-77848
09/08/19

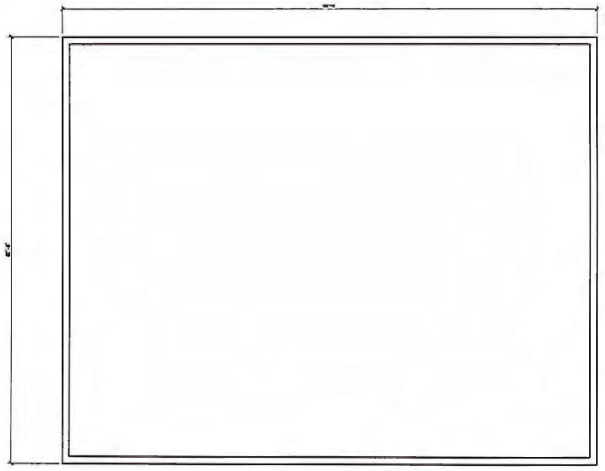
Floor Plan & Exterior Elevations : Sheet Title
19-044 : Project Number
08-16-19 : Date

SKYE VILLAGE

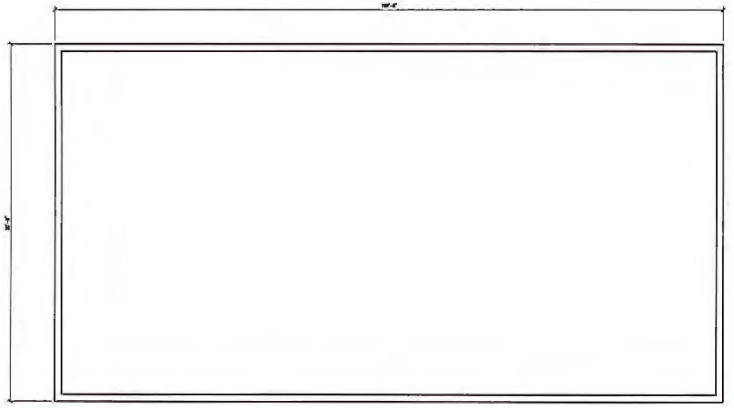
Las Vegas, NV

Scale: 1" = 20'-0"

MOSER architecture studio



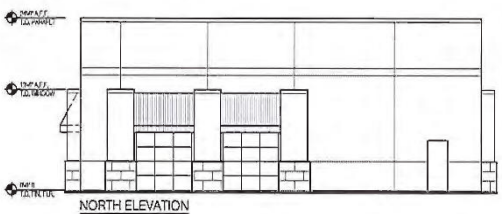
FLOOR PLAN - BUILDING 2



FLOOR PLAN - BUILDING 3



EAST ELEVATION



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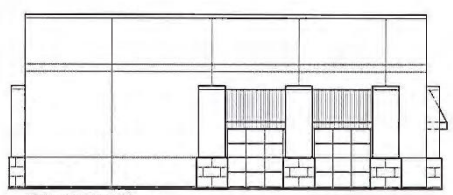

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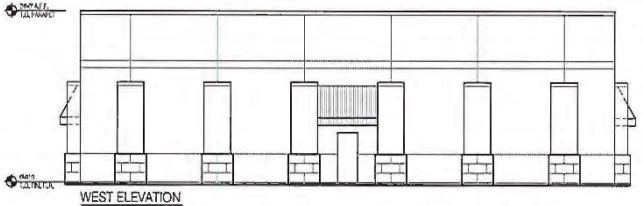

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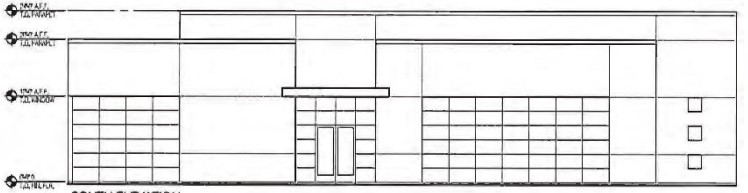

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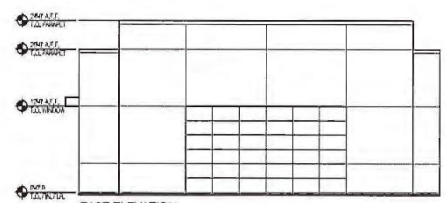

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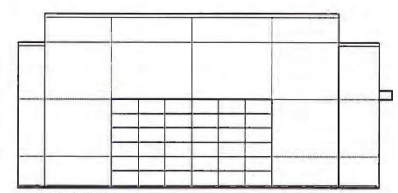

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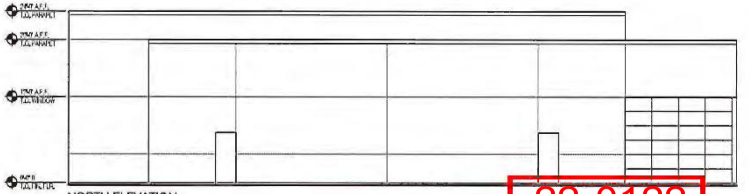


NORTH ELEVATION

SKYE VILLAGE

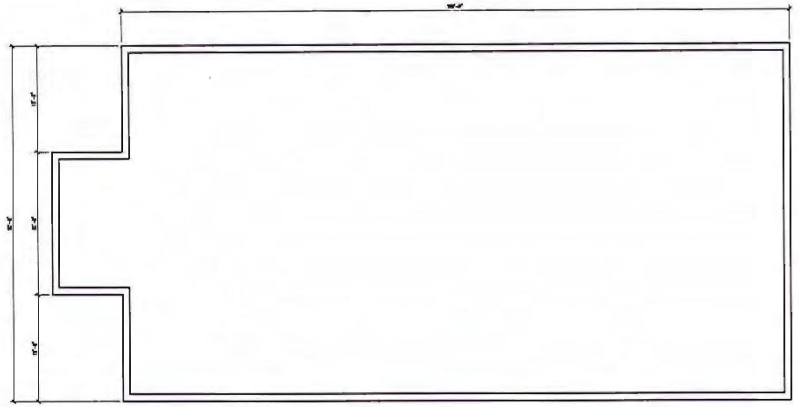
Las Vegas, NV

Scale: 1/8" = 1'-0"

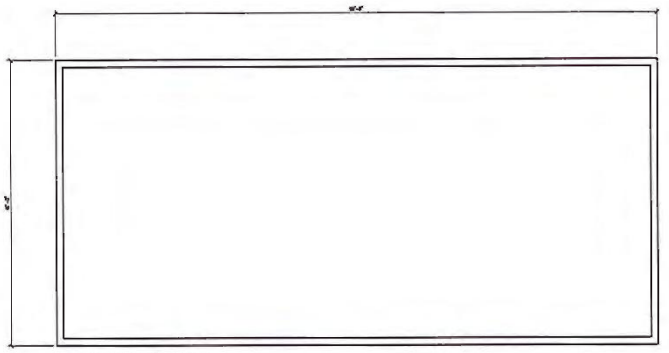
Floor Plan & Exterior Elevations : Sheet Title
13-044 : Project Number
08-18-19 : Date

MOSER architecture studio

22-0122
03/10/2022
PRJ-7848
09/08/19



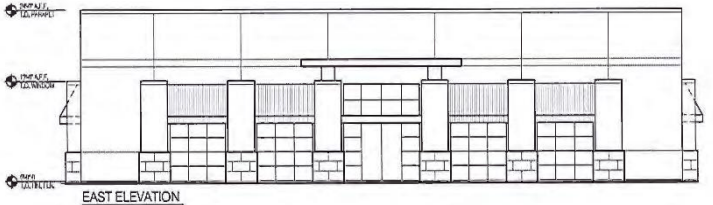
FLOOR PLAN - BUILDING 4



FLOOR PLAN - BUILDING 5



SOUTH ELEVATION



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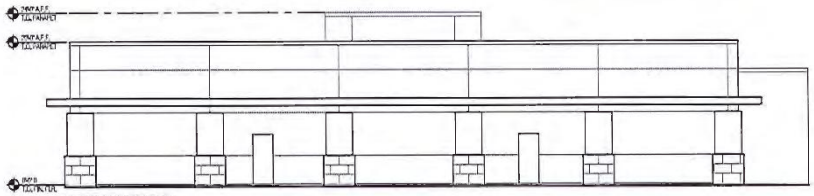

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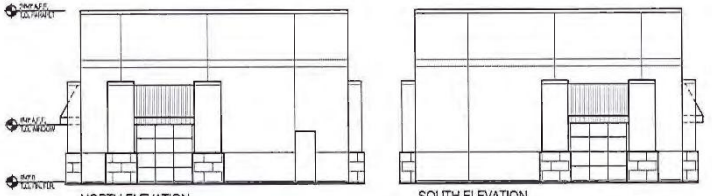
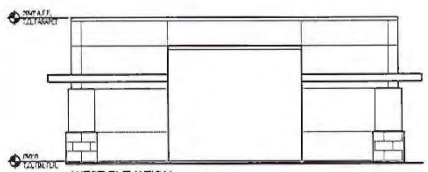
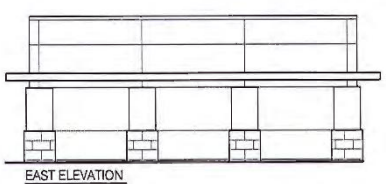


NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION



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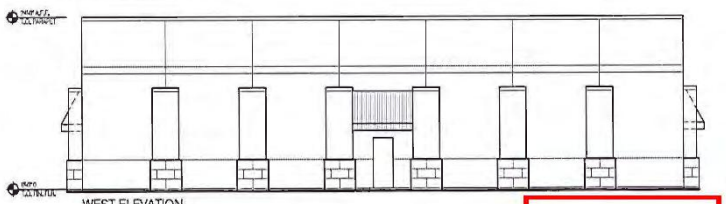


WEST ELEVATION

22-0122

03/10/2022

Floor Plan & Exterior Elevations : Sheet Title

TS-044 : Project Number

PRJ-708-19 : Date

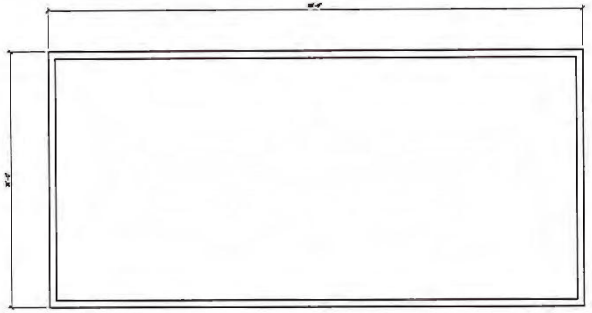
08/08/19

MOSER architecture studio

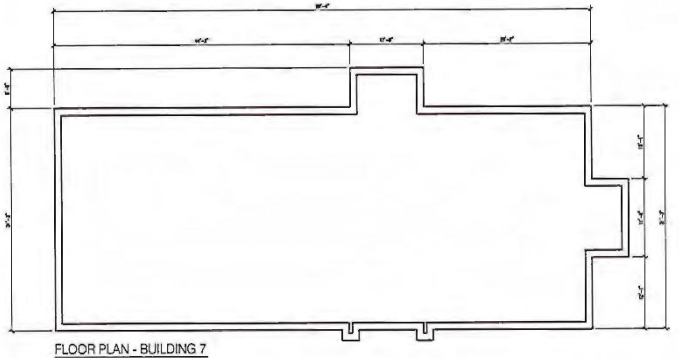
SKYE VILLAGE

Las Vegas, NV

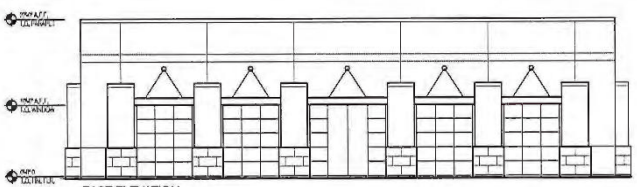
Scale: 1/8" = 1'-0"



FLOOR PLAN - BUILDING 6



FLOOR PLAN - BUILDING 7



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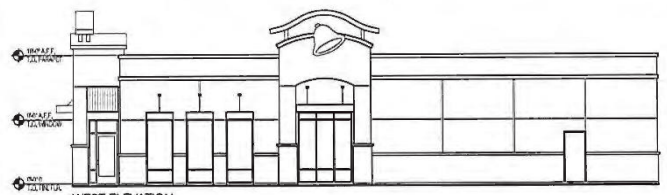

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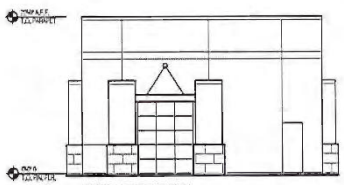

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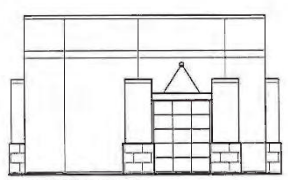
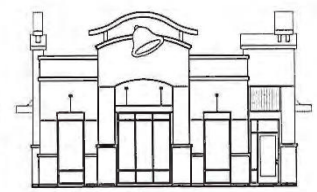


SOUTH ELEVATION



SOUTH ELEVATION



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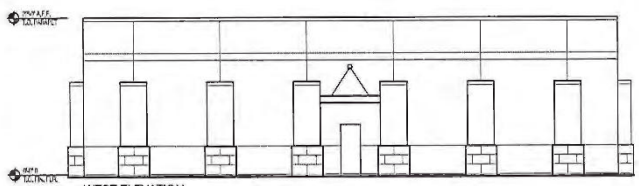

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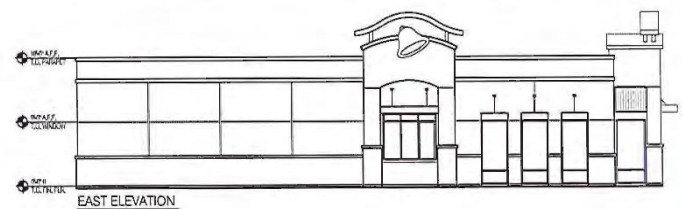


EAST ELEVATION

SKYE VILLAGE

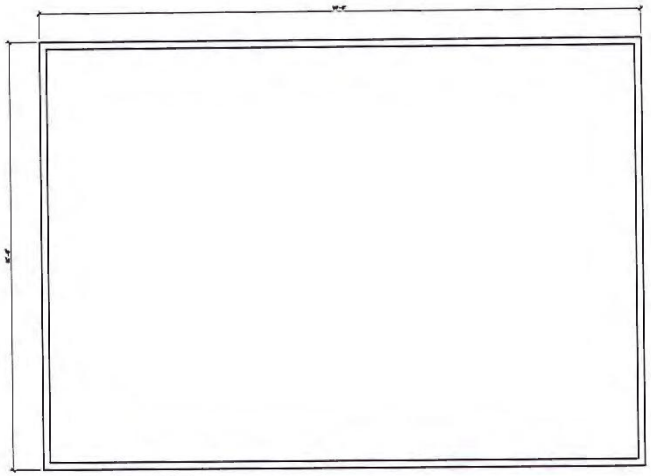
Las Vegas, NV

Scale: 1/8" = 1'-0"

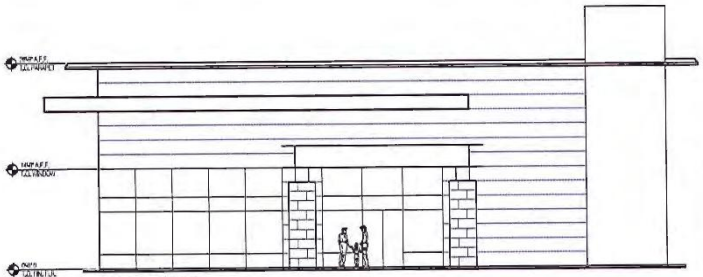
Floor Plan & Exterior Elevations : Sheet Title
18-044 : Project Number
08-16-19 : Date

22-0122
03/10/2022
PRJ-77848
09/08/19

MOSER architecture studio



FLOOR PLAN - BUILDING 8



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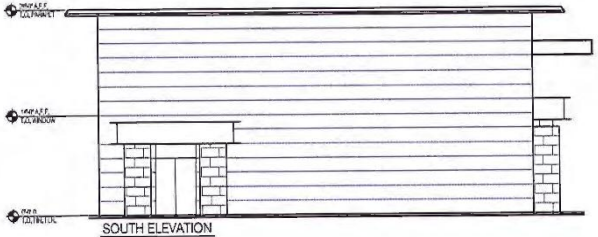

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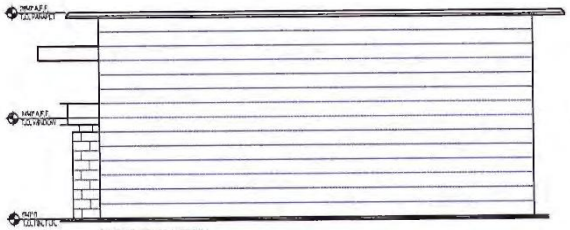

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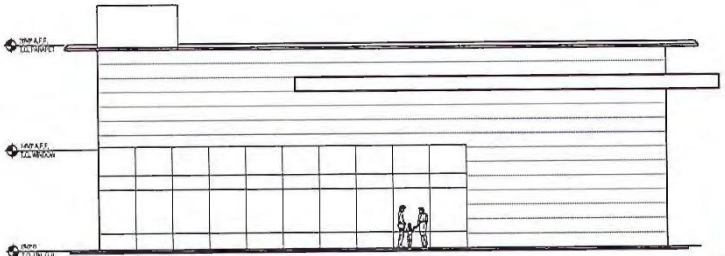


WEST ELEVATION

SKYE VILLAGE

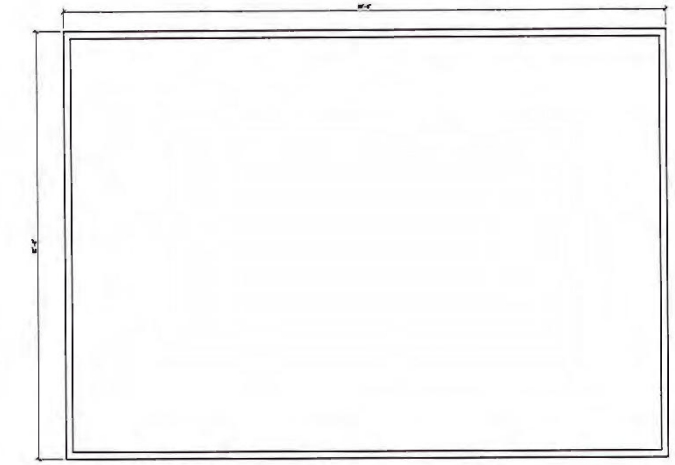
Las Vegas, NV

Scale: 1/8" = 1'-0"

22-0122
03/10/2022

Floor Plan & Exterior Elevations : Sheet Title
[illegible] : Project Number
[illegible]-19 : Date

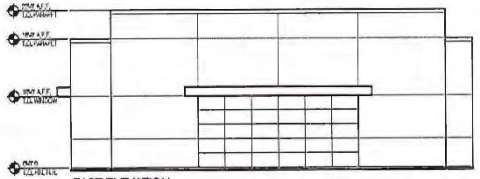
MOSER architecture studio



FLOOR PLAN - BUILDING 9



SOUTH ELEVATION



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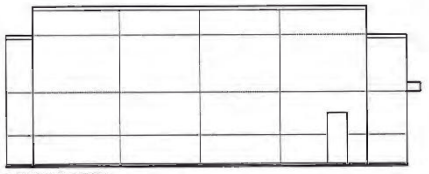

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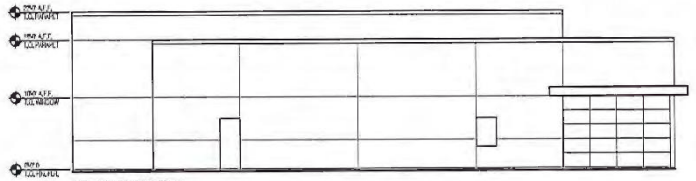


NORTH ELEVATION

SKYE VILLAGE

Las Vegas, NV

Scale: 1/8" = 1'-0"

22-0122

03/10/2022

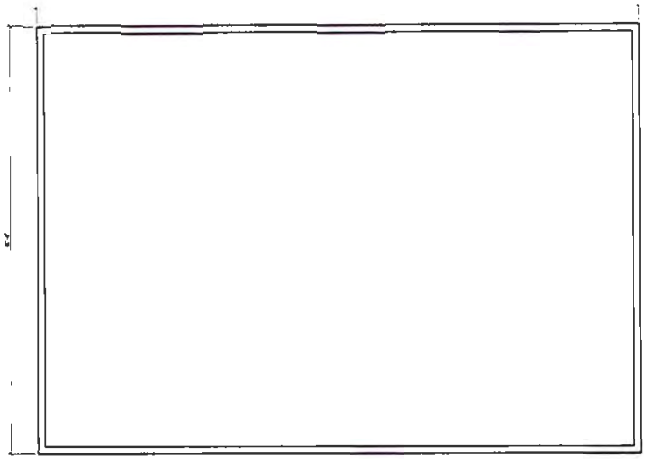
Floor Plan & Exterior Elevations : Sheet Title

: Project Number

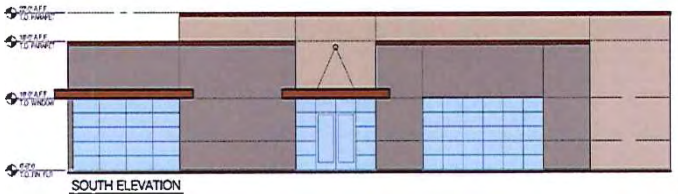
PRJ-708-18-19 : Date

09/08/18

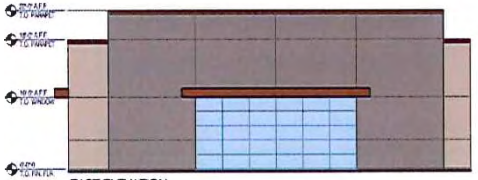
MOSER architecture studio



FLOOR PLAN - BUILDING 9



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

SKYE VILLAGE

Las Vegas, NV

Scale: 1/8" = 1'-0"

22-0122
03/10/2022
RR 17343

Floor Plan & Exterior Elevations : Sheet Title
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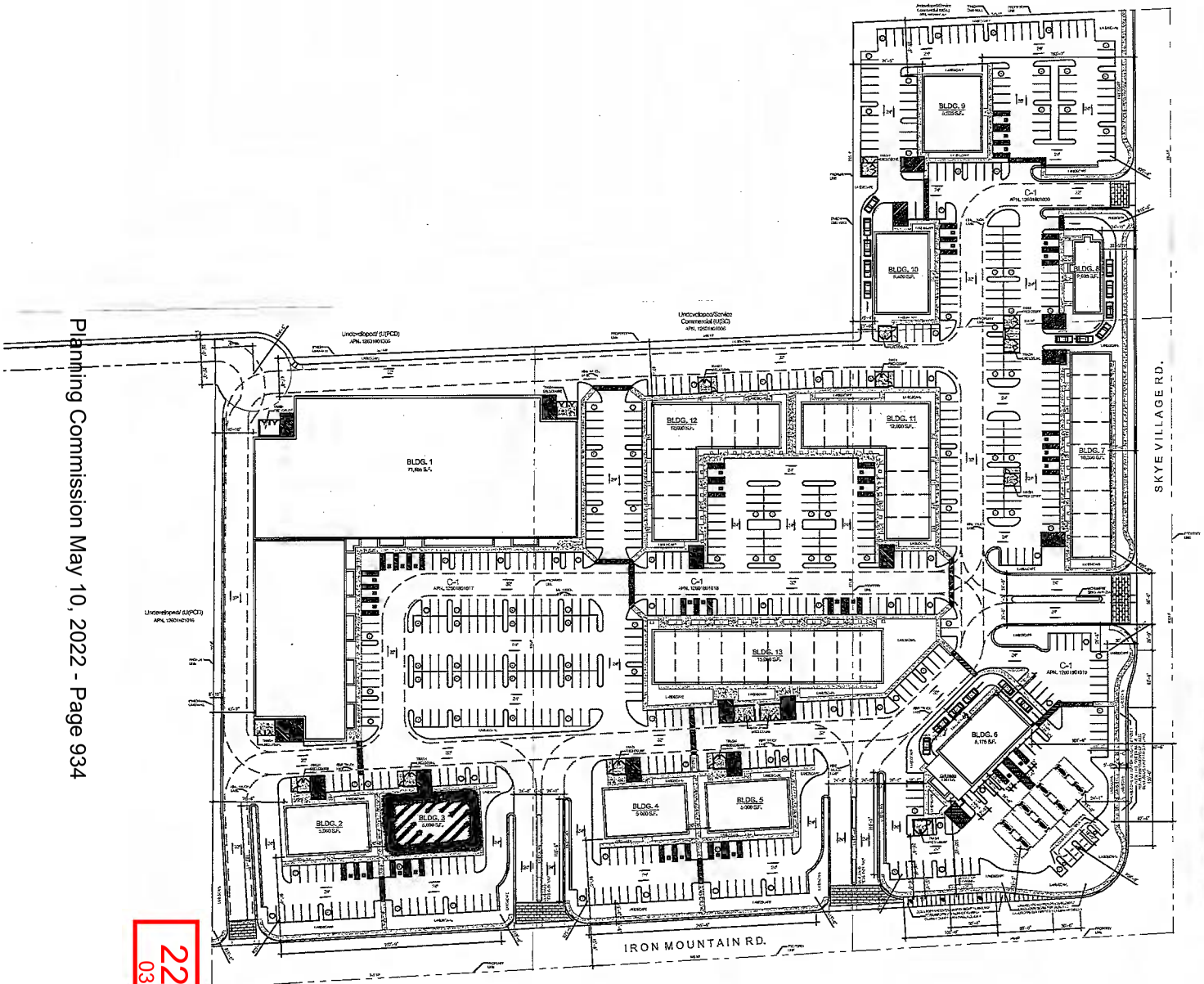
MOSER architecture studio



SITE INFORMATION

Iron Mountain Road and Skye Village Road, Las Vegas, NV
Las Vegas

ZONING:	UNDEVELOPED/U(PCD)
PROPOSED ZONING:	C-1 – Limited Commercial
LANDUSE:	RETAIL, FAST FOOD RESTAURANT, RESTAURANT, CONVENIENT STORE, TAVERN
APN #:	126-01-801-009 126-01-801-017 126-01-801-018 126-01-801-019

AREA (APPROXIMATE, TO BE VERIFIED)

GROSS AREA:	764,141.5 S.F.	17.54 ACRES
LOT COVERAGE:	22.95%	

BUILDING AREA	USE	GROSS
BUILDING 1	RETAIL	71,858 S.F.
BUILDING 2	RESTAURANT	5,000 S.F.
BUILDING 3	RETAIL	5,000 S.F.
4		5,000 S.F.
BUILDING 5	RETAIL	5,000 S.F.
BUILDING 6	CONVENIENT STORE, CAR WASH	5,175 S.F. 1,284 S.F.
BUILDING 7	RETAIL/ RESTAURANT	10,125 S.F.
BUILDING 8	FAST FOOD REST.	2,538 S.F.
BUILDING 9	TAVERN	5,525 S.F.
BUILDING 10	FAST FOOD REST.	5,400 S.F.
BUILDING 11	RETAIL/ RESTAURANT	12,000 S.F.
12	RETAIL/ RESTAURANT	12,000 S.F.
BUILDING 13	RETAIL/ RESTAURANT	15,000 S.F.
TOTAL:		160,805 S.F.

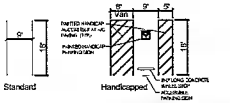
SETBACK	REQUIRED	EXISTING
FRONT	10 ft	33'-8"
SIDE STREET (CORNER)	10 ft	46'-10"
REAR	20 ft	41'-8"
HEIGHT	1 STORY	38'-0"

PARKING ANALYSIS

644 PARKING SPACES, 1:250 RATIO

PROVIDED: 708 PARKING SPACES
INCLUDES 34 ACCESSIBLE SPACES, 7 ACCESSIBLE VAN SPACES
PLUS 18 LOADING SPACES

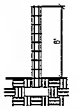
ACCESSIBLE PARKING REQUIRED 501 TO 1,000 = 2% OF TOTAL = 13



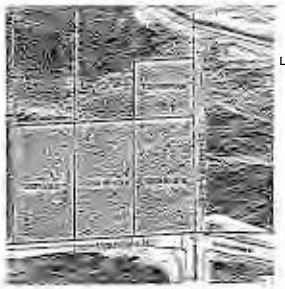
Typical Parking Spaces



Fire Turning Radius



Existing Wall Detail





22-0122
03/21/2022

SKYE VILLAGE

Las Vegas, NV

Scale: 1" = 50'

NORTH



22-0122-SUP1 - APPLICANT: TOWER INDUSTRIES, LLC - OWNER: PACIFIC CLASSIC, LLC
NORTHWEST CORNER OF GRAND CANYON DRIVE AND SKYE VILLAGE ROAD

03/31/2022



22-0122-SUP1 - APPLICANT: TOWER INDUSTRIES, LLC - OWNER: PACIFIC CLASSIC, LLC
NORTHWEST CORNER OF GRAND CANYON DRIVE AND SKYE VILLAGE ROAD

03/31/2022

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 23, 2022

VIA UPLOAD:
COMPREHENSIVE PLANNING DEPARTMENT
495 S. Main Street
Las Vegas, Nevada 89101

Re: Justification Letter – Special Use Permit for Tavern
Tower Industries, LLC
APN: 126-01-801-009, 018 and 019

To Whom It May Concern:

This firm represents Tower Industries, LLC (the "Applicant") in the above referenced matter. The proposed project is located on approximately 11.63 acres on the northwest corner of Grand Canyon Drive and Skye Village Road (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 126-01-801-009, 018 and 019. The Property is zoned Limited Commercial District (C-1) with an underlying mixed general plan of Service Commercial (SC). The Applicant is requesting a special use permit for a tavern in an approved commercial shopping center.

The Applicant is requesting a special use permit to allow for a tavern on the Site. The tavern was previously approved on the Site as part of the larger commercial subdivision. Unfortunately, the extension of time application for the tavern special use permit was denied at the City Council meeting on February 16th, 2022. This application is to reestablish the use. The Applicant has been working with the property owner to the north to add on to the overall commercial development and therefore requires additional time to begin construction and finalize design.

The Applicant is excited to bring this application forward as a start to the commercial uses in the area to support the upcoming growth of Skye Canyon. Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

22-0122
03/10/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
36

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

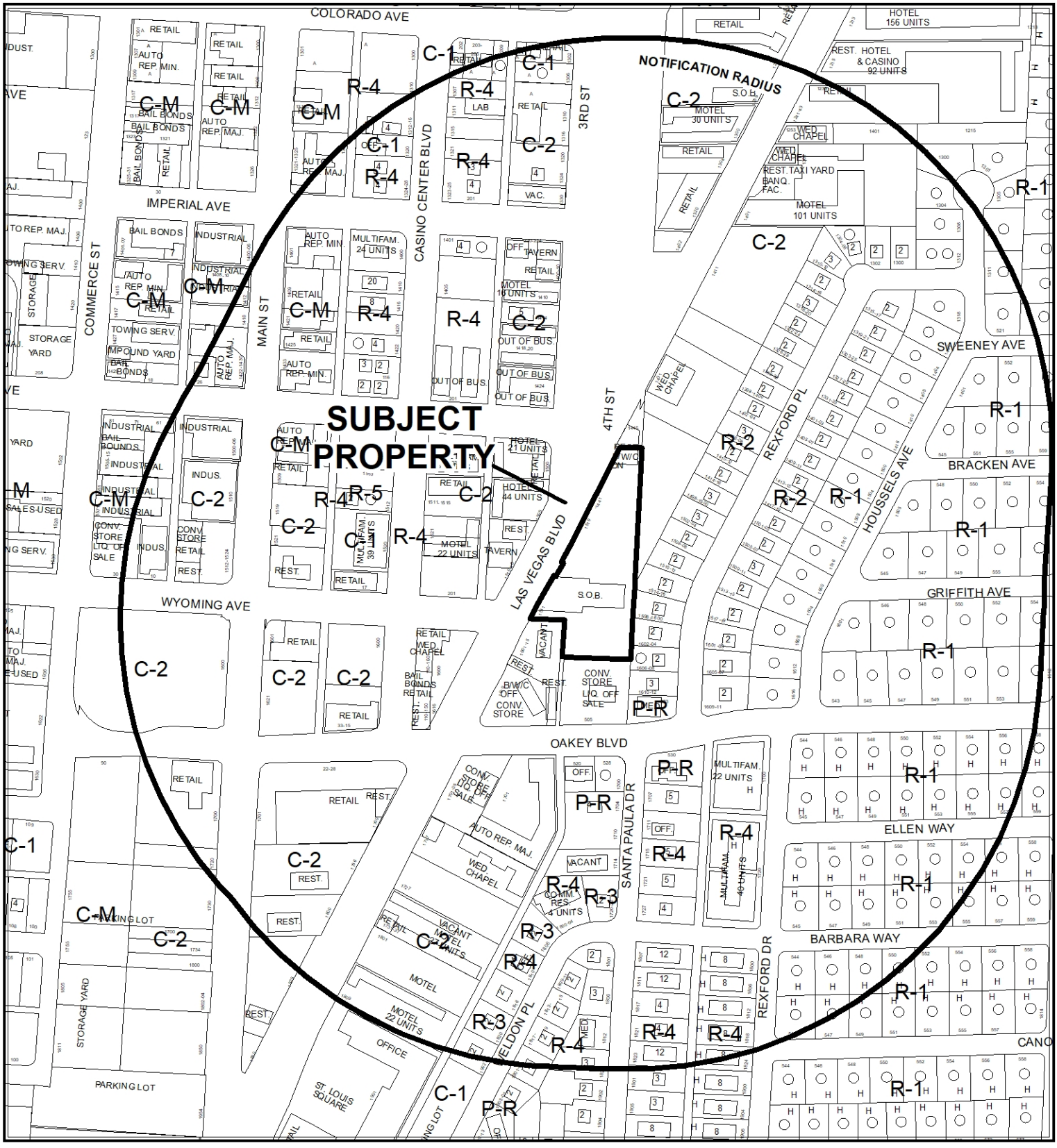
SUBJECT:
22-0143-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARISTOTLE HOLDING LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request TO ALLOW A 54 PERCENT CANOPY SIGN AREA WHERE 25 PERCENT IS THE MAXIMUM COVERAGE ALLOWED on 1.81 acres at 1531 South Las Vegas Boulevard (APN 162-03-210-090), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Support Postcards



CASE: **22-0143-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 275 550 Feet

CASE: **22-0143-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ARISTOTLE HOLDING LIMITED PARTNERSHIP

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0143-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 283

NOTICES MAILED 27

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0143-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Architectural Design Review (22-0143-ARC1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request to keep an existing canopy sign that exceeds the maximum Title 19 coverage allowance at 1531 South Las Vegas Boulevard.

ISSUES

- Variance (22-0143-VAR1) is requested to allow a 54 percent canopy sign face coverage where 25 percent is the maximum allowed. Staff does not support the request.
- The subject signage is existing and was upgraded without building permits.
- A Condition of Approval has been added that requires the approval of and conformance to the conditions of approval for Architectural Design Review (22-0143-ARC1).

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 Appendix F Interim Downtown Las Vegas Development Standards. It is developed with an existing Sexually Oriented Business, formerly known as “Olympic Gardens.” The applicant requests a Variance to keep an existing canopy sign with a 54 percent canopy sign face coverage where 25 percent is the maximum allowed.

Per the Downtown Las Vegas Overlay Area 1 Signage Standards, the design, installation, and maintenance of all signs shall be in full conformance with Title 19.06.140 Residential Sign Standards and Title 19.08.120 Commercial Sign Standards, as revised and amended. Signage for parcels located within the Downtown Casino Overlay District, the Downtown Entertainment Overlay District, and the Las Vegas Scenic Byway shall be in full conformance with signage provisions outlined Chapters 19.10.100, 19.10.120, 19.10.160, respectively.

Title 19.08.120, allows canopy signage to have a maximum face coverage of 25 percent which is below the requested 54 percent coverage. As such, approval of a Variance is required. Staff finds the Variance request to be a self-imposed hardship and thereby recommends denial. If approved, it will be subject to conditions.

FINDINGS (22-0143-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a canopy sign without building permits that does not adhere to minimum Title 19 development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
08/22/12	A Code Enforcement Case (CE-118786) was reported for non-function lights at 1531 South Las Vegas Boulevard. The case was resolved on 10/25/12.
06/19/13	The City Council approved an Extension of Time (EOT-49294) of an approved Site Development Plan Review (SDR-41038) for a proposed 38,001 square-foot expansion of an existing 31,679 square-foot nonconforming Sexually Oriented Business with a proposed 8,770 square-foot roof deck, parking lot modifications, and Waivers of Downtown Centennial Plan Architectural Design Standards at 1531 South Las Vegas Boulevard. Staff recommended denial.
06/11/15	A Code Enforcement Case (CE-155923) was reported for burnt-out, non-functioning, or illuminated signage at 1531 South Las Vegas Boulevard. The case was resolved on 10/06/15.
08/05/15	The City Council approved a request for an Extension of Time (EOT-59837) of an approved Site Development Plan Review (SDR-41038) for a proposed 38,001 square-foot expansion of an existing 31,679 square-foot nonconforming Sexually Oriented Business with a proposed 8,770 square-foot roof deck, parking lot modifications and Waivers of Downtown Centennial Plan Architectural Design Standards at 1531 South Las Vegas Boulevard. Staff recommended denial.
01/26/17	A Code Enforcement Case (CE-174037) was reported for illegal signs on vehicles at 1531 South Las Vegas Boulevard. The case was resolved on 02/15/17.
05/24/17	A Code Enforcement Case (CE-179087) was reported for smelly trash and debris behind a commercial building at 1531 South Las Vegas Boulevard. The case was resolved on 07/11/17.
12/06/17	The City Council approved a request for an Extension of Time (EOT-71858) for a nonconforming use (Tavern) at 1531 South Las Vegas Boulevard. Staff recommended approval.
03/19/18	A Code Enforcement Case (CE-186767) was reported for graffiti at 1531 South Las Vegas Boulevard. The case was resolved on 03/26/18.
09/05/18	A Code Enforcement Case (CE-192574) was reported for unlit freestanding and wall signs along the Las Vegas Scenic Byway at 1531 South Las Vegas Boulevard. The case was resolved on 01/14/19.
12/05/18	The City Council approved a request for an Extension of Time (EOT-74800) for a nonconforming use (Tavern) at 1531 South Las Vegas Boulevard. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/21/19	A Code Enforcement Case (CE-197513) was reported for a graffiti tagging on the backside of an abandoned building at 1531 South Las Vegas Boulevard. The case was resolved on 04/02/19.
11/20/19	The City Council approved a request for an Extension of Time (EOT-77719) for a nonconforming use (Tavern) at 1531 South Las Vegas Boulevard. Staff recommended approval.
02/12/20	A Code Enforcement Case (CE20-00740) was reported for general nuisance and building safety concerns at 1531 South Las Vegas Boulevard. The case was resolved on 03/17/20.
09/17/20	A Code Enforcement Case (CE20-05090) was reported for a person living in a commercial property at 1531 South Las Vegas Boulevard. The case was resolved on 09/29/20.
11/04/20	The City Council approved a request for an Extension of Time (20-0216-EOT1) for a nonconforming use (Tavern) at 1531 South Las Vegas Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
10/18/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/18/89	A business license (L16-00200) was issued for a tavern at 1531 South Las Vegas Boulevard. The license was marked out of business on 10/01/15.
	A business license (T29-00005) was issued for a topless club at 1531 South Las Vegas Boulevard. The license was marked out of business on 12/01/15.
03/28/00	A building permit (#00005784) was issued for a tenant improvement at 1531 South Las Vegas Boulevard. The permit was finalized on 09/21/00.
02/26/20	A building permit (C20-00937) was issued for disaster repair at 1531 South Las Vegas Boulevard.
03/19/20	A business license (G68-01715) was issued for an erotic dance establishment at 1531 South Las Vegas Boulevard. The license is currently active and set to expire on 03/01/21.
03/30/20	A building permit (C20-01394) is currently being processed for window removal at 1531 South Las Vegas Boulevard.
03/23/22	Building Permit (#C22-00200) was issued for a tenant improvement at 1531 South Las Vegas Boulevard. The permit remains active.

Pre-Application Meeting	
03/07/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for proposed signage of a sexually oriented business.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/22	Staff conducted a routine field check and found existing signage for a sexually oriented business.

Details of Application Request	
Site Area	
Net Acres	1.81

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Sexually Oriented Business	C (Commercial)	C-2 (General Commercial)
North	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
South	Restaurant General Retail Store, Other than Listed	C (Commercial)	C-2 (General Commercial)
East	Multi-Family Residential	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
West	General Retail Store, Other than Listed Liquor Establishment (Tavern) Hotel, Motel or Hotel Suites Restaurant	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
John S Park Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) Gateway District – Area 1	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways	120	Y

Canopy Sign:		
Standards	***Allowed***	***Provided***
Maximum Number	There is no specific limit on the number of signs, although total area limits apply	1
Maximum Area	25% of the area of the face of the canopy	54%*
Illumination	Internal and external illumination, animated and electronic message units are permitted	Exposed Neon

*The applicant has requested the subject Variance to allow an increased canopy face coverage area.

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) DDRC SIGNAGE REVIEW

Project Address (Location) 1531 SOUTH LAS VEGAS BLVD. LAS VEGAS NV 89104

Project Name PEPPERMINT HIPPO **Proposed Use** ADULT NIGHTCLUB

Assessor's Parcel #(s) 16203210090 **Ward #** _____

General Plan: Existing COMMERCIAL Proposed SAME **Zoning:** Existing C-2 Proposed SAME

Additional Information _____

Property Owner ARISTOTLE HOLDING LIMITED PARTNERSHIP Contact KEN BAYNE (OWNER'S REP)

Address 9125 SOUTH BUFFALO City LAS VEGAS State NV Zip 89113

E-mail kennyb@harrislv.com Phone 702.429.0789

Applicant SAME Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative HIGH IMPACT SIGN Contact MARK WHITEHOUSE

Address 820 S. WIGWAM PKWY. #100 City HENDERSON State NV Zip 89014

E-mail mwhitehouse@highimpactsign.com Phone 702-336-3336

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds 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 Alan Chang

Subscribed and sworn before me

This 8th day of March, 20 22

Notary Public in and for said County and State Clark County NV.

ANGELICA M. CEPPETELLA
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO: 14-15064-1
MY APPT. EXPIRES: AUGUST 1, 2022

22-0145
03/17/2022

THE PEPPERMINT HIPPO

TENANT IMPROVEMENT

1531 Las Vegas Boulevard South
Las Vegas, Nevada 89104

ISSUE FOR PERMIT 1

GENERAL NOTES

1. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC NOTES AND DETAIL WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS SHALL BE USED. SUBJECT TO THE REVIEW OF THE ARCHITECT.
2. ALL EXISTING CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS IS INDICATED AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEED ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED. MODIFICATIONS TO DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT APPROVAL OF THE ARCHITECT.
3. GENERAL CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS "AS EQUAL" FOR REVIEW BY THE ARCHITECT.
4. MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO APPLICABLE BUILDING CODES AND ALL FEDERAL, STATE AND CITY LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
5. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICAITONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF SUCH WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
7. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
8. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
9. ALL WORK SHALL BE PERFORMED IN BEST QUALITY AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
10. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE INDICATED ON THESE CONTRACT DRAWINGS, PLANS, SECTIONS, AND DETAILS.
11. ANY CHANGES, SUBSTITUTIONS, OMISSIONS, OR OTHER DEVIATIONS FROM THESE CONTRACT DOCUMENTS DURING CONSTRUCTION SHALL NOW BE THE RESPONSIBILITY OF THE ARCHITECT/ENGINEER UNLESS AUTHORIZED IN WRITING.
12. ANY AND ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE PERMITTED DOCUMENTS AND APPLICABLE CODES IDENTIFIED BY A REPRESENTATIVE OF AN APPROPRIATE AGENCY OR GOVERNING BODY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF SUCH WORK.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND PROVIDE SAFE ACCESS TO AND FROM ALL EXISTING CONDITIONS AND SCHEDULES THE WORK IN SUCH A MANNER TO CAUSE THE LEAST INTERRUPTION TO SAID OPERATIONS.
14. CLEAN, PATCH AND REPAIR ALL SURFACES DAMAGED BY DEMOLITION OR ALTERATION OF WORK AS REQUIRED, INCLUDING EXISTING FIRE RATED ASSEMBLIES.
15. CONTRACTOR TO SUBMIT ALL TRADES/SUBCONTRACTORS SHOP DRAWINGS TO ARCHITECT/ENGINEERS FOR APPROVAL PRIOR TO START OF SUCH WORK.

GENERAL DEMOLITION NOTES

1. ALTERATIONS TO EXISTING WORK BEING OF SUCH NATURE THAT ALL FACETS OF THE WORK ARE IMPOSSIBLE TO DETAIL AND SPECIFY. IT IS THEREFORE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE, CAREFULLY EXAMINE THE BUILDING AND GROUNDS, AND COMPLETELY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND RELATE SUCH CONDITIONS TO THE SCOPE OF THE PROPOSED NEW WORK. THE STORE SHALL MAINTAIN ITS NORMAL HOURS OF OPERATION DURING THE WORK. THE GENERAL CONTRACTOR SHALL TAKE EVERY PRECAUTION POSSIBLE DURING THE COURSE OF THE WORK TO PROTECT THE PUBLIC AND THE EMPLOYEES USING THE STORE FROM HAZARDS AND UNSAFE CONDITIONS. ANY WORK THAT INTERFERES WITH ROUSES MARKET NORMAL OPERATION SHALL BE DONE AFTER STORE IS CLOSED.
2. THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE REMOVAL OF ALL EXISTING ROOF, STRUCTURE, FOOTINGS, WALLS, FLOORS SLABS, FIXTURES, ELECTRICAL, PLUMBING, MECHANICAL, AND REFRIGERANT, WHETHER SHOWN OR NOT SHOWN ON THE DEMOLITION DRAWINGS IN THIS SET, AS REQUIRED TO PERFORM ALL NEW WORK INDICATED ON DRAWINGS UNLESS SPECIFICALLY INDICATED AS RESPONSIBILITY OF OWNER OR OWNER HIRED CONTRACTOR. THE G.C. SHOULD VISIT THE PROJECT SITE PRIOR TO BIDDING AND INSPECT EXISTING CONDITIONS. ONLY ITEMS FOUND BELOW BUILDING SLAB THAT ARE NOT DESCRIBED IN THESE DRAWINGS AND ARE IN CONFLICT WITH THE NEW WORK WILL BE CONSIDERED FOR ADDITIONAL COMPENSATION.
3. ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES AND SHALL BE ACCEPTABLE TO LOCAL AUTHORITIES.
4. DEMOLITION OF EXISTING WORK SHALL BE DONE IN SUCH A MANNER THAT IT WILL NOT DAMAGE EXISTING STRUCTURES, FIXTURES, ETC. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION WASTE FROM THE SITE DAILY.
5. GENERAL CONTRACTOR TO VISIT THE SITE PRIOR TO BID. VERIFY IF ANY ADDITIONAL DEMOLITION IS REQUIRED TO ACCOMMODATE NEW LAYOUT. GENERAL CONTRACTOR TO INCLUDE ANY ADDITIONAL DEMOLITION NOT SHOWN ON DRAWINGS IN THEIR BID.
6. LOCATE ALL UTILITIES PRIOR TO STARTING ANY DEMOLITION. REMOVE ANY EXISTING UTILITIES NOT BEING REUSED AS REQUIRED.
7. ALL EQUIPMENT, REFRIGERATED CASES, ETC. BEING REMOVED OR RELOCATED, SHALL HAVE ALL THE UTILITIES DISCONNECTED BY THE SUB-CONTRACTORS.
8. ALL EXTERIOR OPENINGS, ROOMS, CHASE, AND ATTIC SHALL BE "RODENT PROOF". ALL WALL PENETRATIONS SHALL BE SEALED AIRTIGHT AND "RODENT PROOF". THIS SHALL INCLUDE ALL OPENINGS FOR REFRIGERATION AND ELECTRICAL LINES
9. GENERAL CONTRACTOR SHALL REPAIR EXISTING SURFACES DAMAGED BY REMOVAL OF EXISTING EQUIPMENT.
10. GENERAL CONTRACTOR SHALL INSTALL TEMPORARY DUST PARTITION FROM FINISH FLOOR TO CEILING AT AREAS OF NEW CONSTRUCTION. THIS WALL SHALL ALSO PROVIDE SECURITY FOR NEW CONSTRUCTION AREAS. WALL SHALL HAVE 1/2" PLYWOOD FROM FINISH FLOOR TO 8'-0" A.F.F. THEN CLEAR VISQUEEN FROM 8'-0" A.F.F. TO CEILING. SEE DUST PARTITION DETAIL.
11. CONTRACTOR TO REPAIR, PATCH OR REPLACE EXISTING GYP. BD. WALLS AS REQUIRED FOR STORE MODIFICATIONS, AS DIRECTED BY ROUSES MARKET CONSTRUCTION MANGER.
12. CONTRACTOR SHALL REMOVE EXISTING PIPE CASE PROTECTIVE BUMPERS AS REQUIRED. REPAIR FLOOR SLAB TO A SMOOTH FINISH. FIELD VERIFY LOCATION AND NUMBER.
13. ALL FIRE PROTECTION SYSTEM COMPONENTS ARE TO REMAIN FOR MODIFICATIONS AS REQUIRED BY NEW CONSTRUCTION DOCUMENT DRAWINGS & SPECIFICATIONS AS WELL AS NEW FIRE PROTECTION SHOP DRAWINGS UNLESS NOTED OTHERWISE.
14. REMOVE EXISTING DECOR FROM ALL WALL THAT ARE TO REMAIN AND ARE TO RECEIVE NEW DECOR. SAND / PATCH ALL EXISTING WALLS REQUIRING NEW DECOR. INTENT IS TO PROVIDE SMOOTH / FLUSH SURFACES CAPABLE OF RECEIVING NEW FINISH MATERIALS.
15. THIS DRAWING IS PROVIDED FOR INFORMATION / ESTIMATING PURPOSE ONLY. ALL REQUIRED SLAB / PAD REMOVAL MAY NOT BE INDICATED. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS CAREFULLY INCLUDING CIVIL, STRUCTURAL, ARCHITECTURAL, PLUMBING AND ELECTRICAL FOR MORE INFORMATION ON REQUIREMENTS AND LOCATIONS. THE DIMENSIONS SHOWN SHOULD BE FIELD VERIFIED FOR COORDINATION OF EXISTING CONDITIONS AND NEW WORK. THE DIMENSIONS INDICATED ARE FOR ESTIMATING PURPOSES ONLY.

Planning Commission May 10, 2022 Agenda Item 22

PROJECT INFORMATION

PROJECT DESCRIPTION

Interior remodel of the first level of an existing adult gentleman's club space which will include:

Upgrading all the finishes in building Porte Cochre, Entry Cooridor, Lobby, Main Room 1, Main Room 2, Private Room 1, Private Room 2, the Oval Room, Men's Restroom, Women's Restroom, 1 Office, VIP Lounge and VIP Lounge Restroom.

All banquette seating to either be re-fabric or completely replaced.

There are 4 Bars in Total. 2 Existing, & 2 New.
- *1 of the old existing bar (the one located in the VIP Lounge) will not be converted to be accessible. Customers will only be able to order drinks from their waitress thus eliminating the need to go to the bar to order a drink.*
- *Extending the platform on one side of the Gaming Bar to allow for more bar seats. This area will be accessible via a ramp.*
- *Demolishing and rebuilding the existing lobby bar and building a new bar in Main Room #2*

Demolishing and Rebuilding both existing dance stages and DJ booth.

Creating 2 elevated VIP Booth Platforms that will over look the dance floor. One of the platforms will be accessible via a ramp.

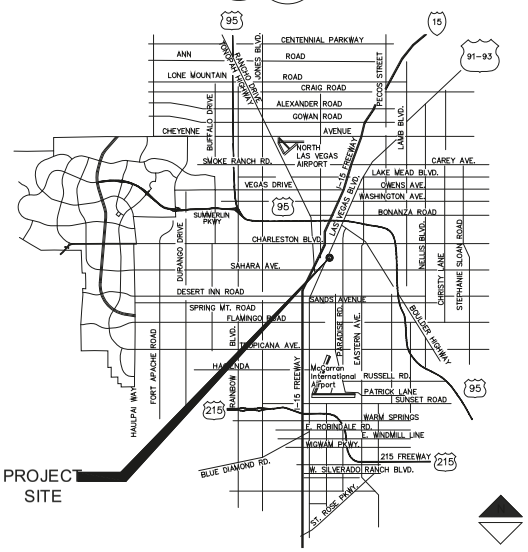
Creating 6" elevated Private Dance Rooms. There will be Private Dance Rooms that are not elevated next to the speak easy entrance that will be accessible.

Updated Lighting and Audio through out the Dance Floors.

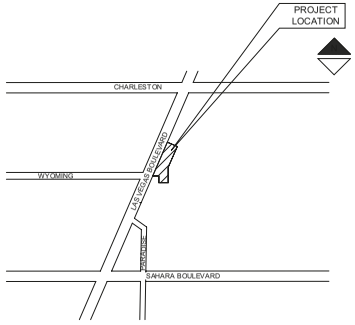
No additional Occupancy is being added to the project. We are using the existing space occupancy as is thus eliminating the need to add more plumbing fixtures to the building.

Assessor's Parcel NO:	162-03-210-090
Project Address:	1531 S. Las Vegas Blvd Las Vegas, NV 89104
Jurisdiction:	Las Vegas, Nevada
Zoning Classification:	C-2
Construction Type:	Type VA
Occupancy Type:	A2 (Assembly)
Total Occupant Load:	999
First Floor Occupant Load:	644
Second Floor Occupant Load:	355
Project Area:	13,495 sq ft (Level 1 ONLY)
Building Area - Level 1:	16,898 sq ft
Building Area - Level 2:	9,512 sq ft
Total Building Area:	26,410 sq ft
Building Height:	43'
# of Stories:	2 (Roof not an Occupiable space)
# of Exits Required:	5
# of Exits Provided:	10
Non-Seperated uses:	Assembly, Storage
Fire Sprinkler System:	Yes, NFPA 13
Fire Alarm:	Yes, NFPA 72
Codes Used:	2018 International Building Code 2018 International Existing Building Code 2018 International Energy Conservation Code 2018 International Fire Code 2018 Uniform Mechanical Code 2018 Uniform Plumbing Code 2017 National Electrical Code 2009 ANSI A117.1 Southern Nevada Amendments to the 2018 International Building Code 2019 CLV Admin Code

VICINITY MAP



SITE MAP



www.campbellhouseco.com
304 S. Jones Blvd #6042
Las Vegas, NV 89107
P. +1.725.238.3690

Client
The Peppermint Hippo
1060 Telegraph Road
Reno, Nevada 89502

Architect
Campbell House
304 S. Jones Blvd. #6042
Las Vegas, NV 89107
NV Lic #8020

Contractor
Harris Associates
6625 S. Valley View Blvd. #208
Las Vegas, NV 89118
NV Lic #0082950, #0020471, Utd.

22-0143
03/11/2022
Campbell House

The Peppermint Hippo
1531 Las Vegas Blvd. South Las Vegas, Nevada 89104

COVER SHEET, GENERAL NOTES, SITE PLAN, PROJECT INFORMATION ISSUE FOR PERMIT

REVISIONS	DATE
PERMIT SUBMITTAL	22.01.12
1 LVBD COMMENTS - REV 1	22.02.08
Current Revision Description	YY/MM/DD
Current Revision Description	YY/MM/DD
Current Revision Description	YY/MM/DD
Current Revision Description	YY/MM/DD
Current Revision Description	YY/MM/DD
Current Revision Description	YY/MM/DD
Current Revision Description	YY/MM/DD
Current Revision Description	YY/MM/DD

BETH CAMPBELL REGISTERED No.8020 STATE OF NEVADA

STAMP

SCALE:	AS NOTED
DRAWN BY.	AA
CHECKED BY.	AA
DATE:	01/12/2022
JOB NO.	21083.00
SHEET NO.	G-000.1

1

LEGEND

PROPERTY LINE

EXISTING PARKING COUNT

NORTH PARKING LOT:

198 SPACES
8 ACCESSIBLE SPACES

SOUTH PARKING LOT:

49 SPACES
1 ACCESSIBLE SPACES

TOTAL PARKING: 256 (247 + 9 ACCESSIBLE)

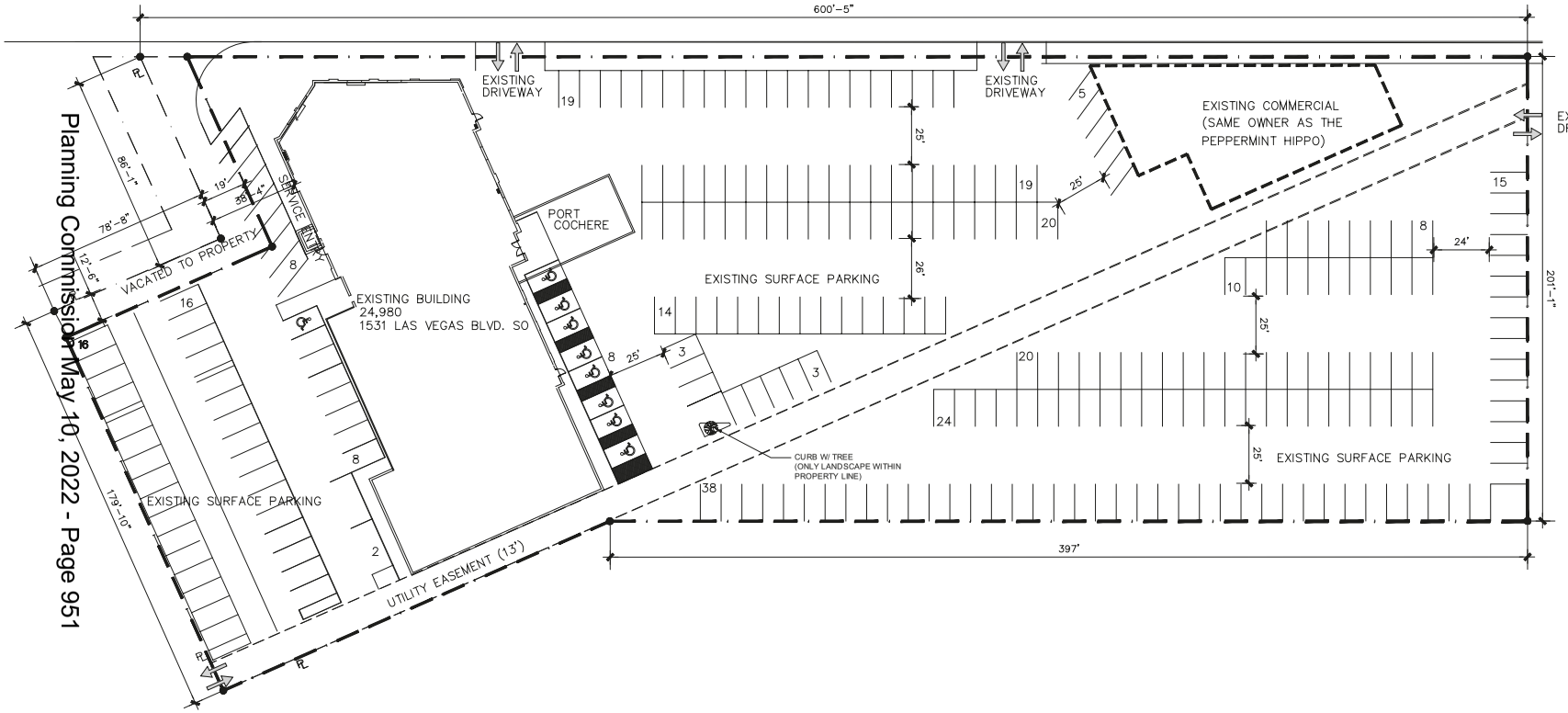
NOTES

1) NO FLAMMABLE GAS OR MATERIAL ARE STORED ON SITE
2) NO TEMP FENCING WILL BE REQUIRED

PER IBC TABLE 1106.1 ACCESSIBLE PARKING SPACES

PARKING SPACES PROVIDED BETWEEN 201 TO 300. THERE WOULD NEED TO BE 7 ACCESSIBLE PARKING SPACES PROVIDED. THE PROJECT IS PROVIDING 9

LAS VEGAS BOULEVARD SOUTH



01 SITE PLAN - EXISTING CONDITIONS
Scale: 1" = 20'-0"

N

Planning Commission May 10, 2022 - Page 951

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22-0143
03/11/2022

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The Peppermint Hippo
1531 Las Vegas Blvd. South Las Vegas, Nevada 89104

SITE PLAN, EXISTING CONDITIONS
ISSUE FOR PERMIT

REVISIONS	DATE
PERMIT SUBMITTAL	22.01.12
1 LVBD COMMENTS - REV 1	22.02.08
Current Revision Description	YY/MM/DD
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STAMP

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DATE:	01/12/2022
JOB NO.	21083.00
SHEET NO.	AS-000

PEPPERMINT HIPPO SIGN CALC TABLE							
Freestanding Signage Section							
Sign ID / Location	Type of Sign	Proposed Ht	Ht. Allowed Per 19.08.120	Proposed Sq Ft	Sq. Ft. Allowed Per 19.08.120	Proposed Number of Signs	Number of Signs Allowed Per 19.08.120
Sign A / LV Blvd	Freestanding Sign	20' 6"	40'	64	1,200	1	3
Wall Signage Section							
Sign B *	Wall	36"	NA	116	53	1	UNLIMITED
Sign C **	Neon Border Lighting	NA	NA	NA	NA	NA	UNLIMITED
Sign D	Wall	8'	NA	64	450	1	UNLIMITED
Sign E	Wall	1' 8"	NA	27	450	1	UNLIMITED
Totals	Wall	NA	NA	207	953	3	UNLIMITED
**Waiver of Standards required for exceeding allowable square footage to 54% for an canopy sign where 25% of the area is the maximum*							
*** Lighting only, No commerical message*							

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03/11/2022

PEPPERMINT HIPPO

PHASE I

PROPOSED EXTERIOR SIGN PACKAGE

1531 South Las Vegas Blvd Las Vegas, NV 89104

22-0143
LAS VEGAS, NV
03/11/2022

HIGH IMPACT ELECTRIC SIGNS
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Planning Commission May 10, 2022 Page 954

PROPOSED D/F LOLLIPOP POLE/ CABINET ID SIGN
SCALE: 3/8"=1'

REFURBISH EXISTING 8'-0" DIAMETER CABINET AS FOLLOWS:

REMOVE EXISTING LETTERS
FABRICATE NEW .080 PAINTED
EXISTING POLE PAINTED TO MATCH
GOLD NUGGET 3630-141-MATTE FINISH
FACE AND POLE ACCENTS PAINTED TO
MATCH PMS 188C BURGUNDY FINISH

Gold Nugget
3M 3630-141

Burgundy
3630-49
PMS 188C

REMOVE EXISTING LETTERS
FABRICATE NEW .080 PAINTED
ALUMINUM FACES AND MOUNT
FLUSH TO COVER EXISTING HOLES



EXISTING POLE SIGN w/ CABINET

FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE
VERIFIED PRIOR TO PRODUCTION START

22-0143
03/11/2022

COMPANY NAME:
PEPPERMINT HIPPO
1531 South Las Vegas Blvd
Las Vegas, NV 89104

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
G.BLOK
FONTS:

DESIGN NUMBER: 213646-05
INITIAL PROOF DATE:
12/30/21 GB
MOST RECENT REVISION DATE AND INITIAL:
2/14/22 GB
DESCRIPTION OF CHANGE:
Redline updates

PREVIOUS REVISION DATES:

R1	12/30/21 GB	R5	2/14/22 GB	R9	
R2	1/04/22 GB	R6		R10	
R3	1/20/22 GB	R7		R11	
R4	1/02/22 GB	R8		R12	

HIGH IMPACT SIGNS
STEEL AND SPECIALTIES

LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
STATE LIC# 47418A
CONT. LIC. LIMIT: UNLIMITED
MJ# 1002123944
UL FILE# E358977

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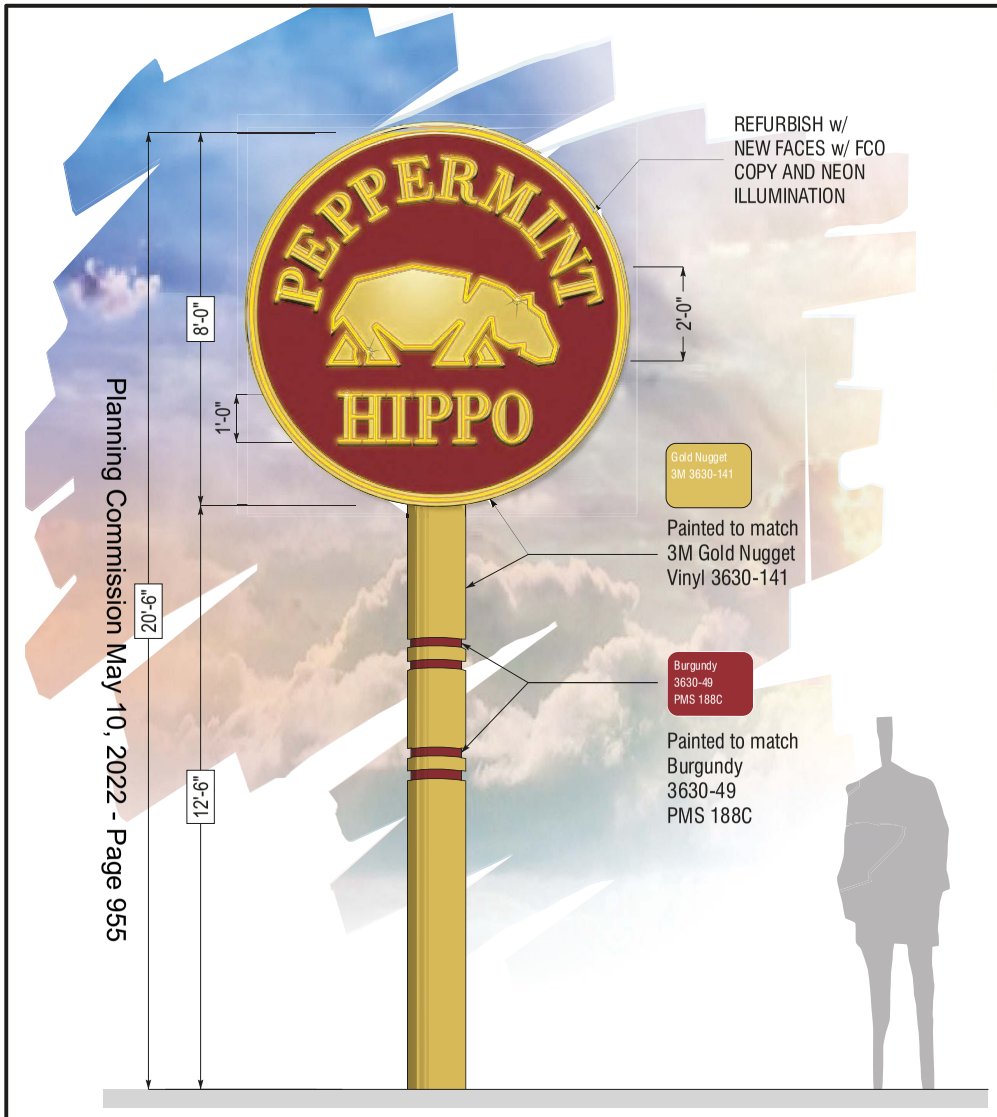
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

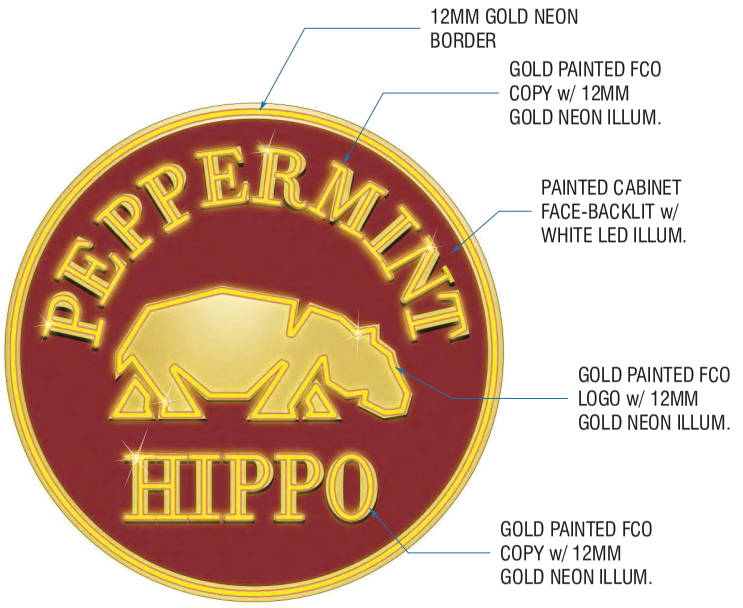
FILE LOCATION AND NAME:
ART FILES_2021\M-R\PEPPERMINT HIPPO_PROPOSAL ART\213646-05-PEPPERMINT HIPPO-SIGN PKG

213646



Planning Commission May 10, 2022 - Page 955

D/F LOLLIPOP POLE/ CABINET ID SIGN ELEVATION
SCALE: 3/8"=1'



A **PROPOSED: NEW FACES w/ NEON COPY AND LOGO**
SCALE: ½"=1'-0" QTY: TWO (2)

SCOPE OF WORK:

Sign A - On the existing pole sign, Fabricate and install two (2) .080 painted aluminum sheets flush mounted to existing faces in order to cover holes painted Burgundy 188 C, new faces will be overlaid with Two (2) new 24" High open channel neon "PEPPERMINT HIPPO" logos and two sets of 12" High open neon copy to read "PEPPERMINT HIPPO" with novial gold neon copy with returns/inside letters painted matte gold to match 3M Gold Nugget Vinyl. Pole cover will be painted Matte Gold and Burgundy PMS 188C.

Two (2) 20 Amp 110 V Circuits

22-0143
03/11/2022

FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

COMPANY NAME:
PEPPERMINT HIPPO
1531 South Las Vegas Blvd
Las Vegas, NV 89104

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON: MARK WHITEHOUSE
SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: G.BLOK
FONTS:

DESIGN NUMBER: 213646-05
INITIAL PROOF DATE: 12/30/21 GB
MOST RECENT REVISION DATE AND INITIAL: 2/14/22 GB
DESCRIPTION OF CHANGE: Redline updates

PREVIOUS REVISION DATES:
R1 12/30/21 GB | R5 2/14/22 GB | R9
R2 1/04/22 GB | R6 | R10
R3 1/20/22 GB | R7 | R11
R4 1/02/22 GB | R8 | R12

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FILE LOCATION AND NAME:
ART FILES_2021\M-R\PEPPERMINT HIPPO_PROPOSAL ART\213646-05-PEPPERMINT HIPPO-SIGN PKG

213646



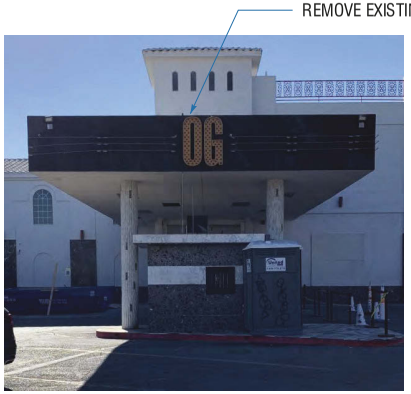
WEST ELEVATION - w/ NEW SIGNAGE



NORTH ELEVATION - NEW SIGNAGE



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

Planning Commission May 10, 2022 - Page 956

COMPANY NAME:

PEPPERMINT HIPPO
1531 South Las Vegas Blvd
Las Vegas, NV 89104

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
G.BLOK
FONTS:

DESIGN NUMBER: 213646-05
INITIAL PROOF DATE:
12/30/21 GB
MOST RECENT REVISION DATE AND INITIAL:
2/14/22 GB
DESCRIPTION OF CHANGE:
Redline updates

PREVIOUS REVISION DATES:

R1	12/30/21 GB	R5	2/14/22 GB	R9	
R2	1/04/22 GB	R6		R10	
R3	1/20/22 GB	R7		R11	
R4	1/02/22 GB	R8		R12	

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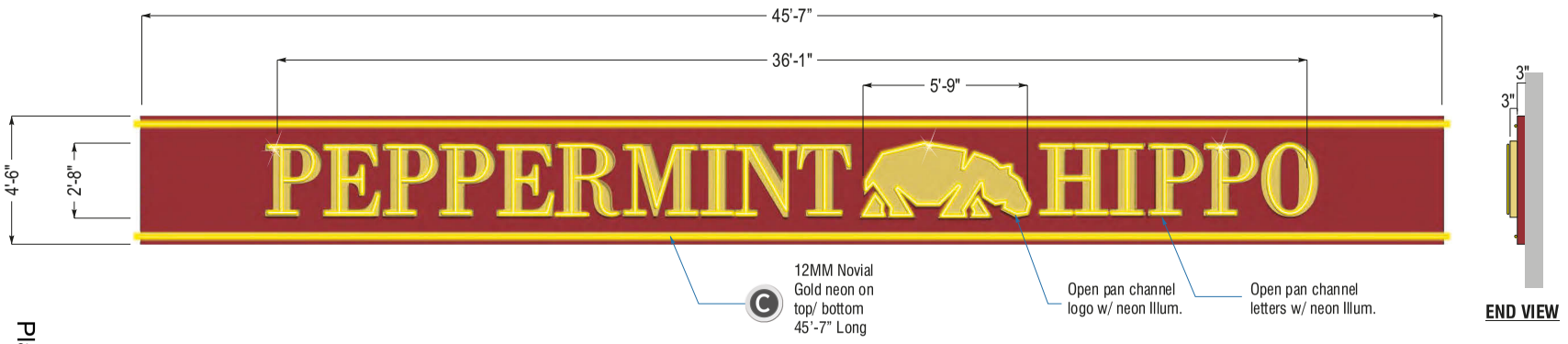
FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

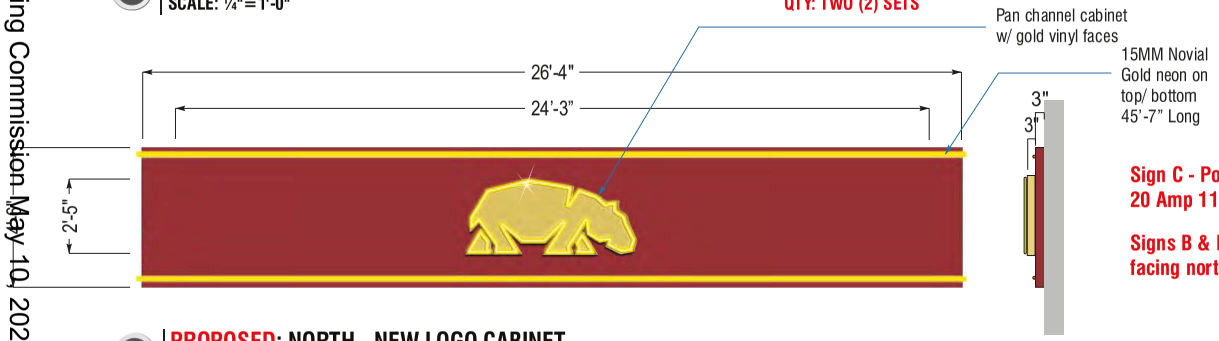
FILE LOCATION AND NAME:
ART FILES_2021\M-R\PEPPERMINT HIPPO_PROPOSAL ART\213646-05-PEPPERMINT HIPPO-SIGN PKG

213646



B PROPOSED: WEST ELEVATION - NEW PAN CHANNEL LETTERS w/ LOGO CABINET

SCALE: ¼"=1'-0" QTY: TWO (2) SETS



H PROPOSED: NORTH - NEW LOGO CABINET

SCALE: ¼"=1'-0" QTY: TWO (2)

Sign C - Porte Cochere - Neon Needs four (4) 20 Amp 110 V Circuits

Signs B & H - Letters facing to west and logo facing north needs Three (3) 20 Amp 110 V Circuits

SCOPE OF WORK:

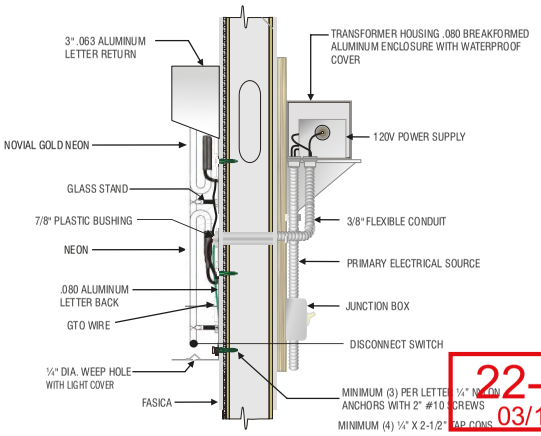
Sign B - One (1) set of 36" High open channel neon "PEPPERMINT HIPPO" logo and one set of 36" High open neon copy to read "PEPPERMINT HIPPO" with 12MM novial gold neon copy with returns/inside letters painted matte gold to match 3M Gold Nugget Vinyl to read "PEPPERMINT HIPPO" mounted on the west elevation of the Porte Cochere.

Sign C - Two (2) bands of 20' & 48' long 15MM novial gold neon wrapping around the entire elevations of the Porte Cochere (Total Footage = 232').

Sign H - One (1) 36" High open channel neon "PEPPERMINT HIPPO" logo with 12MM novial gold neon with returns/inside letters painted matted gold to match 3M Gold Nugget Vinyl mounted north elevation of the Porte Cochere.

Gold Nugget
3M 3630-141

Burgundy
3630-49
PMS 188C



OPEN CHANNEL LETTERS SECTION w/ NEON

FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

Planning Commission May 10, 2022 - Page 957

COMPANY NAME:

PEPPERMINT HIPPO
1531 South Las Vegas Blvd
Las Vegas, NV 89104

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON: MARK WHITEHOUSE
SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: G.BLOK
FONTS:

DESIGN NUMBER: 213646-05
INITIAL PROOF DATE: 12/30/21 GB
MOST RECENT REVISION DATE AND INITIAL: 2/14/22 GB
DESCRIPTION OF CHANGE: Redline updates

PREVIOUS REVISION DATES:
R1 12/30/21 GB R5 2/14/22 GB R9
R2 1/04/22 GB R6 R10
R3 1/20/22 GB R7 R11
R4 1/02/22 GB R8 R12

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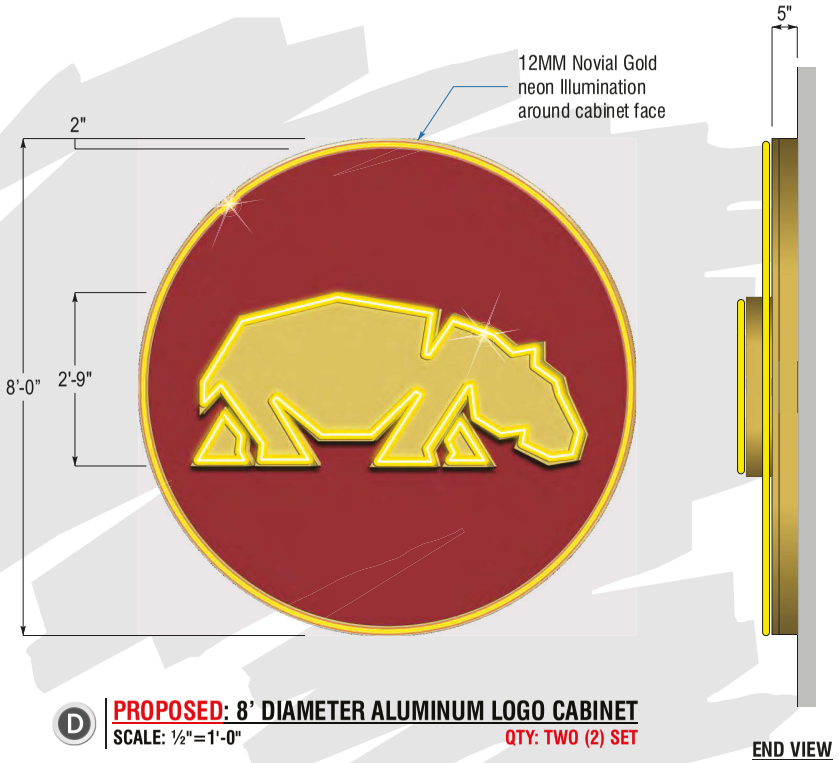
FILE LOCATION AND NAME:
ART FILES_2021\M-R\PEPPERMINT HIPPO_PROPOSAL ART\213646-05-PEPPERMINT HIPPO-SIGN PKG

213646

Planning Commission May 10, 2022 - Page 958



D **PROPOSED: 8' DIAMETER ALUMINUM LOGO CABINET**
SCALE: ½"=1'-0" QTY: TWO (2) SET

END VIEW

SIGN D1



NORTH BUILDING ELEVATION
SCALE: N.T.S.

SCOPE OF WORK:
FABRICATE & INSTALL:
Sign D1 - One (1) 8' diameter aluminum open pan channel circular logo painted burgundy PMS 188 C with first surface applied 3M gold nugget v inyl 3630-141 logo overalid with novial gold neon "PEPPERMINT HIPPO" Logo mounted on the north elevation of the building.

Sign D1 - Logo - One (1) 20 Amp 110 V Circuit

FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

Gold Nugget
3M 3630-141

Burgundy
3630-49
PMS 188C

COMPANY NAME:
PEPPERMINT HIPPO
1531 South Las Vegas Blvd
Las Vegas, NV 89104

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON: MARK WHITEHOUSE
SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: G.BLOK
FONTS:

DESIGN NUMBER: 213646-05
INITIAL PROOF DATE: 12/30/21 GB
MOST RECENT REVISION DATE AND INITIAL: 2/14/22 GB
DESCRIPTION OF CHANGE: Redline updates

PREVIOUS REVISION DATES:
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R2 1/04/22 GB | R6 | R10
R3 1/20/22 GB | R7 | R11
R4 1/02/22 GB | R8 | R12

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STEEL AND SPECIALTIES

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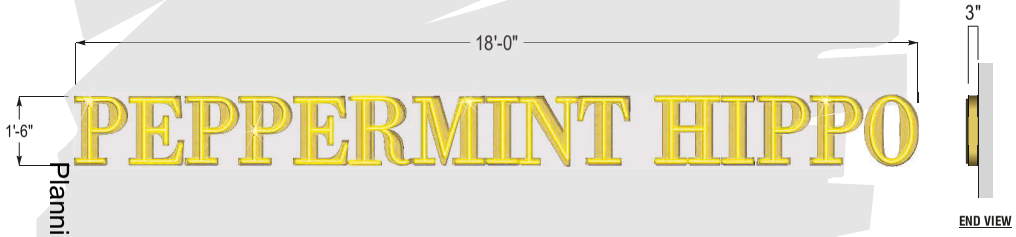
FILE LOCATION AND NAME:
ART FILES_2021\M-R\PEPPERMINT HIPPO_PROPOSAL ART\213646-05-PEPPERMINT HIPPO-SIGN PKG

213646



END VIEW

Planning Commission May 10, 2022 - Page 959

E **PROPOSED: 18" PAN CHANNEL BUILDING LETTERS - NEON ILLUMINATION**

SCALE: 3/8"=1'-0" QTY: ONE (1) SET

SCOPE OF WORK:

FABRICATE & INSTALL:

Sign E - One (1) set of 18" High open channel neon "PEPPERMINT HIPPO" logo and one set of 18" High open neon copy to read "PEPPERMINT HIPPO" with novial gold neon copy with returns/inside letters painted matted gold to match 3M Gold Nugget Vinyl to read "PEPPERMINT HIPPO" mounted on the north elevation of the building.

Sign E- 18" Letters - One (1) 20 Amp 110 V Circuit

SIGN E



NORTH BUILDING ELEVATION

SCALE: N.T.S.

FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

COMPANY NAME:

PEPPERMINT HIPPO
1531 South Las Vegas Blvd
Las Vegas, NV 89104

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON: MARK WHITEHOUSE
SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: G.BLOK
FONTS:

DESIGN NUMBER: 213646-05
INITIAL PROOF DATE: 12/30/21 GB
MOST RECENT REVISION DATE AND INITIAL: 2/14/22 GB
DESCRIPTION OF CHANGE: Redline updates

PREVIOUS REVISION DATES:

R1	12/30/21 GB	R5	2/14/22 GB	R9	
R2	1/04/22 GB	R6		R10	
R3	1/20/22 GB	R7		R11	
R4	1/02/22 GB	R8		R12	

HIGH IMPACT SIGNS
STEEL AND SPECIALTIES
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
STATE LIC# 47418A
CONT. LIC. LIMIT: UNLIMITED
MJ# 1002123944
UL FILE# E358977

22-0143
03/11/2022

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USE OF THIS DRAWING BY ANY PARTY OTHER THAN HIGH IMPACT SIGN & DESIGN, LLC. FOR ANY PURPOSE WHATSOEVER IS PROHIBITED AND UNLESS ASSIGNED RELEASE FROM HIGH IMPACT SIGN & DESIGN, LLC.

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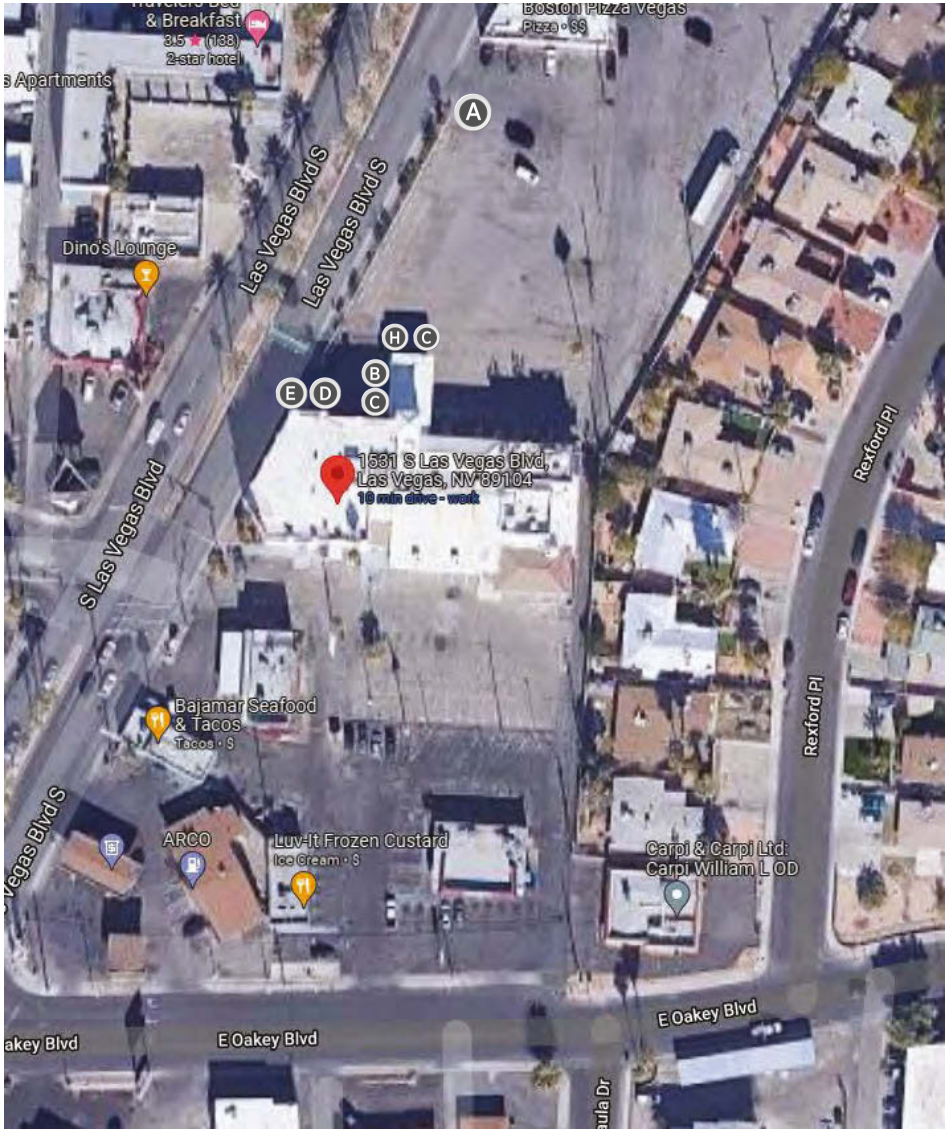
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES_2021\M-R\PEPPERMINT HIPPO_PROPOSAL ART\213646-05-PEPPERMINT HIPPO-SIGN PKG

213646



SITE MAP OF BUIDLING w/ SIGN LOCATIONS
SCALE: N.T.S.

N

COMPANY NAME:

PEPPERMINT HIPPO
1531 South Las Vegas Blvd
Las Vegas, NV 89104

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON: MARK WHITEHOUSE
SALESPERSON EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: G.BLOK
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22-0143
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FILE LOCATION AND NAME:
ART FILES_2021\M-R\PEPPERMINT HIPPO_PROPOSAL ART\213646-05-PEPPERMINT HIPPO-SIGN PKG

213646

8



22-0143-VAR1 - APPLICANT/OWNER: ARISTOTLE HOLDING LIMITED PARTNERSHIP
1531 SOUTH LAS VEGAS BOULEVARD

03/31/2022



22-0143-VAR1 - APPLICANT/OWNER: ARISTOTLE HOLDING LIMITED PARTNERSHIP
1531 SOUTH LAS VEGAS BOULEVARD

03/31/2022

Date: February 16, 2022

To: City of Las Vegas Planning Dept.
495 South Main Street
Las Vegas NV 89101

Applicant: Peppermint Hippo
1531 S. Las Vegas Blvd.
Las Vegas NV 89104

Contact: Mark Whitehouse
High Impact Sign & Design
820 S. Wigwam Pkwy #100
Henderson NV 89014

Re: Justification Letter - Signage on Scenic Byway, DDRC Approval Request

To Planning Dept.

We respectfully request the DDRC approval of a new signage package for an approved adult nightclub, "Peppermint Hippo", located at 1531 S. Las Vegas Blvd, Las Vegas NV 89104.

Signage Package is as follows;

Sign A – Freestanding Sign
Sign B – Canopy Sign
Sign C – Neon Lighting
Sign D – Wall Sign
Sign E – Wall Sign
Sign H – Canopy Sign

The previous operator of this site was the "Olympic Gardens" which was also an adult nightclub. The signage will be consistent with what was previously there. Additionally, the signage will be compliant with the scenic byway requirement of 75% neon usage as the signs are 100% neon copy/logos.

There will be one (1) waiver request to increase the square footage percentage of a canopy elevation for Canopy Sign (Sign B) to 54% where 25% is the maximum allowable square footage.

In closing, this signage is consistent with what is in the surrounding area as the signage will be like for like of what was originally there and there is no signage directly pointing to the neighborhood to the east of the building.

We thank you in advance for your consideration of this request.

Regards,
Mark Whitehouse
(702) 336-3336

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

22-0143
03/11/2022

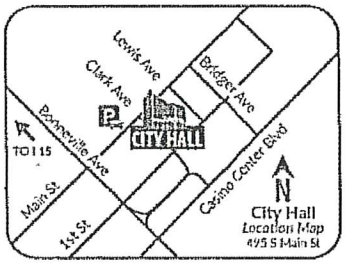
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0143-VAR1

Planning Commission Meeting of **05/10/2022**

22-0143-VAR1
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

83 BRDFNP1 89106

Submitted after final agenda

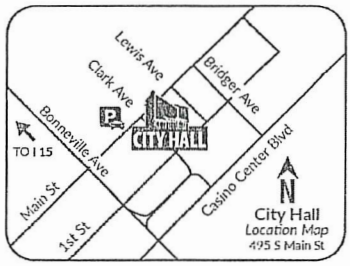
36 A

APPLICANT/OWNER - NOT INCLUDED IN COUNT

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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MAY 04 2022
Dept of Planning
City of Las Vegas

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0143-VAR1

Planning Commission Meeting of **05/10/2022**

22-0143-VAR1
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

139 BRDFNP1 89113

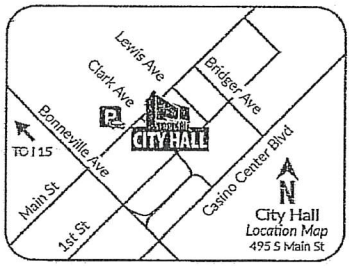
36A

APPLICANT/OWNER - NOT INCLUDED IN COUNT

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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RECEIVED
MAY 04 2022
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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.

22-0143-VAR1

Planning Commission Meeting of **05/10/2022**

22-0143-VAR1
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

139 BRDFNP1 89113

36A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
37

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

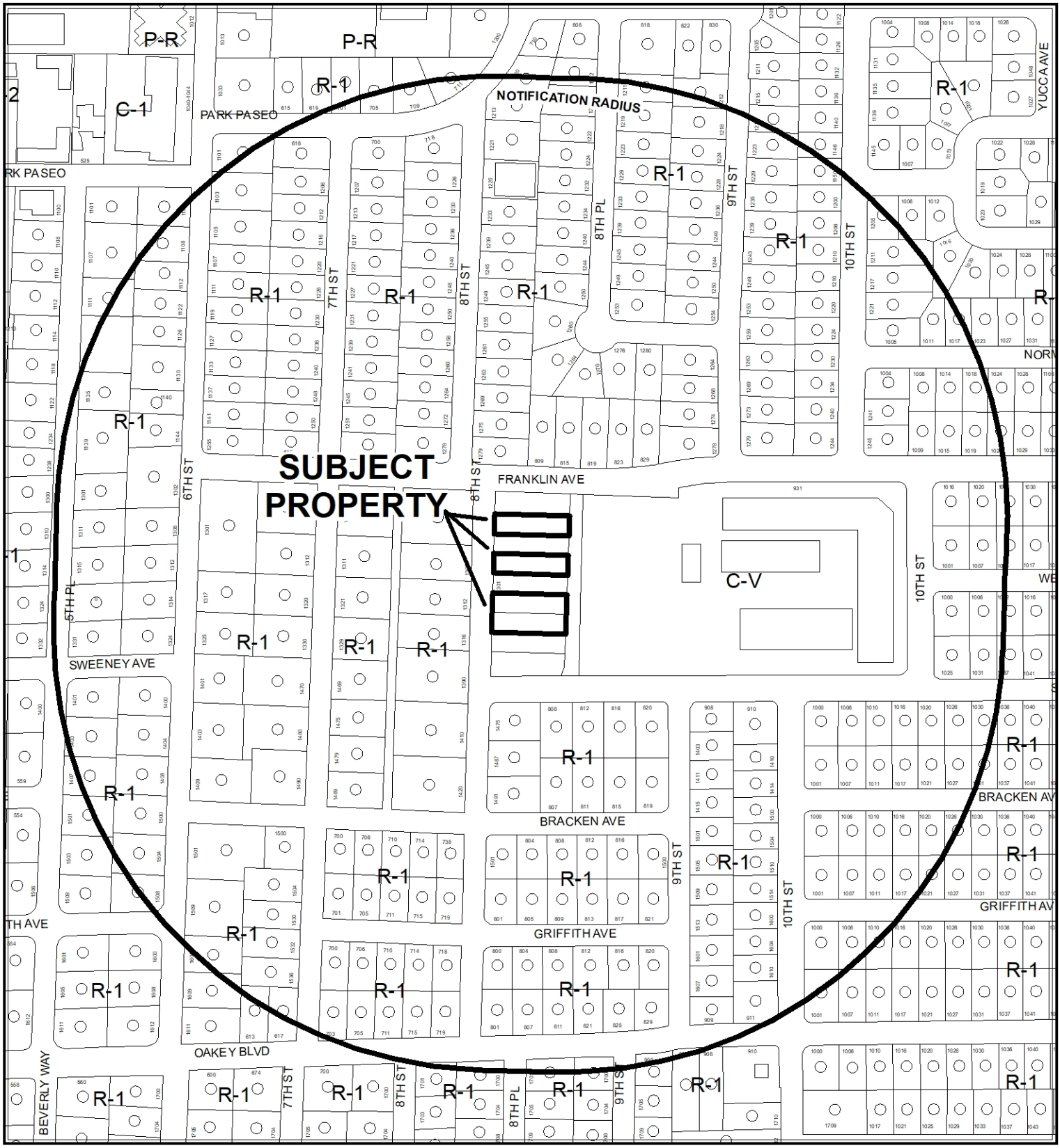
SUBJECT:
22-0164 - PUBLIC HEARING - APPLICANT/OWNER: KAVISON HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 0.69 acres at the southeast corner of Franklin Avenue and 8th Street (APNs 162-03-616-002, 004, 006 and 007), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest-Support Postcards
7. Submitted at Meeting - Protest Postcards Submitted by Jeanne Asmussen



0 260 520

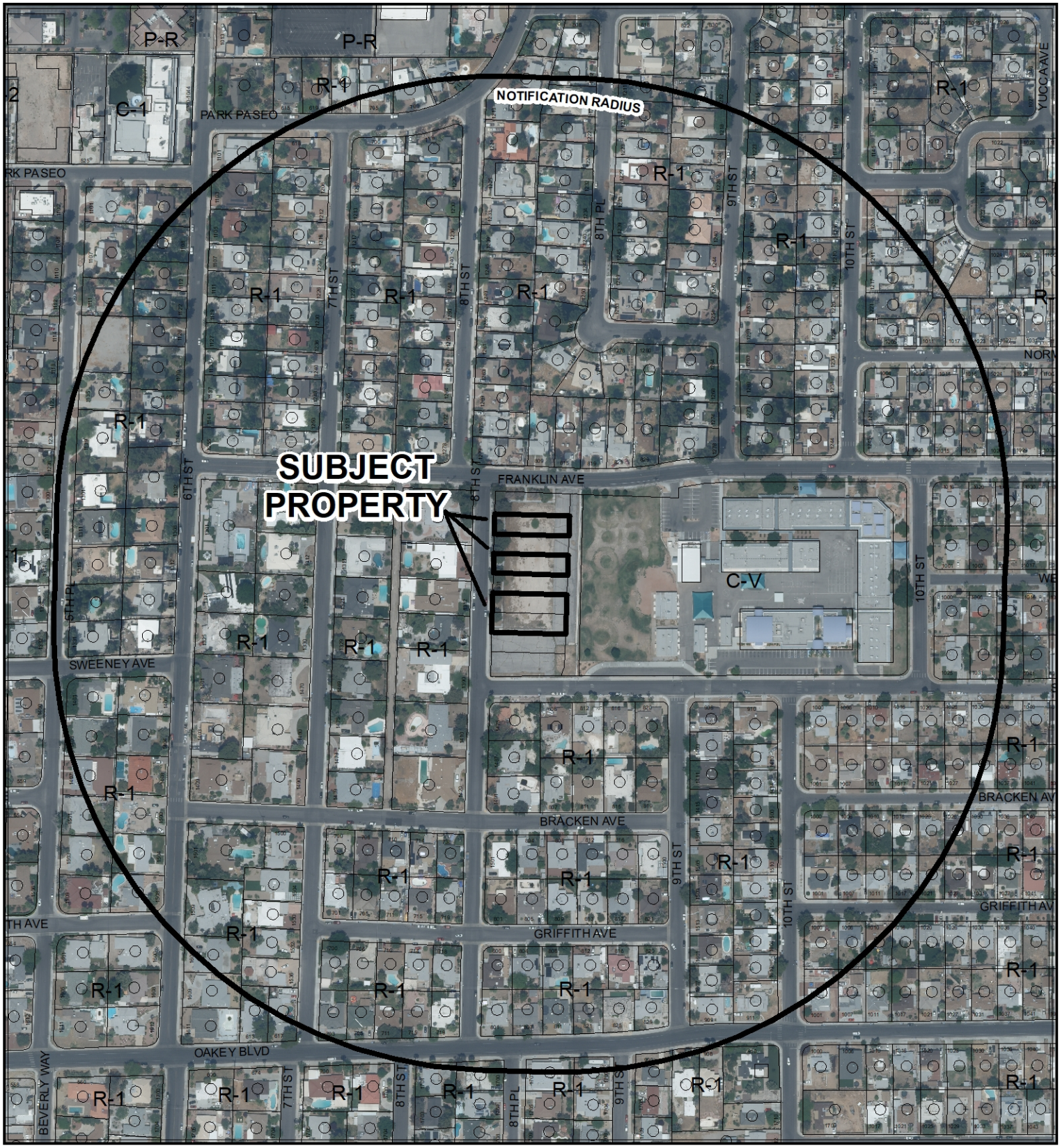
Feet

CASE: 22-0164

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 260 520 Feet

CASE: **22-0164**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: KAVISON HOMES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0164-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0164-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
22-0164-VAR3	Staff recommends DENIAL, if approved subject to conditions:	
22-0164-VAR4	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 366

NOTICES MAILED 29

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0164-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0164-VAR2 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.

22-0164-VAR3 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.

22-0164-VAR4 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is seeking variances to allow proposed detached garages on four single family residential lots to exceed the height of the main dwelling on those lots. The lots are located within a recently recorded nine-lot residential subdivision at the southeast corner of Franklin Avenue and 8th Street and are currently being improved.

ISSUES

- Addresses have been assigned and permits have been issued for single-family residential dwellings on Lots 2, 3, 6 and 7 of The Pines at John S. Park Subdivision. Garage permits for these lots have not been issued pending action on these requests.
- If denied, permits could be issued for the detached garages as long as they do not exceed the height of the dwellings on each lot.

ANALYSIS

The site is zoned R-1 (Single Family Residential). Each lot is 45 feet wide and was intended to include a single-family detached dwelling, detached two-car garage and optional carport. Detached accessory structures such as garages and carports are permitted in accordance with Title 19.06.040 requirements, with approval of a variance required in order to allow nonconformance. Variances (20-0247-VAR1 through VAR9) were approved January 12, 2021 that allowed zero-foot side yard setbacks where three feet is required for the garages.

On Lots 2, 4, 6 and 7 of the subdivision, the applicant is now requesting living space (studios) above the garages. As proposed, the height of the garages with studios is 22 feet 6 inches, while the height of the main dwellings on these lots (designated by the builder as Plan A) is 12 feet 6 inches. Title 19.06.070 (Table 3) restricts accessory structure building height to 35 feet or the height of the principal dwelling unit, whichever is less. Under the applicant's proposal, the accessory structure height would therefore exceed the height of the main dwelling and could not be permitted without an approved variance on the four lots where this plan is proposed. The garages would not directly face any existing single-family dwellings outside of the subdivision; instead, they would face the rear of an existing elementary school (John S. Park Elementary).

No kitchens are proposed in the studio units above the garages. Therefore, they are classified as Accessory Structure (Class II) uses. Lot coverage with the garages will meet R-1 Development Standards.

As the hardship in these cases is self-imposed and not related to the size, shape or topography of the lots, staff recommends denial of the requested variances, subject to conditions if approved. Approval of any of the requested variances is not dependent on approval of any other variance. If denied, permits could be issued for the detached garages as long as they do not exceed the height of the dwellings on each lot.

FINDINGS (22-0164-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The submitted materials provide no evidence of a unique or extraordinary circumstance related to the characteristics of the properties. A self-imposed hardship has been created by proposing additional space above the detached garage on Lot 2 that increases its height above the primary dwelling on this lot. Accessory structure height of 13 feet or less would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0164-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

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The submitted materials provide no evidence of a unique or extraordinary circumstance related to the characteristics of the properties. A self-imposed hardship has been created by proposing additional space above the detached garage on Lot 4 that increases its height above the primary dwelling on this lot. Accessory structure height of 13 feet or less would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0164-VAR3)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The submitted materials provide no evidence of a unique or extraordinary circumstance related to the characteristics of the properties. A self-imposed hardship has been created by proposing additional space above the detached garage on Lot 6 that increases its height above the primary dwelling on this lot. Accessory structure height of 13 feet or less would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0164-VAR4)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

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The submitted materials provide no evidence of a unique or extraordinary circumstance related to the characteristics of the properties. A self-imposed hardship has been created by proposing additional space above the detached garage on Lot 7 that increases its height above the primary dwelling on this lot. Accessory structure height of 13 feet or less 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.	
01/12/21	The Planning Commission approved a request for a Variance (20-0247-VAR1) to allow a 52-foot lot width where 60 feet is required and a zero-foot rear yard setback for a proposed accessory structure where three feet is required on Lot 1 of a proposed nine-lot single-family subdivision on 1.94 net acres at the southeast corner of Franklin Avenue and 8th Street. Staff recommended denial.
	The Planning Commission approved a request for Variances (20-0247-VAR2, VAR3, VAR4, VAR5, VAR6, VAR7 and VAR8) to allow a 45-foot lot width where 60 feet is required, a zero-foot side yard setback for a proposed accessory structure where three feet is required and a zero-foot rear yard setback for a proposed accessory structure where three feet is required on Lots 2 through 8 of a proposed nine-lot single-family subdivision on 1.94 net acres at the southeast corner of Franklin Avenue and 8th Street. Staff recommended denial.
	The Planning Commission approved a request for a Variance (20-0247-VAR9) to allow a 55-foot lot width where 60 feet is required, a zero-foot side yard setback for a proposed accessory structure where three feet is required and a zero-foot rear yard setback for a proposed accessory structure where three feet is required on Lot 9 of a proposed nine-lot single-family subdivision on 1.94 net acres at the southeast corner of Franklin Avenue and 8th Street. Staff recommended denial.
	The Planning Commission approved a Tentative Map (20-0247-TMP1) for a nine-lot single family residential subdivision on 1.94 net acres at the southeast corner of Franklin Avenue and 8th Street. Staff recommended denial.
12/23/21	A Final Map (100143-FMP) for a nine-lot single family residential subdivision on 1.94 acres at the southeast corner of Franklin Avenue and 8th Street was recorded.

Most Recent Change of Ownership	
12/17/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
ca. 2010	A church at 1300 South 8th Street was demolished.
11/18/21	A grading permit (R21-16736) was issued for a nine-lot single family residential subdivision at 1301 South 8th Street. A final inspection has not been approved.
02/02/22	City of Las Vegas staff approved a Plan Check Review (PRR21-00027) for nine single family residential dwellings including three standard plans, walls and fences and grading at 1301 South 8th Street. The Department of Planning approved its review under condition that single-story units may only have accessory structures that do not exceed the height of the main dwelling.
	A building permit (R21-16737) was issued for walls and fences for a nine-lot single family residential subdivision at 1301 South 8th Street. A final inspection has not been approved.
03/08/22	An application was submitted (R22-03420) for a building permit for a detached garage at 1303 South 8th Street. A permit has not been issued.
	An application was submitted (R22-03421) for a building permit for a detached garage with a studio above at 1307 South 8th Street. A permit has not been issued.
	An application was submitted (R22-03422) for a building permit for a detached garage at 1311 South 8th Street. A permit has not been issued.
	An application was submitted (R22-03423) for a building permit for a detached garage with a studio above at 1315 South 8th Street. A permit has not been issued.
	An application was submitted (R22-03424) for a building permit for a detached garage at 1319 South 8th Street. A permit has not been issued.
	An application was submitted (R22-03425) for a building permit for a detached garage with a studio above at 1323 South 8th Street. A permit has not been issued.
	An application was submitted (R22-03426) for a building permit for a detached garage with a studio above at 1327 South 8th Street. A permit has not been issued.
	An application was submitted (R22-03427) for a building permit for a detached garage with a studio above at 1331 South 8th Street. A permit has not been issued.

Related Building Permits/Business Licenses	
	An application was submitted (R22-03428) for a building permit for a detached garage with a studio above at 1335 South 8th Street. A permit has not been issued.
03/09/22	An application was submitted (P22-00943) for a building permit for a single family residential dwelling at 1307 South 8th Street. A permit has not been issued.
	An application was submitted (P22-00945) for a building permit for a single family residential dwelling at 1315 South 8th Street. A permit has not been issued.
	An application was submitted (P22-00947) for a building permit for a single family residential dwelling at 1323 South 8th Street. A permit has not been issued.
	An application was submitted (P22-00948) for a building permit for a single family residential dwelling at 1327 South 8th Street. A permit has not been issued.

Pre-Application Meeting	
03/15/22	A pre-application meeting was held with the applicant to discuss submittal requirements for variances related to the height of accessory structures. No major issues were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/22	Infrastructure work has begun on the lots in this subdivision. The site has been cleared and trenching for water lines was underway. The location of the proposed garages will be adjacent to an existing elementary school.

Details of Application Request	
Site Area	
Net Acres	0.69

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	PF (Public Facilities)	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	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Downtown South	Y
John S. Park Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	7,528 SF	Y
Min. Lot Width	60 Feet	45 Feet	Y*
Max. Lot Coverage	50 %	44.7 %	Y
Max. Building Height, Principal Dwelling Unit	2 stories/35 Feet	2 Stories/35 Feet	Y
• Plan A Units		1 Story/13 Feet	
Max. Accessory Structure Building Height	2 stories/35 Feet or height of principal dwelling unit, whichever is less	23 Feet	N
Min. Accessory Structure Setbacks • Side • Rear	 3 Feet 3 Feet	 5 Feet 3 Feet	 Y* Y
Accessory Structure Size and Coverage	Size not to exceed 50% of the floor area of the principal dwelling unit	36% (1015 sf/2820 sf)	Y
	Ground floor area not to exceed 50% of rear yard area	27.4% (550 sf/2006 sf)	Y

*Allowed by Variances (20-0247-VAR2, VAR4, VAR6 and VAR7). The submitted site plan showed a zero-foot side yard setback for the garages.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0164
Meeting Date	03/21/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variances

Project Address (Location) 1307, 1315, 1323, and 1327 S. 8th Street

Project Name Kavison Homes **Proposed Use**

Assessor's Parcel #(s) 162-03-616-002, 004, 006 and 007 **Ward #** 3 - Diaz

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information Variances for 4 lots on an approved single family residential development.

Property Owner Kavison Homes, LLC **Contact** Todd Stratton
Address 237 Chaco Canyon Drive City Henderson State NV Zip 89074
E-mail tstratton63@gmail.com Phone

Applicant Kavison Homes, LLC **Contact** Todd Stratton
Address 237 Chaco Canyon Drive City Henderson State NV Zip 89074
E-mail tstratton63@gmail.com Phone

Representative Kaempfer Crowell **Contact** Liz Olson
Address 1980 Festival Plaza Drive, Suite 650 City Las Vegas State NV Zip 89135
E-mail eolson@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.

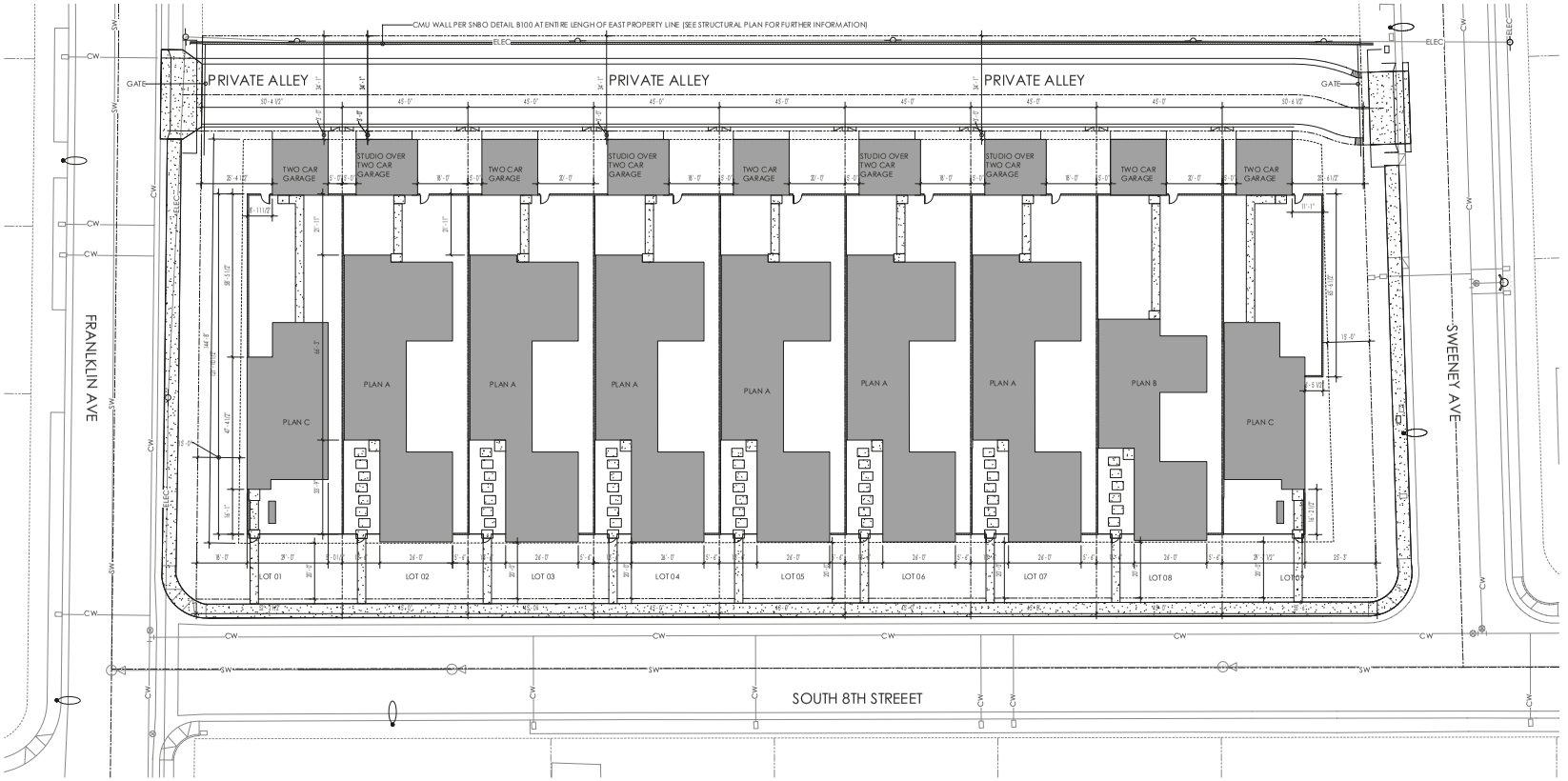
Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Todd Stratton

Subscribed and sworn before me
This March day of 16th, 20 22

Notary Public in and for said County and State

MORGANNE WESTOVER
NOTARY PUBLIC
STATE OF NEVADA
APPT NO. 10-1647-1
MY APPT EXPIRES AUGUST 29, 2023



SITE PLAN
1" = 20'-0"

SITE GENERAL NOTES:	SITE LEGEND	
1. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND SITE CONDITIONS, VERIFY UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.		PROPERTY LINE
2. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SUITABLE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY AND TO PROTECT THE WORK.		RIGHT-OF-WAY LINE
3. CONTRACTOR TO PLACE PROTECT DEVICES SUCH AS FENCES, BARRIERS AND DRAINAGE STRUCTURES IN PLACE AT ALL WALLS, CONCRETE, DRAINAGE STRUCTURES, TREES AND PLANTS NOT IN THE PROJECT SCOPE OF WORK FROM CONSTRUCTION OPERATIONS - REMOVE WHEN NO LONGER NECESSARY OR AT COMPLETION OF WORK .		ROAD CENTER LINE
4. CONTRACTOR TO PROVIDE OWNER/ARCHITECT PLANS PRIOR TO CONSTRUCTION FOR APPROVAL OF FENCED AND SECURED STOCKPILE/STAGING AREAS, PERIMETER FENCING AND SITE ACCESS POINTS.		EASEMENT LINE
5. DESIGN OPTIONS FOR LOT 2 TO LOT 8 MAY VARY, WHEREAS DESIGN OPTION C IS FIXED FOR LOT 1 AND LOT 9		SET-BACK LINE
	SW	SEWER LINE
	CW	COLD WATER LINE
	ELEC	ELECTRICAL LINE
		[illegible]

22-0164
04/13/2022

aRK studio

a Reisch Kompany DBA ARKstudio
architecture-planning
1771 e. flamingo rd, 218b
las vegas, nv 89119
p:702.478.8802

REVISIONS/ADDENDA

MARK	DATE	COMMENT

THE PINES at John S. Park

KAVISON HOMES

OWNER APPROVAL

INITIALS	DATE	PHASE

PROJECT INFOMATION

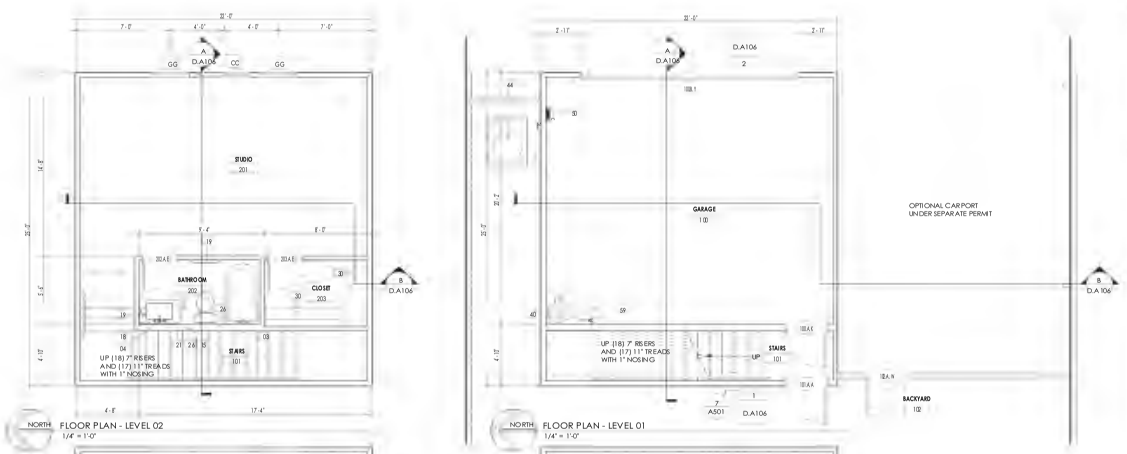
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :
DRAWING SCALE :
DATE : 8-19-2021

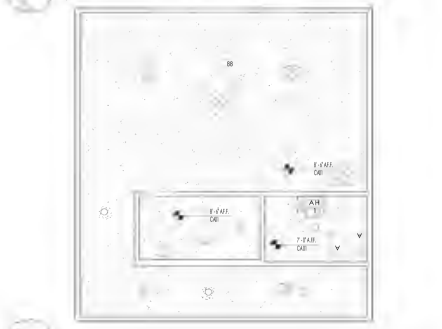
SHEET NAME

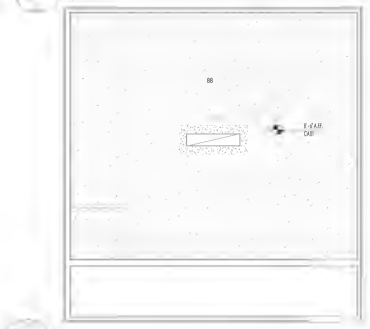
SITE EXHIBIT

SHEET NUMBER

AS101









GENERAL REFLECTED CEILING NOTES:

1. GYPSUM BOARD- TEXTURED AND PAINTED (TYPICAL UNLESS OTHERWISE NOTED)

2. PER TABLE R302.6 IN THE 2018 IRC, THAT HABITABLE SPACES ABOVE GRAGES ARE TO BE NO LESS THAN 5/8" TYPE X GYP BOARD

REFLECTED CEILING LEGEND:

- SURFACE MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- PENDANT FIXTURE
- CEILING FAN AND LIGHT
- CARBON MONOXIDE / SMOKE DETECTOR
- EXHAUST FAN
- SUPPLY REGISTER
- RETURN REGISTER
- R.A.G & FILTER
- 22 X 30 ATTIC ACCESS TO FAN COIL
- ROOF TOP UNIT
- 8'-0" CAU1 — HEIGHT ABOVE FINISH FLOOR
- CEILING ASSEMBLY
  - R = ROOF TOP UNIT
  - HP = HEATPUMP UNIT
  - AH = AIR HANDLING UNIT
  - E - EXHAUST FAN
- R 1 — EQUIPMENT TYPE (SEE MECHANICAL PLAN FOR FURTHER INFORMATION)

GENERAL ROOF NOTES:

1. VERIFY THAT ALL AREAS HAVE POSITIVE 1/8" PER FOOT MIN. ROOF DRAINAGE PRIOR TO INSTALLATION.

2. COORDINATE WITH STRUCTURAL DRAWINGS FOR ROOF ELEVATIONS.

3. CONTRACTOR SHALL VERIFY ALL MECHANICAL UNIT LOCATIONS, CURBS AND HOOKUPS WITH SUBCONTRACTORS, MECHANICAL AND STRUCTURAL ENGINEERS, AND ARCHITECT PRIOR TO INSTALLATION.

4. FOR TYPICAL ROOF PENETRATIONS AND FACTORY CURBS, SEE SHEET A501. CONTRACTOR TO CONFORM ALL LOCATIONS WITH MECHANICAL AND STRUCTURAL DRAWINGS.

5. PROVIDE POLYSO CRICKETS AS REQUIRED TO MAINTAIN MINIMUM 1/4" PER FOOT DRAINAGE AT SKYLIGHTS, EQUIPMENT PADS AND ROOF HATCH X/A00X.

6. MEMBRANE ROOF SYSTEM INSTALLED FOR EXPOSURE AT 90MPH WINDS.

7. CONTRACTOR SHALL INSURE PROPER JOB-SITE STORAGE OF MATERIALS TO MINIMIZE EXPOSURE TO MOISTURE DURING THE CONSTRUCTION CYCLE.

8. INSTALL ROOFING MATERIALS AS SOON AS POSSIBLE AFTER INSTALLATION OF WOOD ROOF DECKS AS POSSIBLE TO MINIMIZE EXPOSURE OF THE WOOD DECK TO MOISTURE SOURCES. USE TEMPORARY COVERINGS IF ROOFING MATERIALS CANNOT BE INSTALLED IN SUCH A TIMELY MANNER.

9. MINIMIZE IRREGULARITIES AND LOCAL DISCONTINUITIES IN STRUCTURAL WOOD ROOF PANELS WHICH MAY BE CAUSED BY HANGER FLANGES OR DISPROPORTIONATE SHRINKAGE OF CONNECTING WOOD ELEMENTS. AVOID NAILS, SCREWS, OR OTHER MECHANICAL FASTENERS PROTRUDING ABOVE THE SURFACE OF THE ROOF DECK.

10. PRIOR TO TRUSS INSTALLATION, TRUSS MANUFACTURER TO SUBMIT PLANS TO BUILDING DEPARTMENT FOR APPROVAL.

ROOF DRAINAGE CALCULATION:

ROOF DRAINAGE PIPING SIZED PER UPC TABLE 1103.2 FOR 1.5" RAINFALL/HR AT 0.016 GPM/SQFT.

AREA 1 = 522 SF.
TOTAL DRAINAGE: 9 GPM
MIN REQUIRED PIPE SIZE 2"
PROVIDED: 3"

SECONDARY DRAINAGE - ROOF SCUPPERS (1101.12.1 - UPC 2018)

REQUIRED DRAIN SIZE = 2" = ROS
REQUIRED HEIGHT OF SCUPPER = 4" MIN
REQUIRED WIDTH OF SCUPPER = (ROS) H) = (2") (H) = 6.28"
PROVIDED: 12"W X 6"H

GENERAL DISCLAIMER:

IN THE INTEREST OF CONTINUING IMPROVEMENT, THE PINES - KAVISON HOMES RESERVES THE RIGHT TO CHANGE MAPS, PLANS, EXTERIORS, SPECIFICATIONS, PRICES AND TERMS WITHOUT NOTICE. ALL PLANS, VARIATIONS, RENDERINGS AND MAPS ARE ARTIS TS' CONCEPTIONS AND ARE NOT INTENDED TO BE AN EXACT DEPICTION. SQUARE FOOTAGE AND DIMENSIONS SHOWN ARE APPROXIMATE. PLEASE SEE SALES REPRESENTATIVE IF YOU HAVE ANY QUESTIONS.

GENERAL CONSTRUCTION NOTES:

1. SEE DETAIL X/A-50X FOR TYPICAL ACCESSORY MOUNTING BLOCKING.

2. ERFY EXISTING CONSTRUCTION WITHIN SCOPE OF WORK TO ENSURE CONFORMANCE WITH NOTED RATINGS AND LOCAL CODES. RETROFIT NONCONFORMING CONSTRUCTION AS REQUIRED.

3. PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISH.

4. FINISH: PREPARE SUB-FLOOR AND LEAVE IN BROOM CLEAN CONDITION IN ORDER TO RECEIVE CARPET OR OTHER FLOORING. FLOOR SHALL BE LEVEL AND FREE OF DIPS, DIMPLES AND JOINTS THAT WOULD SHOW THROUGH FINISHED INSTALLATION.

5. COORDINATE LOCATION OF ALL SMOKE DETECTORS, EXIT SIGNS, FIRE HORNS, ETC., AND ALL MISCELLANEOUS APPURTENANCES WITH ELECTRICAL AND MECHANICAL PLANS.

6. CONTRACTOR SHALL PATCH, PAINT, AND IN GENERAL REPAIR ANY DAMAGE TO EXISTING WALLS, FLOOR, AND CEILING AS REQUIRED.

7. NO ALTERATIONS OR MODIFICATIONS TO THE BUILDING'S STRUCTURAL SYSTEM SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

8. CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AS REQUIRED TO CONTAIN DUST DURING CONSTRUCTION.

9. THE WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS.

WALL LEGEND :

- CMU
- WOOD STUD
- 8" CMU - ONE HOUR ASSEMBLY - IRC TABLE R302.1(2)

WALL TYPES :

W-1 2X6 STUDS AT 16" O.C. W/R-XX FIBERGLASS BATT INSULATION (TYPICAL PLUMBING WALL UNLESS NOTED OTHERWISE)

W-2 2X4 STUDS AT 16" O.C. W/R-XX FIBERGLASS BATT SOUND INSULATION (TYPICAL INTERIOR WALL UNLESS NOTED OTHERWISE)

KEY NOTES:

#	DECRIPTION
03	SHOWER BASE
04	ENAMELED SINK
15	WATER CLOSET
18	MIRROR
19	24" TOWEL BAR
21	TOILET PAPER DISPENSER
26	2X6 PLUMBING WALL
30	SINGLE SHELF AND POLE
40	ELECTRIC WATER HEATER
44	13 SEER A.C. COMPRESSOR ON CONCRETE PAD - REFER TO MECHANICAL DRAWINGS
50	DATA PANEL - CABLE TV, TELEPHONE, ETC
59	SOFT WATER LOOP
64	SCUPPER - PRIMARY ROOF DRAINAGE (1101.12.1 - UPC 2018)
65	ROOF OVERFLOW SCUPPER - SECONDARY DRAINGE (1101.12.2.1 - UPC 2018)
84	SINGLE PLY ROOF ASSEMBLY
85	TAPERED INSULATION CRICKET
88	GYPSUM BOARD CEILING

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a Reisch Kompany DBA ARKstudio
architecture-planning
1771 e. flamingo rd. 218b
las vegas, nv 89119
p:702.478.8802

REVISIONS/ADDENDA

MARK	DATE	COMMENT
1	12/01/2021	Plan Review

KEVIN LEE REISCH REGISTERED No. 7921 Exp.DEC 31, 2021 ARCHITECT STATE OF NEVADA
12/08/2021

2 & 3 CAR GARAGE PLANS
THE PINES at John S. Park
KAVISON HOMES

OWNER APPROVAL

INITIALS	DATE	PHASE

PROJECT INFOMATION

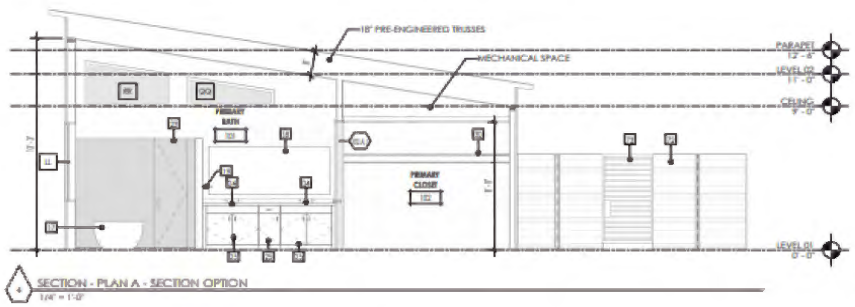
PROJECT NUMBER :
DRAWN BY :
CHECKED BY :
DRAWING SCALE :
DATE : 8-19-2021

22-0164
03/21/2022

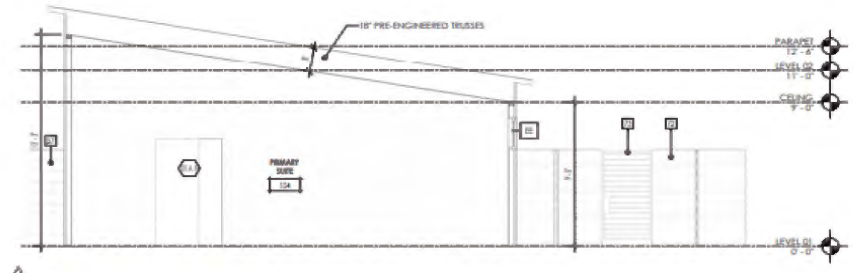
SHEET NAME
OPTIONAL 2 CAR GARAGE WITH A STUDIO

SHEET NUMBER
D.A105

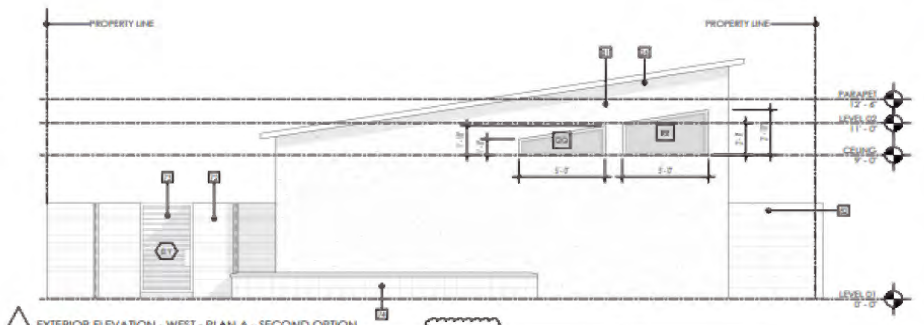
21.0027 ARCHITECTURAL / OPTIONAL 2 CAR GARAGE WITH A STUDIO



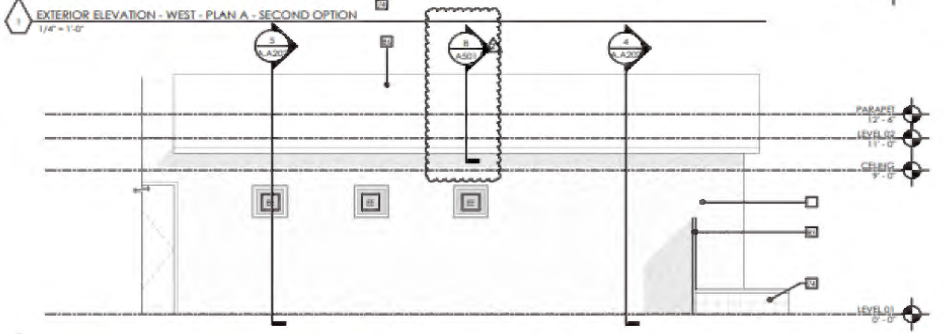
4 SECTION - PLAN A - SECTION OPTION
1/4" = 1'-0"



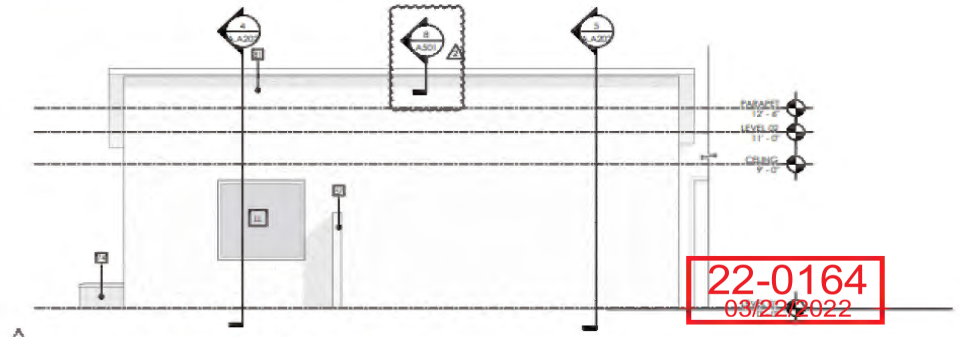
5 SECTION - PLAN A - SECTION OPTION
1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST - PLAN A - SECOND OPTION
1/4" = 1'-0"



2 EXTERIOR ELEVATOIN - NORTH- PLAN A - SECOND OPTION
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH - PLAN A - SECOND OPTION
1/4" = 1'-0"

KEY NOTES:

#	
04	ENAMELED SINK
17	FREE STANDING
18	MIRROR
19	24" TOWEL BAR
23	SHOWER GLASS
25	23" DEEP VANIT
26	2x6 PLUMBING
30	SINGLE SHELF A
57	72" CMU PROPE
72	72" HIGH IPE AN
73	GATE
74	CMU PLANTER
81	EIFS
82	ONE HOUR 8" C
83	IPE WOOD FAC
86	SHEET METAL RO

3. DO NOT SCALE DR
TO THE FACE OF STU
UNLESS NOTED OTH

22-0164
03/22/2022



22-0164, 22-0164-VAR1, 22-0164-VAR2, 22-0164-VAR3 AND 22-0164-VAR4 - APPLICANT/OWNER: KAVISON HOMES, LLC
SOUTHEAST CORNER OF FRANKLIN AVENUE AND 8TH STREET

03/31/2022



22-0164, 22-0164-VAR1, 22-0164-VAR2, 22-0164-VAR3 AND 22-0164-VAR4 - APPLICANT/OWNER: KAVISON HOMES, LLC
SOUTHEAST CORNER OF FRANKLIN AVENUE AND 8TH STREET

03/31/2022



22-0164, 22-0164-VAR1, 22-0164-VAR2, 22-0164-VAR3 AND 22-0164-VAR4 - APPLICANT/OWNER: KAVISON HOMES, LLC
SOUTHEAST CORNER OF FRANKLIN AVENUE AND 8TH STREET

03/31/2022



22-0164, 22-0164-VAR1, 22-0164-VAR2, 22-0164-VAR3 AND 22-0164-VAR4 - APPLICANT/OWNER: KAVISON HOMES, LLC
SOUTHEAST CORNER OF FRANKLIN AVENUE AND 8TH STREET

03/31/2022

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

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rjg@kcnvlaw.com
702.792.7000

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Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 22, 2022

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 North Rancho Drive
Third Floor
Las Vegas, NV 89106

Re: Justification Letter – Variance
Franklin and 8th
APNs: 162-03-616-002, 004, 006 and 007

To Whom It May Concern:

This firm represents Kavison Homes, LLC (the "Applicant") in the above referenced matter. The proposed project is located on approximately 2.57 acres on the southeast corner of Franklin Avenue and 8th Street (the "Property"). The Property is was recently approved for a 9-lot single family residential development via applications 20-0247-VAR1 through 9 and 20-0247-TMP1. The Applicant is requesting a variance to allow living space above the garage on 4 lots of the previously approved project where the garage with living space is taller than the main dwelling. The studios would not have kitchens. The requested variance applies to Lots 2, 4, 6 and 7 only.

The Property is currently under construction and the lots have been sold to future home owners. The floor plans submitted with this application request were disucssed with the original entitlements for the development but were, unfortunately, inadvertently overlooked/not included during the prior approval process. Therefore, because the homes are under construction and have been sold, the Applicant respectfully requests the consideration of the requested variance.

Thank you in advance for your consideration. We look forward to discussing the application in more detail during our pre-application meeting. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

22-0164
03/22/2022

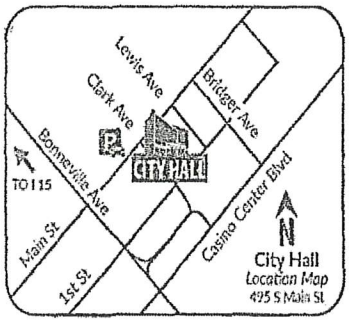
pg 1 of 1

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAY 09 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0164 and 22-0164-VAR1 and 22-0164-VAR2 and 22-0164-VAR3 and 22-0164-VAR4

Planning Commission Meeting of **05/10/2022**

22-0164
16203515024
BENNETT MI ANN
1251 S 7TH ST
LAS VEGAS NV 89104

→ 17024647499
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05/04/2022 4:42 PM

93 BRDFNP1 89104

Submitted after final agenda

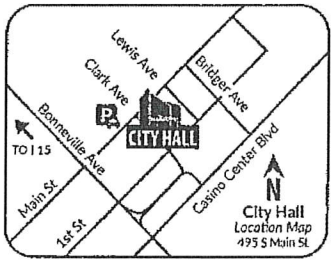
37a-d P

From:WinWin Realty 702 361 3865 05/03/2022 12:15 #125 P.001/001

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0164 and 22-0164-VAR1 and 22-0164-VAR2 and 22-0164-VAR3 and 22-0164-VAR4

Planning Commission Meeting of **05/10/2022**

93 BRDFNP1 89104

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City of Las Vegas
Department of Planning

22-0164
16203213006
SAJDAK DAVID F & REYNA E
1500 S 6TH ST
LAS VEGAS NV 89104

Submitted after final agenda
37a-d A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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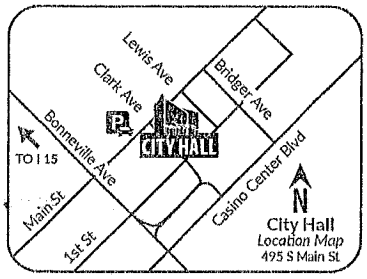

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22-0164 and 22-0164-VAR1 and 22-0164-VAR2 and 22-0164-VAR3 and 22-0164-VAR4

Planning Commission Meeting of **05/10/2022**

22-0164
16203510002
ALLEN ROBERT & LIN
701 PARK PASEO DR
LAS VEGAS NV 89104

99 BRDFNP1 89104

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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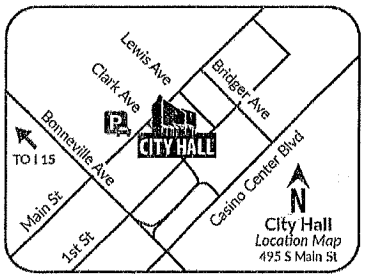

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22-0164 and 22-0164-VAR1 and 22-0164-VAR2 and 22-0164-VAR3 and 22-0164-VAR4

Planning Commission Meeting of **05/10/2022**

22-0164
16203510003
ALLEN ROBERT
701 PARK PASEO
LAS VEGAS NV 89104-1531

Submitted at Planning Commission
Jeanne ASMUSSEN
Date 5/10/2022 Item 37a-37d

99 BRDFNP1 89104

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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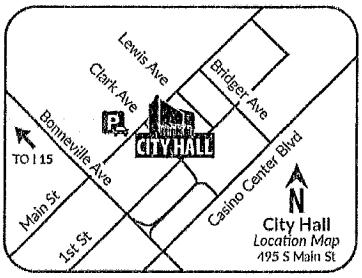
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0164 and 22-0164-VAR1 and 22-0164-VAR2 and 22-0164-VAR3 and 22-0164-VAR4

Planning Commission Meeting of **05/10/2022**

22-0164
16203515037
ASMUSSEN JEANNE
718 PARK PASEO ST
LAS VEGAS NV 89104-1532

93 BRDFNP1 89104

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
37a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0164-VAR1 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1307 SOUTH 8TH STREET

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
37b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0164-VAR2 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1315 SOUTH 8TH STREET

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
37c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0164-VAR3 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1323 SOUTH 8TH STREET

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
37d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0164-VAR4 - VARIANCE - TO ALLOW A PROPOSED 23-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 13 FEET IS THE MAXIMUM ALLOWED AT 1327 SOUTH 8TH STREET

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
38

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

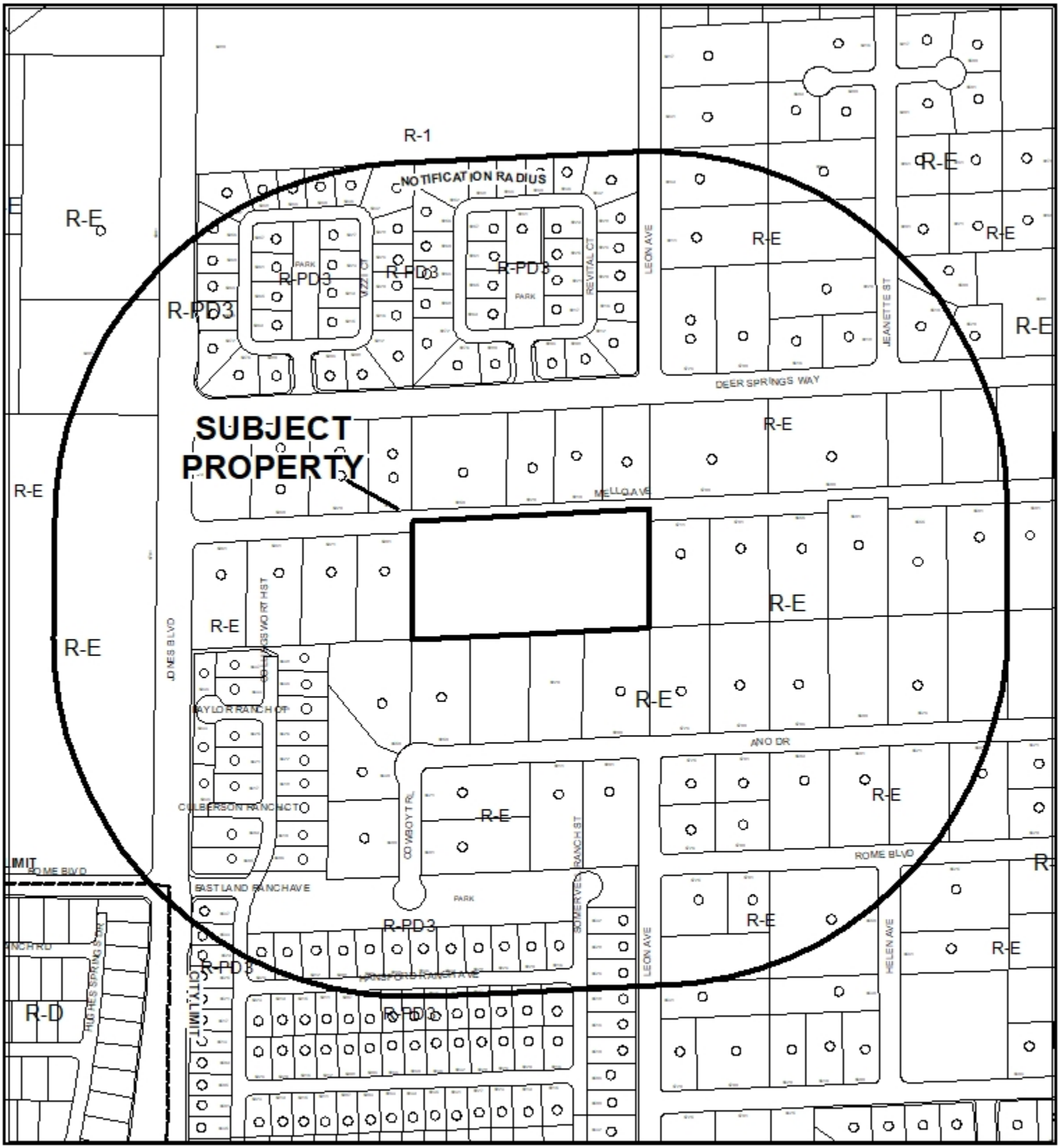
SUBJECT:
22-0168 - PUBLIC HEARING - APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 5.03 acres on the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN 125-24-302-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

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 DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0168-TMP1
7. Protest Postcard
8. Submitted after Final Agenda - Withdraw without Prejudice Request Letter by Wood Rogers and Revised Conditions and Staff Report and Maps Dated 05-04-2022 and Protest Postcards



CASE: 22-0168

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



CASE: 22-0168

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas *AGENDA MEMO - PLANNING*

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0168-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0168-TMP1	Staff recommends DENIAL, if approved subject to conditions:	22-0168-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 189

NOTICES MAILED 30

PROTESTS 1

APPROVALS 0

JB

**** CONDITIONS ****

22-0168-VAR1 CONDITIONS

Planning

1. Approval and conformance to the Conditions of Approval for Tentative Map (22-0168-VAR1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0168-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Variance (22-0168-VAR1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

7. Construct half-street improvements on Mello Avenue meeting current City Standards including appropriate transition paving 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.

8. Extend public sewer in Mello Avenue to the western edge of this site at a size, depth and location acceptable to the Sanitary Sewer Planning section of the Department of Public Works.

9. No structures, and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. 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.

12. Submit a License Agreement for landscaping and private improvements in the public right-of-way adjacent to this site, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property 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. 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.

14. 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.

15. 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. A deviation from standards for the substandard gated entry is hereby approved, subject to Fire Department approval. No other 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 has proposed a Tentative Map to construct an eight-lot single-family residential subdivision on 5.03 acres of undeveloped property located adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard. In addition to the Tentative Map, the applicant is requesting a Variance to address deviations of Title 19.06.060 wall height development standards.

ISSUES

- The applicant has requested a Variance (22-0225-VAR1) to allow a five-foot retaining wall where four feet is the maximum allowed and an 11-foot overall wall height where 10 feet is the maximum allowed on less than a two percent slope. Staff recommends denial of the request.

ANALYSIS

The subject 5.03-acre site is currently undeveloped land and is zoned R-E (Residence Estates), and is located with the Tule Springs Area of the 2050 City of Las Vegas Master Plan. This area is defined as an area with a mixture of traditional and suburban single-family development and large-lot residential estates, many containing ranch or small agricultural functions. This is the case with the subject site, which is surrounded by large-lot estates that are zoned R-E (Residence Estates) many of which containing ranch or small agricultural functions.

The existing General Plan land use designation R (Rural Density Residential) has an allowable density of 3.59 dwelling units per gross acre, which allows a maximum of 18 dwelling units and is compatible with the eight dwellings which are proposed. The proposed lots range in size from 21,344 square feet to 21,780 square feet and maintain a minimum width of 100 feet, which comply with Title 19.06.060 development standards. The eight proposed lots are oriented in two four-lot clusters, which each have access to Mello Avenue, a 60-foot Local Street, from a 49-foot wide gated Private Street.

The Department of Public Works has noted that the submitted east/west and north/south cross sections depict maximum natural grade less than two percent across this site. Per the tables in Title 19.06.060 a development with natural slope less than two percent, is allowed a maximum four-foot retaining wall. A maximum of 2.8-foot retaining walls is shown on the west property line, a maximum 2.4-foot retaining wall is shown along the east property line, and a maximum 4.3-foot retaining wall is shown on the south property line. Based on a cursory review, it appears that there may be an opportunity to grade the site such that a greater than four-foot retaining is not needed. However, a more in depth final grading plan needs to be submitted to make a final determination on whether or not it is feasible to have retaining walls that do not exceed four feet.

The applicant has requested a Variance (22-0168-VAR1) of Title 19.06.060 wall height development standards to allow a five-foot retaining wall where four feet is the maximum allowed and an 11-foot overall wall height where 10 feet is the maximum allowed on less than a two percent slope. Staff does not support the requested Variance, as the increased wall height will create a canyon-like effect to the adjacent residential properties to the south of the subject site. Furthermore, staff notes the building pad sites have been artificially raised, which will also negatively impact the surrounding properties in the area.

The Clark County School District projects that approximately three additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Carl Elementary School, Saville Middle School and Shadow Ridge High School) Carl Elementary School and Shadow Ridge High School were over capacity for the 2021-2022 school year at 11.70 and 31.21 percent respectively.

No unique or extraordinary evidence has been presented to warrant the requested Variance to allow wall heights that exceed the development standards outlined in Title 19.06.060. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the Variance and Tentative Map.

FINDINGS (22-0168-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to allow a five-foot retaining wall where four feet is the maximum allowed and an 11-foot overall wall height where 10 feet is the maximum allowed on less than a two percent slope. An alternative design and wall height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0168-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes; however, the applicant has requested a Variance of Title 19.06.060 wall height development standards. Staff does not support the requested Variance and recommends denial of the project with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/14/64	The City Planning Commission approved a request for a Petition of Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard.
02/04/04	The City Council accepted a requested to withdraw without prejudice Rezoning (ZON-3219) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units per Acre) on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.
	The City Council accepted a requested to withdraw without prejudice Site Development Plan Review (SDR-3220) for a proposed 15-lot residential development on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.
02/08/07	The Planning Commission accepted a requested to withdraw without prejudice Rezoning (ZON-17248) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre) on 5.06 acres adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard.
	The Planning Commission accepted a requested to withdraw without prejudice Site Development Plan Review (SDR-17249) for a proposed nine-lot single-family residential subdivision on 5.06 acres adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard

Most Recent Change of Ownership	
07/03/08	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	
03/17/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Tentative Map for a proposed eight-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/22	During a routine site inspection staff noted the subject site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Net Acres	5.03

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-E (Residence Estates)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
	Undeveloped		
East	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Tule Springs	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	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 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	21,344 SF	Y
Min. Lot Width	100 Feet	124 Feet	Y
Min. Setbacks			
• Front (to Public Street)	50 Feet	50 Feet	Y
• Front (to Private Street)	30 Feet	30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.60 du/ac	18

Pursuant to Title 19.06.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North (Mello Avenue)	N/A		0 Feet	Y
Perimeter and Retaining Walls with slope ≤ 2%	Max. Wall Height - 10 Feet		11 Feet	N*
	Max. Perimeter Wall Height – 6 to 8 Feet		6 Feet	Y
	Max. Retaining Height – 4 Feet		5 Feet	N*

* The applicant has requested a Variance to allow deviations to Title 19.06.060 wall height development standards to allow a 11-foot tall overall perimeter wall height where 10 feet is the maximum allowed and to allow a five-foot retaining wall where four feet is the maximum allowed on a ≤ 2% slope.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Mello Avenue	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tenatative Map Review

Project Address (Location) South side of Mello Ave. approximately 600 ft. East of Jones Blvd.

Project Name Sandringham Manor **Proposed Use** Residential (R-E Lots)

Assessor's Parcel #(s) 125-24-302-005 **Ward #** 6

General Plan: Existing Residential Proposed Residential **Zoning:** Existing R-E Proposed R-E

Additional Information

Property Owner Falcon Crest Properties LLC Contact Joseph Golshan

Address 1960 Carla Ridge City Beverly Hills State CA Zip 90210

E-mail Joseph@plpinc.us Phone (310) 276-4441

Applicant Gold Rose Construction LLC Contact Gary Briggs

Address 9775 Severence Lane City Las Vegas State NV Zip 89149

E-mail gary.b@goldroseconstruction.com Phone (702) 739-9053

Representative Wood Rodgers Inc. Contact Mark Fakler

Address 8345 Sunset Road City Las Vegas State NV Zip 89113

E-mail mfakler@woodrodgers.com Phone (702) 220-3680

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds 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 Joseph Golshan

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name

22-0168
03/18/2022

See attached California Acknowledgment

Subscribed and sworn before me

This _____ day of _____, 20_____

Notary Public in and for said County and State

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 3/9/2022 (Date) before me, Noushin Maleknasr (Here Insert Name and Title of the Officer),

personally appeared Joseph Golshan (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.

NOUSHIN MALEKNASR
COMM. #2244830
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 06/02/2022

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 Noushin Maleknasr
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Department of Planning
Document Date: 3-9-2022 Number of Pages: 1
Signer(s) Other Than Named Above: /

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

22-0168
03/18/2022

©2018 National Notary Association

101260-PRE Sandringham Manor

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.
- NR 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.
- NA ☐ 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.

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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.

NR 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

NA 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

NA 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.

NA 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

NA 3. Any proposed deviations from City standards.

☐ 4. A copy of the deed for the property, if required.

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. A compatible digital format copy of the tentative map.

☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: _____

Department of Public Works Signature: _____

Date: _____

22-0168
03/18/2022

SANDRINGHAM MANOR

RESIDENTIAL SUBDIVISION TENTATIVE MAP

APN: 125-24-302-005

OWNER

FALCON CREST PROPERTIES LLC
JOSEPH GOLSHAM
1950 CARLA RIDGE
BEVERLY HILS, CA 90210
JOSEPH@PLPINC.US
702.819.0509

DEVELOPER

GOLD ROSE CONSTRUCTION LLC
GARY BRIGGS
9775 SEVERENCE LANE
LAS VEGAS, NV 89148
GARY.B@GOLDROSECONSTRUCTION.COM
702.619.0509

CIVIL ENGINEER:

MARK J. FAKLER, P.E.
MFAKLER@WOODRODGERS.COM
702.220.3680

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
2190 East Pebble Road Ste. 260 Tel 702.220.3680
Las Vegas, NV. 89123

SITE DATA

APN:	125-24-302-005
ACREAGE:	5.03 ACRES
ZONING:	RESIDENCE ESTATES DISTRICT (R-E)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK "SLV90240C4", BEING A RIVET PLATE IN THE TOP OF CURB, NE CORNER OF BRADLEY AND DEER SPRINGS.

ELEVATION: 2311.86 (US SURVEY FEET)
704.66 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE (LOW DISTORTION PROJECTION), NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE CENTERLINE OF DEER SPRINGS WAY AND THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, HAVING A BEARING OF N 87° 03' 33" E; ALSO BEING N 87° 25' 33" E AS SHOWN ON MAP THEREOF ON FILE IN FILE 88 OF SURVEYS, PAGE 26, OFFICIAL RECORDS, CLARK COUNTY NEVADA.

LINEAR UNIT: US SURVEY FOOT (SFT)
DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS
PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36° 15' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 114° 58' 00" W
NORTHING AT GRID ORIGIN: 656,166.6667 SFT (200,000.000 M)
EASTING AT CENTRAL MERIDIAN: 328,083.3333 SFT (100,000.000 M)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:

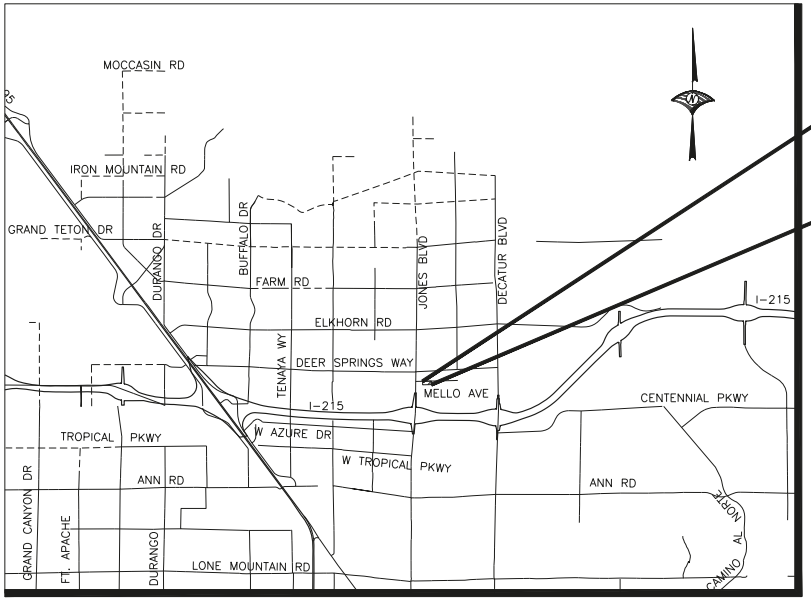
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

LEGAL DESCRIPTION

APN: 125-24-302-005
THE SOUTH HALF (S1/2) AT THE NORTHEAST QUARTER (NE1/4) AT THE NORTHWEST QUARTER (NW1/4) AT THE SOUTHWEST QUARTER (SW1/4) AT SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDB+M

FLOOD ZONE

PROJECT SITE IS LOCATED IN ZONE "X", WHICH ARE AREAS OF MINIMAL FLOOD HAZARD, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C1765F CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.



VICINITY MAP
NTS



SITE MAP
NTS

UTILITY SERVICES BY:

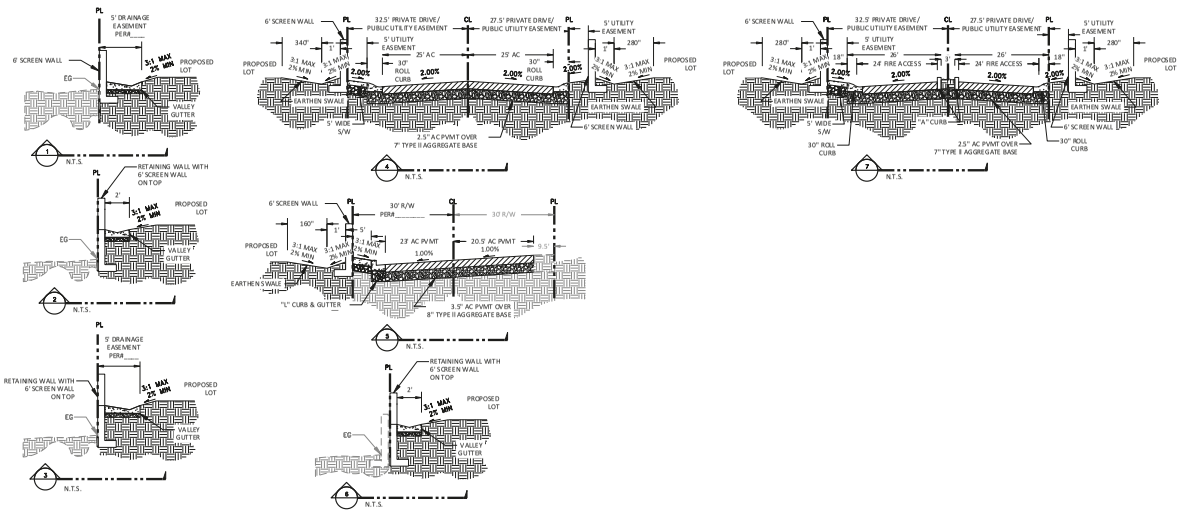
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS SEWER
SOLID WASTE:	REPUBLIC SERVICES OF NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS CORPORATION
CABLE:	COX CABLE

GENERAL NOTES:

1. THERE WILL BE C.C. & R.'S ESTABLISHED FOR THE SUBDIVISION BY THE OWNER/DEVELOPER.
2. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY THE HOA.
3. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE RESIDENTIAL SUBDIVISION MAP.
4. THERE ARE NO VISIBLE FAULTS/TISSURES ON THE SITE.
5. THIS PROJECT IS NOT PART OF A MASTER PLAN.
6. UTILITIES AND UTILITY INFORMATION SHOWN (WATER, SEWER, ETC.) AND PROPOSED ROADWAY/DRAINAGE EASEMENTS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON TECHNICAL STUDIES.
7. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR PUBLIC USES.
8. SEASONAL GROUND WATER IS GREATER THAN 20 FEET BELOW THE GROUND SURFACE.

ADDRESS NOTE:

PROPOSED LOTS WILL BE WITHIN THE 5800 BLOCK OF MELLO AVE



NO.	DESCRIPTION	ENGR INIT.	DATE

DATE: FEBRUARY 2022 SCALE: H: N/A V: N/A
DRAWN BY: CH.
DESIGNED BY: GB
CHECKED BY: MJF

MARK J. FAKLER Exp. 6-30-2023 CIVIL No. 009911 STATE OF NEVADA
4/11/2022

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 West Sunset Road Ste. 300 Tel 702.560.3680
Las Vegas, NV. 89118

TENTATIVE MAP
SANDRINGHAM MANOR
APN:125-24-302-005
COVER SHEET

PROJECT NO. 3869.003
SHT 1 OF 3

Planning Commission May 10, 2022 Page 1021

J:\3800+\3869_Gold Rose_Construction Walls_Ave_Sandringham Manor\Civil\Exhibits\Maps\Tentative Map.dwg 4/11/2022 3:34 PM George Hanna

DEVIATION NOTE

PROJECT CONTAINS NO PROPOSED DETAILS THAT DEVIATES FROM THE CLARK COUNTY AREA UNIVERSAL DESIGN STANDARDS OR STANDARDS ACCEPTED BY THE CITY OF LAS VEGAS.

FIRE SPRINKLER REQUIREMENT

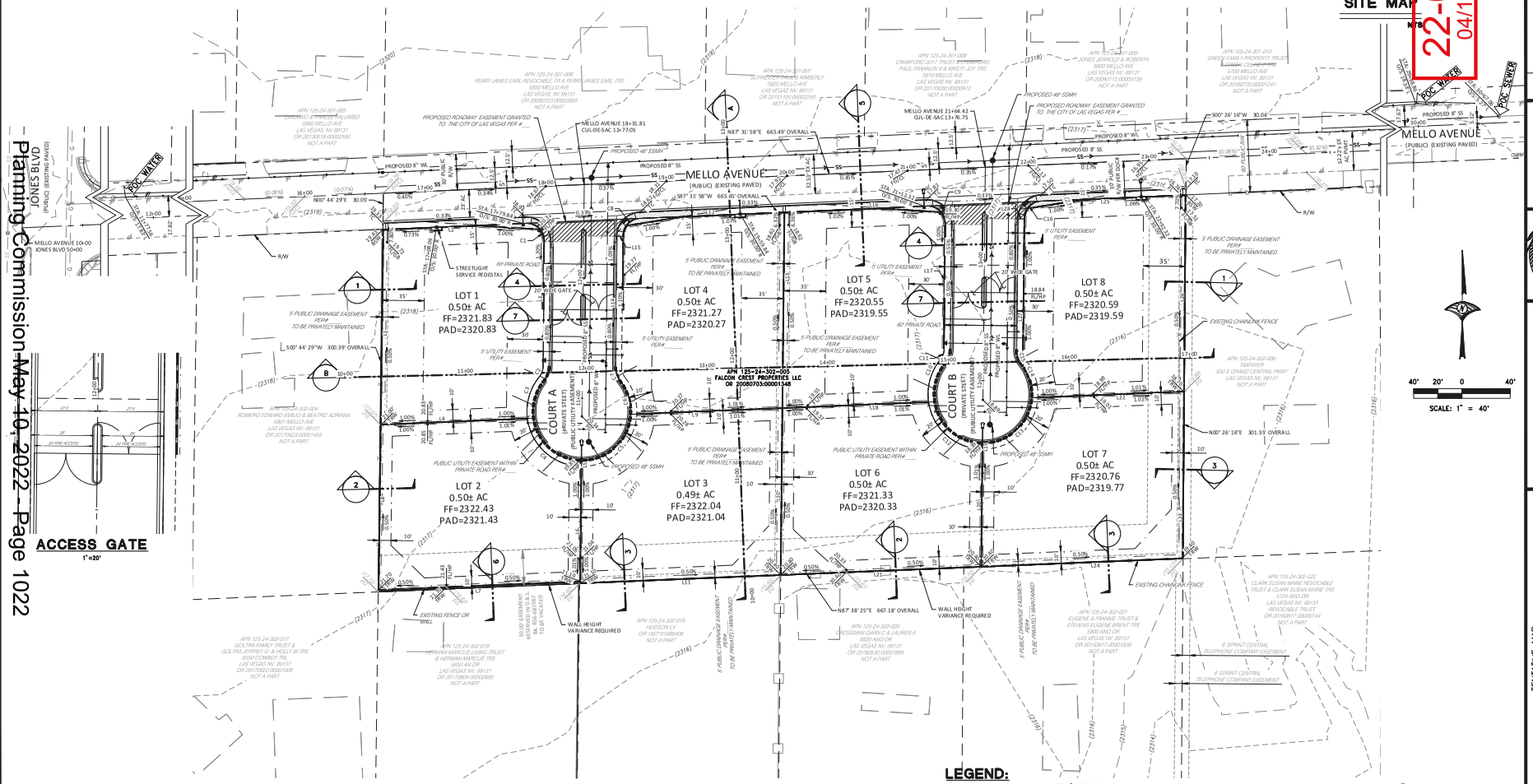
FIRE SPRINKLER SYSTEM REQUIRED PER IFC 903.



SITE MAP

NTS

22-0168
04/11/2022



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	24.39'	15.00	9°0'09"00"
C2	9.73'	14.50	38°26'00"
C3	36.87'	45.50'	46°25'13"
C4	65.12'	45.50'	82°00'25"
C5	61.69'	40.50'	87°16'47"
C6	29.09'	40.50'	41°09'12"
C7	13.08'	19.50	38°26'00"
C8	22.73'	15.01'	86°46'44"
C9	24.36'	15.00	9°0'03"23"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	37.49'	45.50'	47°12'55"
C11	9.73'	14.50	38°26'00"
C12	64.50'	45.50'	81°13'09"
C13	61.07'	40.50'	86°23'35"
C14	29.72'	40.50'	42°02'25"
C15	13.08'	19.50	38°26'00"
C16	22.73'	15.00	86°49'32"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	161.77'	S00°44'29"W
L2	118.22'	S87°31'58"W
L3	103.18'	N00°35'22"E
L4	121.88'	N87°38'25"E
L5	102.10'	S00°35'21"W
L6	97.30'	N00°35'22"E
L7	167.37'	N87°38'25"E
L8	138.61'	S00°44'29"W
L9	125.71'	S87°38'25"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	138.59'	N00°35'21"E
L11	166.22'	N87°38'25"E
L12	119.40'	N87°31'58"E
L13	162.37'	S00°35'21"W
L14	108.27'	N00°35'21"E
L15	5.00	S89°44'40"E
L16	117.87'	N87°31'58"E
L17	103.20'	S00°35'21"W
L18	121.19'	S87°38'25"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	5.00	S00°35'21"W
L20	97.72'	N00°35'21"E
L21	166.22'	N87°38'25"E
L22	126.53'	S87°38'25"W
L23	138.58'	N00°26'16"E
L24	167.37'	N87°38'25"E
L25	119.82'	S87°31'58"W
L26	162.98'	N00°26'16"E
L27	108.27'	S00°35'21"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	5.00'	N89°44'40"W

LEGEND:

- ROW/BOUNDARY
- VACATED ROW
- PARCEL LINE
- CENTERLINE
- (2020) EXISTING GRADE MAJOR CONTOUR
- (2022) EXISTING GRADE MINOR CONTOUR
- EXISTING EASEMENT
- PROPOSED ROADWAY EASEMENT
- PROPOSED UTILITY EASEMENT
- FW PROPOSED FIRE-LINE
- PROPOSED WATERLINE
- PROPOSED WALL
- PROPOSED PAVEMENT EDGE
- PROPOSED FIRE LANE RED PAINTED CURB
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- G EXISTING GAS LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING WALL
- EXISTING FENCE
- PROPOSED BACK OF CURB
- PROPOSED FRONT FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED FLOWLINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GATE VALVE
- MH EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED BACKFLOW
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING POLE
- EXISTING LIGHT POLES
- PROPOSED SIDEWALK DRAIN
- PROPOSED STREETLIGHT, 150 LUMENS

NO.	DESCRIPTION	DATE	ENGR INIT.

DATE: FEBRUARY 2022 SCALE: H: 1"=40' V: N/A
DRAWN BY: CH.
DESIGNED BY: GH.
CHECKED BY: MJF

MARK J. FAKLER Exp. 6-30-2023 CIVIL No. 009911 STATE OF NEVADA 4/11/2022

WOOD RODGERS
CIVIL/LAND INNOVATIVE DESIGN SOLUTIONS
8948 West Sunset Road Ste. 200
Las Vegas, NV. 89178
Tel: 702.562.3800

TENTATIVE MAP

SANDRINGHAM MANOR
APN:125-24-302-005

TENTATIVE MAP

PROJECT NO. 3869.003

SHT 2 OF 3

Planning Commission May 10, 2022 - Page 1022

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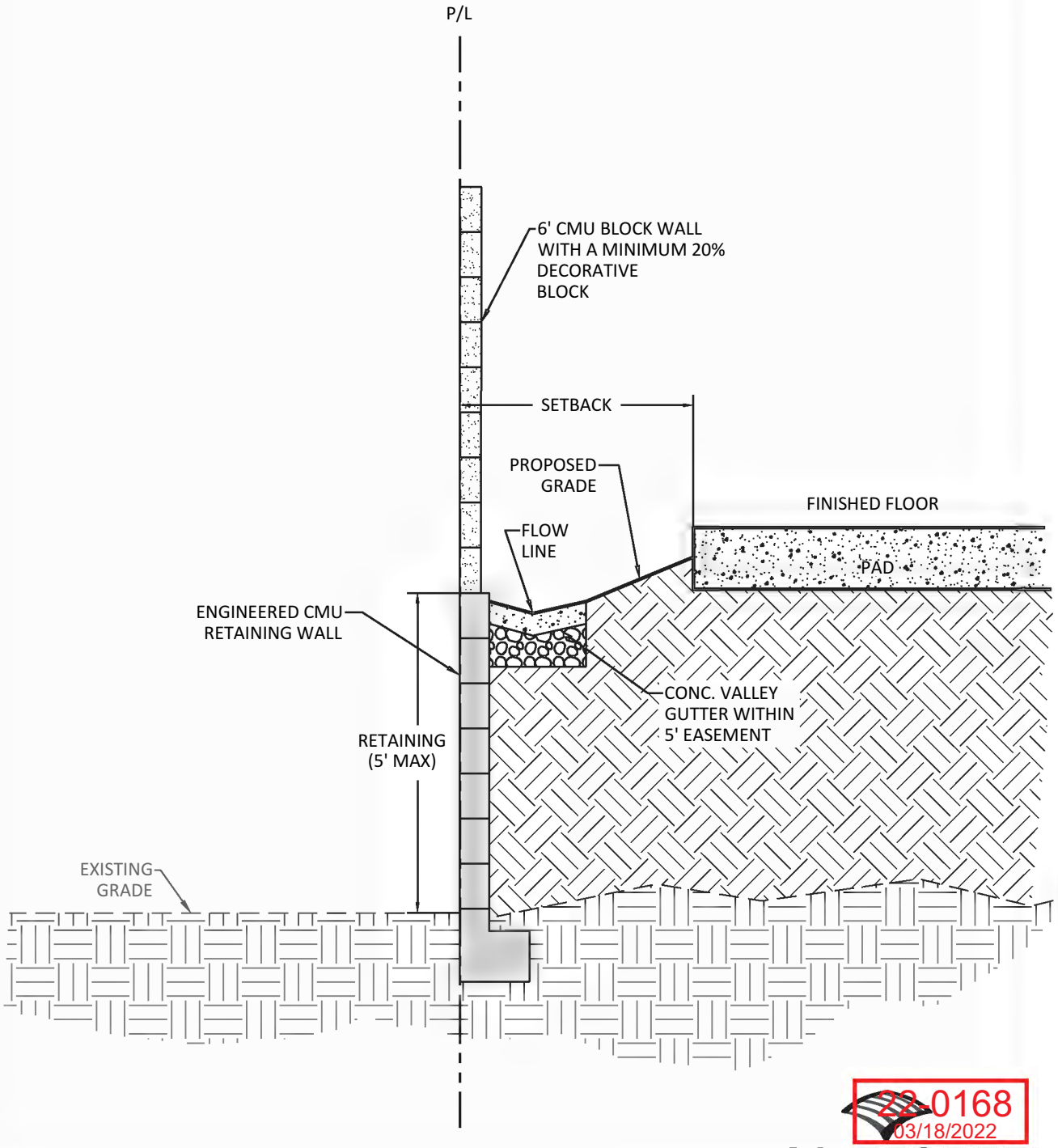
22-0168
04/11/2022

SANDRINGHAM MANOR

DECORATIVE PERIMETER WALL ON RETAINING WALL

MARCH 2022



22-0168
03/18/2022

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8345 West Sunset Road Ste. 150 Tel 702.220.3680
Las Vegas, NV. 89113

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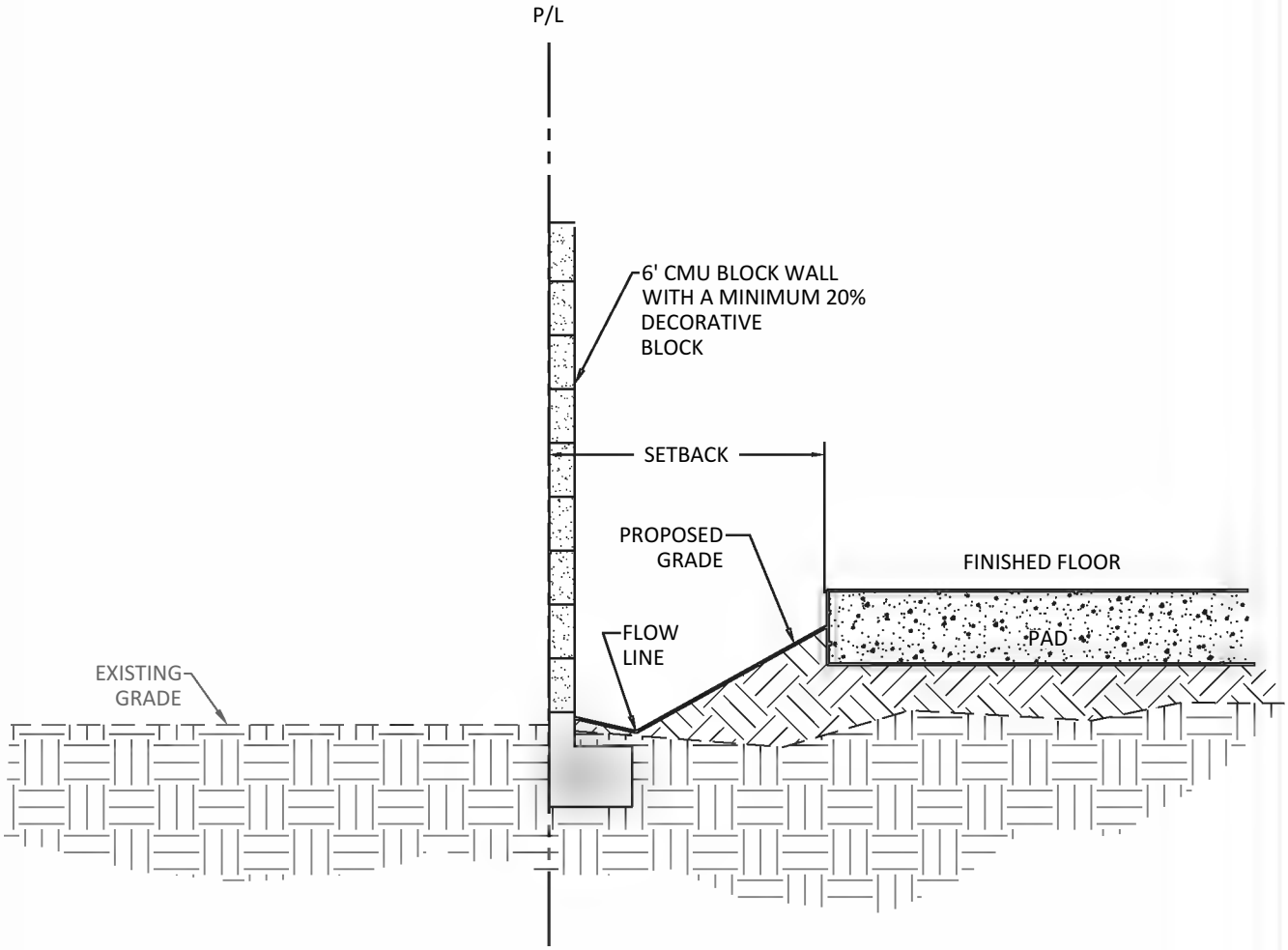
SANDRINGHAM MANOR

DECORATIVE PERIMETER WALL

MARCH 2022



22-0168
03/18/2022

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Las Vegas, NV. 89113

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22-0168, 22-0168-VAR1 AND 22-0168-TMP1 - APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC
SOUTH SIDE OF MELLO AVENUE, APPROXIMATELY 615 FEET EAST OF JONES BOULEVARD

03/31/2022



22-0168, 22-0168-VAR1 AND 22-0168-TMP1 - APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC
SOUTH SIDE OF MELLO AVENUE, APPROXIMATELY 615 FEET EAST OF JONES BOULEVARD

03/31/2022



22-0168, 22-0168-VAR1 AND 22-0168-TMP1 - APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC
SOUTH SIDE OF MELLO AVENUE, APPROXIMATELY 615 FEET EAST OF JONES BOULEVARD

03/31/2022

WOOD RODGERS

March 17, 2022

Jonathan Boyles
Senior Planner
Department of Planning
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

RE: Justification Letter: Sandringham Manor
Residential Subdivision Tentative Map for 8 – RE Lots
Variance for 5-foot Retaining Wall with a 6-foot Screen Wall
APN 125-24-302-005

Dear Jonathan,

On behalf of the owner, Falcon Crest Properties, LLC and our client, Gold Rose Construction, please accept this letter as justification for a proposed 8-lot residential subdivision tentative map and variance to allow a 5-foot retaining wall with a 6-foot screen wall (maximum height of 11-feet) where a 4-foot retaining wall with a 6-foot screen wall (maximum height of 10-feet) is allowed per Section 19.06.060 – Table 8.

The subject property (125-24-302-005) located on the south side of Mello Avenue approximately 300 feet east of Jones Boulevard is 5-acres in size and will be subdivided into an 8-lot single-family residential development that conforms to Section 19.06.060 Residence Estates District. The subject properties abutting the project site to the west, south and east are zoned RE and the subject properties to the north that front Mello Avenue are also zoned RE.

The Tentative Map consists of 8 RE lots that will take access from Mello Avenue via two private drive cul-de-sacs, and will be improved to meet current public works standards. Mello Avenue will be improved with half street paving, curb, gutter, and sidewalks and required street lighting. The private cul-de-sac street will be improved with full paving, roll curb and sidewalk on one side of the cul-de-sac that extends from Mello Avenue south to the back of the cul-de-sac bulb. Streetlights will also be placed at the back of each bulb. Natural grade across the site from north to south is approximately one half (1/2) percent to seven tenths (7/10) of a percent and the natural grade from the west end of the site to the east end of the site is less than one half (1/2) percent. Public water and sewer are located within the Mello Avenue right-of-way and will be extended to the site for service to each of the residential lots.

Our project will require a variance for a total maximum wall height of 11-feet, that will include 5-foot of retaining wall with a 6-foot screen wall due to existing conditions and drainage in the area. Section 19.06.060 – Table 8 allows for a total maximum wall height of 10-feet, which consists of a 4-foot retaining wall with a 6-foot of screen wall. The historical drainage patterns on this parcel are from the northwest to

22-0168
03/18/2022

8345 W. Sunset Road, Suite 150 • Las Vegas, NV 89113 • Tel: 702.220.3680

Offices located in California and Nevada

the southeast in a shallow sheet flow condition. However, because of the existing homes and walls that surround our site coupled with the vacation of the Leon Avenue right-of-way from Mello Avenue to Ano Drive, it is virtually impossible to route developed condition storm flows to the south without rendering the parcel undevelopable, therefore, we have re-routed developed condition storm flows to the north.

We contacted City Flood Control early in the process where it was agreed that the routing of the developed flows from our subdivision to the north, into Mello Avenue, would be best for all concerned parties. However, this re-routing of storm water run-off to the north requires extra fill material, retaining walls and on-site valley gutters. The use of on-site valley gutters allows for the reduction of lot flowline slopes to limit the fill and retaining, products of re-routing of storm water runoff to the north. This is due to the fact that we must buck the existing grade that falls to the south and change it such that the fall is to the north. This requires fill throughout the site that extends to the southern, eastern, and western perimeter of the site. To minimize the amount of fill and retainage we have reduced the lot flowline slope from 1.0% to 0.5% by adding the concrete valley gutters, with widths of 2-feet and 5-feet. However, the reduced slope in our flow lines will not eliminate the need to bring in fill material throughout the site. The maximum fill height is 5-feet in the southern portion of the site and will require the installation of retaining walls. Retained heights along the east and west boundaries of the site will not exceed the 4-foot maximum. However, the elevation differential along our southern boundary will require retained heights up to 5-feet. We have worked diligently to minimize the effect that our project has on the existing area, and we would respectfully request your approval of our request for a tentative map and variance for an increased wall height to 11-feet where 10-feet is allowed.

We appreciate your time and consideration of this matter, and we are available to answer any questions or comments you may have. Thank you and we look forward to your favorable response to our requests.

Respectfully,

Mark J Fakler, PE
Principal Engineer

22-0168
03/18/2022

22-0168-TMP1
Gold Rose Construction, LLC

S Side of Mello Avenue, W of Jones Boulevard

Proposed 8 lot single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	8	9.44	**76**
AM Peak Hour			0.74	**6**
PM Peak Hour			0.99	**8**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Jones Boulevard	
Average Daily Traffic (ADT)	25,011
PM Peak Hour	2,001

(heaviest 60 minutes)

Deer Springs Way	
Average Daily Traffic (ADT)	1,340
PM Peak Hour	107

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Jones Boulevard	41,790
Deer Springs Way	16,380

This project is expected to add an additional 76 trips per day on Mello Ave., Jones Blvd. and Deer Springs Wy. Currently, Jones is at about 60 percent of capacity and Deer Springs is at about 8 percent of capacity. With this project, Jones is expected to be unchanged and Deer Springs to be at about 9 percent of capacity. Counts are not available for Mello, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 8 additional peak hour trips, or about two every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

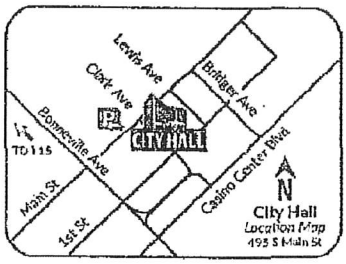
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
MAY 03 2022
City of Las Vegas
Department of Planning



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0168 and 22-0168-VAR1 and 22-0168-TMP1
Planning Commission Meeting of **05/10/2022**

22-0168
12524310008
POTTS STEPHEN C & DIANNE L
6634 COLLINGSWORTH ST
LAS VEGAS NV 89131-2966

35 BRDFNP1 89131

We oppose 22-0168-VAR1 due to the submitters' intent to raise wall heights beyond current acceptable limits. Higher wall heights may provide the developers with a "hint" of exclusivity they could tout to their prospective buyers but we believe it will lower adjoining property values and initiate a battle of in-fill developers to build increasingly higher and uglier walls in an attempt to charge higher prices for this "hint" of exclusivity.

38a-b P

WOOD RODGERS

May 4, 2022

Jonathan Boyles
Senior Planner
Department of Planning
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

RE: Letter of Withdrawal for 22-0168-VAR1; A
Variance for 5-foot of Retaining Wall with a 6-foot Screen Wall
APN 125-24-302-005

Dear Jonathan,

On behalf of the owner, Falcon Crest Properties, LLC and our client, Gold Rose Construction, please accept this letter of withdrawal for 22-0168-VAR1. The original request for the variance was to allow a 5-foot retaining wall with a 6-foot screen wall (maximum height of 11-feet) where a 4-foot retaining wall with a 6-foot screen wall (maximum height of 10-feet) is allowed per Section 19.06.060 – Table 8. The site grading has been revised such that the maximum retaining condition is 4-feet. Therefore, we have updated our tentative map and sections to show a maximum retaining wall of 4-foot with a 6-foot screen wall for a total wall height of 10-feet. Therefore, the request for a wall height variance is no longer valid.

We appreciate your time and consideration of this matter and respectfully request that the Variance Application, 22-0168-VAR1, be withdrawn without prejudice.

Respectfully,

Mark J Fakler, PE
Principal Engineer

CC: Gary Briggs – Gold Rose Construction

Submitted after final agenda

RECEIVED
05.04.22
ITEM 38a

22-0168
05/04/2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GOLD ROSE CONSTRUCTION, LLC - OWNER: FALCON CREST PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0168-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0168-TMP1	Staff recommends DENIAL, if approved subject to conditions:	22-0168-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 189

NOTICES MAILED 30

PROTESTS 1

APPROVALS 0

Submitted after final agenda JB

Date 5/10/2022 Item Items 38a-38b

** CONDITIONS **

22-0168-VAR1 CONDITIONS

Planning

1. Approval and conformance to the Conditions of Approval for Tentative Map (22-0168-VAR1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0168-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Street names must be provided in accordance with the City's Street Naming Regulations.

3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. 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.

6. Construct half-street improvements on Mello Avenue meeting current City Standards including appropriate transition paving 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.

7. Extend public sewer in Mello Avenue to the western edge of this site at a size, depth and location acceptable to the Sanitary Sewer Planning section of the Department of Public Works.

8. No structures, and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. 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.

11. Submit a License Agreement for landscaping and private improvements in the public right-of-way adjacent to this site, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property 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).

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

13. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. A deviation from standards for the substandard gated entry is hereby approved, subject to Fire Department approval. No other 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 has proposed a Tentative Map to construct an eight-lot single-family residential subdivision on 5.03 acres of undeveloped property located adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard.

ISSUES

- The applicant has requested a Variance (22-0225-VAR1) to allow a five-foot retaining wall where four feet is the maximum allowed and an 11-foot overall wall height where 10 feet is the maximum allowed on less than a two percent slope. Staff recommends denial of the request.
    - On May 5th, 2022 the applicant submitted a revised tentative map and wall elevation drawings that reduced the proposed retaining walls for the development to four feet tall with a six-foot screen wall and 10-foot overall wall height, which complies with Title 19.06.060 development standards. Therefore, the requested Variance (22-0168-VAR1) is no longer required. The applicant has submitted a letter dated stamped May 4th, 2022 requesting that Variance (22-0168-VAR1) be withdrawn without prejudice.

ANALYSIS

The subject 5.03-acre site is currently undeveloped land and is zoned R-E (Residence Estates), and is located with the Tule Springs Area of the 2050 City of Las Vegas Master Plan. This area is defined as an area with a mixture of traditional and suburban single-family development and large-lot residential estates, many containing ranch or small agricultural functions. This is the case with the subject site, which is surrounded by large-lot estates that are zoned R-E (Residence Estates) many of which containing ranch or small agricultural functions.

The existing General Plan land use designation R (Rural Density Residential) has an allowable density of 3.59 dwelling units per gross acre, which allows a maximum of 18 dwelling units and is compatible with the eight dwellings which are proposed. The proposed lots range in size from 21,344 square feet to 21,780 square feet and maintain a minimum width of 100 feet, which comply with Title 19.06.060 development standards. The eight proposed lots are oriented in two four-lot clusters, which each have access to Mello Avenue, a 60-foot Local Street, from a 49-foot wide gated Private Street.

JB

The Department of Public Works has noted that the submitted east/west and north/south cross sections depict maximum natural grade less than two percent across this site. Per the tables in Title 19.06.060 a development with natural slope less than two percent, is allowed a maximum four-foot retaining wall. A maximum of 2.8-foot retaining walls is shown on the west property line, a maximum 2.4-foot retaining wall is shown along the east property line, and a maximum 4.0-foot retaining wall is shown on the south property line.

The applicant has requested a Variance (22-0168-VAR1) of Title 19.06.060 wall height development standards to allow a five-foot retaining wall where four feet is the maximum allowed and an 11-foot overall wall height where 10 feet is the maximum allowed on less than a two percent slope. Staff does not support the requested Variance, as the increased wall height will create a canyon-like effect to the adjacent residential properties to the south of the subject site. Furthermore, staff notes the building pad sites have been artificially raised, which will also negatively impact the surrounding properties in the area.

The Clark County School District projects that approximately three additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Carl Elementary School, Saville Middle School and Shadow Ridge High School) Carl Elementary School and Shadow Ridge High School were over capacity for the 2021-2022 school year at 11.70 and 31.21 percent respectively.

Staff has determined the proposed Tentative Map conforms to Title 19.06.060 development standards; therefore, staff recommends approval of the requested Tentative Map.

FINDINGS (22-0168-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19 development standards; therefore, staff recommends approval of the project with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/14/64	The City Planning Commission approved a request for a Petition of Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard.
02/04/04	The City Council accepted a requested to withdraw without prejudice Rezoning (ZON-3219) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units per Acre) on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.
	The City Council accepted a requested to withdraw without prejudice Site Development Plan Review (SDR-3220) for a proposed 15-lot residential development on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.
02/08/07	The Planning Commission accepted a requested to withdraw without prejudice Rezoning (ZON-17248) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre) on 5.06 acres adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard.
	The Planning Commission accepted a requested to withdraw without prejudice Site Development Plan Review (SDR-17249) for a proposed nine-lot single-family residential subdivision on 5.06 acres adjacent to the south side of Mello Avenue, approximately 625 feet east of Jones Boulevard

Most Recent Change of Ownership	
07/03/08	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	
03/17/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Tentative Map for a proposed eight-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/31/22	During a routine site inspection staff noted the subject site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Net Acres	5.03

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-E (Residence Estates)
South	Single Family, Detached Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Tule Springs	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	21,344 SF	Y
Min. Lot Width	100 Feet	124 Feet	Y
Min. Setbacks			
• Front (to Public Street)	50 Feet	50 Feet	Y
• Front (to Private Street)	30 Feet	30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.60 du/ac	18

Pursuant to Title 19.06.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North (Mello Avenue)	N/A		0 Feet	Y
Perimeter and Retaining Walls with slope ≤ 2%	Max. Wall Height - 10 Feet		10 Feet	Y
	Max. Perimeter Wall Height – 6 to 8 Feet		6 Feet	Y
	Max. Retaining Height – 4 Feet		4 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Mello Avenue	Local Street	Title 13	60	Y

SANDRINGHAM MANOR

RESIDENTIAL SUBDIVISION TENTATIVE MAP

APN: 125-24-302-005

OWNER
FALCON CREST PROPERTIES LLC
JOSEPH GOLSHAN
1950 CARLA RIDGE
BEVERLY HILS, CA 90210
JOSEPHHPLPAC.US
702.619.0509

DEVELOPER
GOLD ROSE CONSTRUCTION LLC
GARY BRIGGS
9775 SEVERENCE LANE
LAS VEGAS, NV 89148
GARY.BRIGGS@GOLDROSECONSTRUCTION.COM
702.619.0509

CIVIL ENGINEER:
MARK J. FAKLER, P.E.
MFAKLER@WOODRODGERS.COM
702.220.3680

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
2190 East Pebble Road Ste. 200 Tel 702.220.3680
Las Vegas, NV. 89123

SITE DATA

APN: 125-24-302-005
ACREAGE: 5.03 ACRES
ZONING: RESIDENCE ESTATES DISTRICT (R-E)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK "3LV8024CA", BEING A RIVET PLATE IN THE TOP OF CURB, NE CORNER OF BRADLEY AND DEER SPRINGS.

ELEVATION: 2311.86 (US SURVEY FEET)
704.88 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE (LOW DISTORTION PROJECTION), NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE CENTERLINE OF DEER SPRINGS WAY AND THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, HAVING A BEARING OF N 87° 03' 33" E, ALSO BEING N 87° 25' 33" E AS SHOWN ON MAP THEREOF ON FILE IN FILE 159 OF SURVEYS, PAGE 23, OFFICAL RECORDS, CLARK COUNTY NEVADA.

LINEAR UNIT: US SURVEY FOOT (SFT)
DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS
PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 35° 15' 00" N
LONGITUDE OF CENTRAL MERIDIAN: 114° 58' 00" W
NORTHING AT GRID ORIGIN: 836,168.6687 SFT (200,000.000 M)
EASTING AT CENTRAL MERIDIAN: 328,083.3333 SFT (100,000.000 M)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)
NOTES:

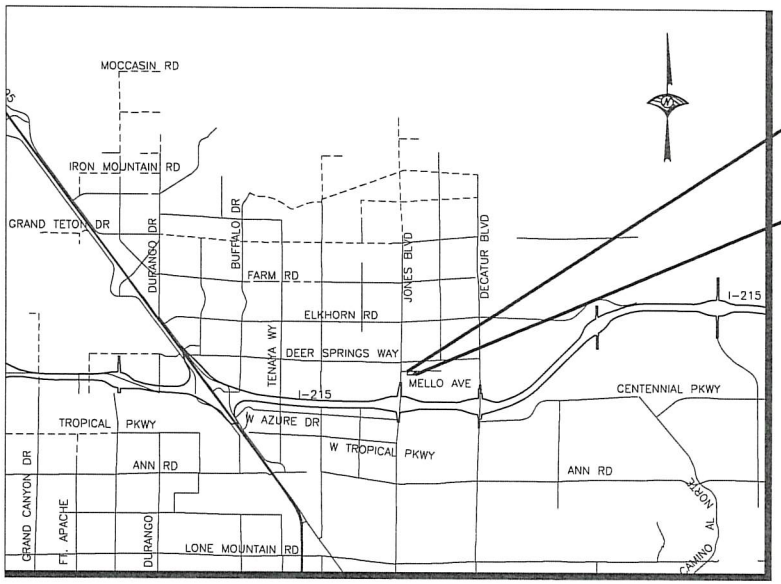
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

LEGAL DESCRIPTION

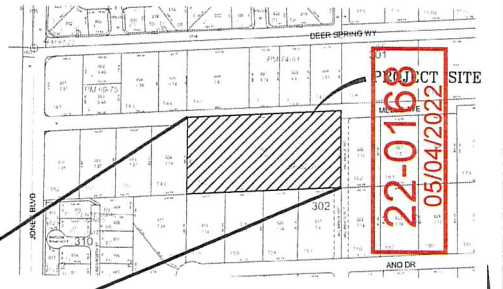
APN: 125-24-302-005
THE SOUTH HALF (S1/2) AT THE NORTHEAST QUARTER (NE1/4) AT THE NORTHWEST QUARTER (NW1/4) AT THE SOUTHWEST QUARTER (SW1/4) AT SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDB&M

FLOOD ZONE

PROJECT SITE IS LOCATED IN ZONE "X", WHICH ARE AREAS OF MINIMAL FLOOD HAZARD, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C1765F CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.



VICINITY MAP
NTS



SITE MAP
NTS

UTILITY SERVICES BY:

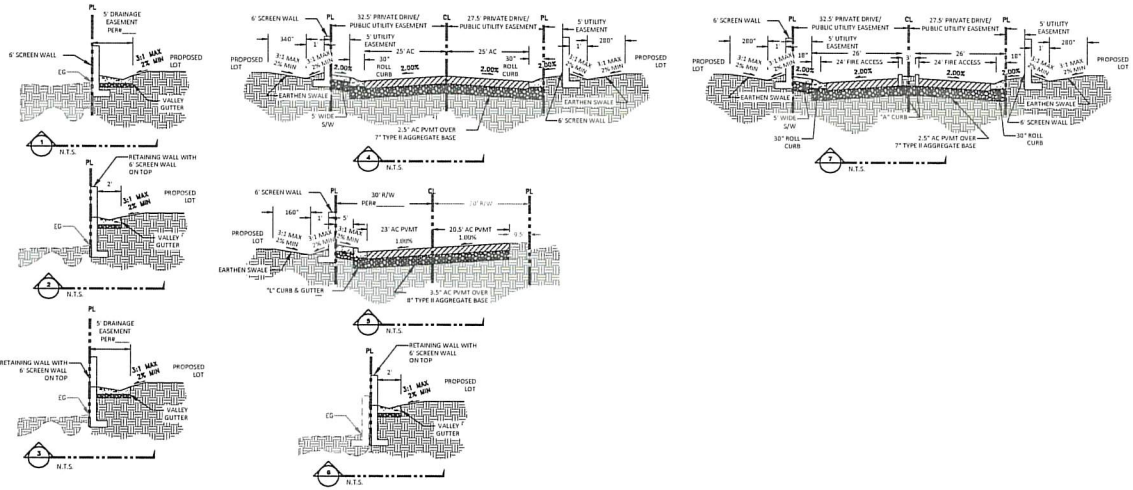
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS SEWER
SOLID WASTE:	REPUBLIC SERVICES OF NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK
NATURAL GAS:	SOUTHWEST GAS CORPORATION
CABLE:	COX CABLE

GENERAL NOTES:

1. THERE WILL BE C.C. & R.'S ESTABLISHED FOR THE SUBDIVISION BY THE OWNER/DEVELOPER.
2. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY THE HOA.
3. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE RESIDENTIAL SUBDIVISION MAP.
4. THERE ARE NO VISIBLE FAULTS/FISSURES ON THE SITE.
5. THIS PROJECT IS NOT PART OF A MASTER PLAN.
6. UTILITIES AND UTILITY INFORMATION SHOWN (WATER, SEWER, ETC.) AND PROPOSED ROADWAY/DRAINAGE EASEMENTS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON TECHNICAL STUDIES.
7. THERE ARE NO PROPOSED MODIFICATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR PUBLIC QUASI-PUBLIC USES.
8. SEASONAL GROUND WATER IS GREATER THAN 20 FEET BELOW THE GROUND SURFACE.

ADDRESS NOTE:

PROPOSED LOTS WILL BE WITHIN THE 3800 BLOCK OF MELLO AVE



DATE: FEBRUARY, 2022 SCALE: H: N/A V: N/A
DRAWN BY: DH
DESIGNED BY: DH
CHECKED BY: MJF

MARK J. FAKLER
Exp. 6-30-2023
CIVIL
No. 009991
STATE OF NEVADA
5/4/2022

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8363 West Sunset Road Ste. 800 Tel 702.255.3880
Las Vegas, NV. 89113

TENTATIVE MAP
SANDRINGHAM MANOR
APN:125-24-302-005
COVER SHEET

PROJECT NO.
3869.003

SHT 1 OF 3

NO.	DESCRIPTION	ENGR APP	DATE

22-0160
05/04/2022

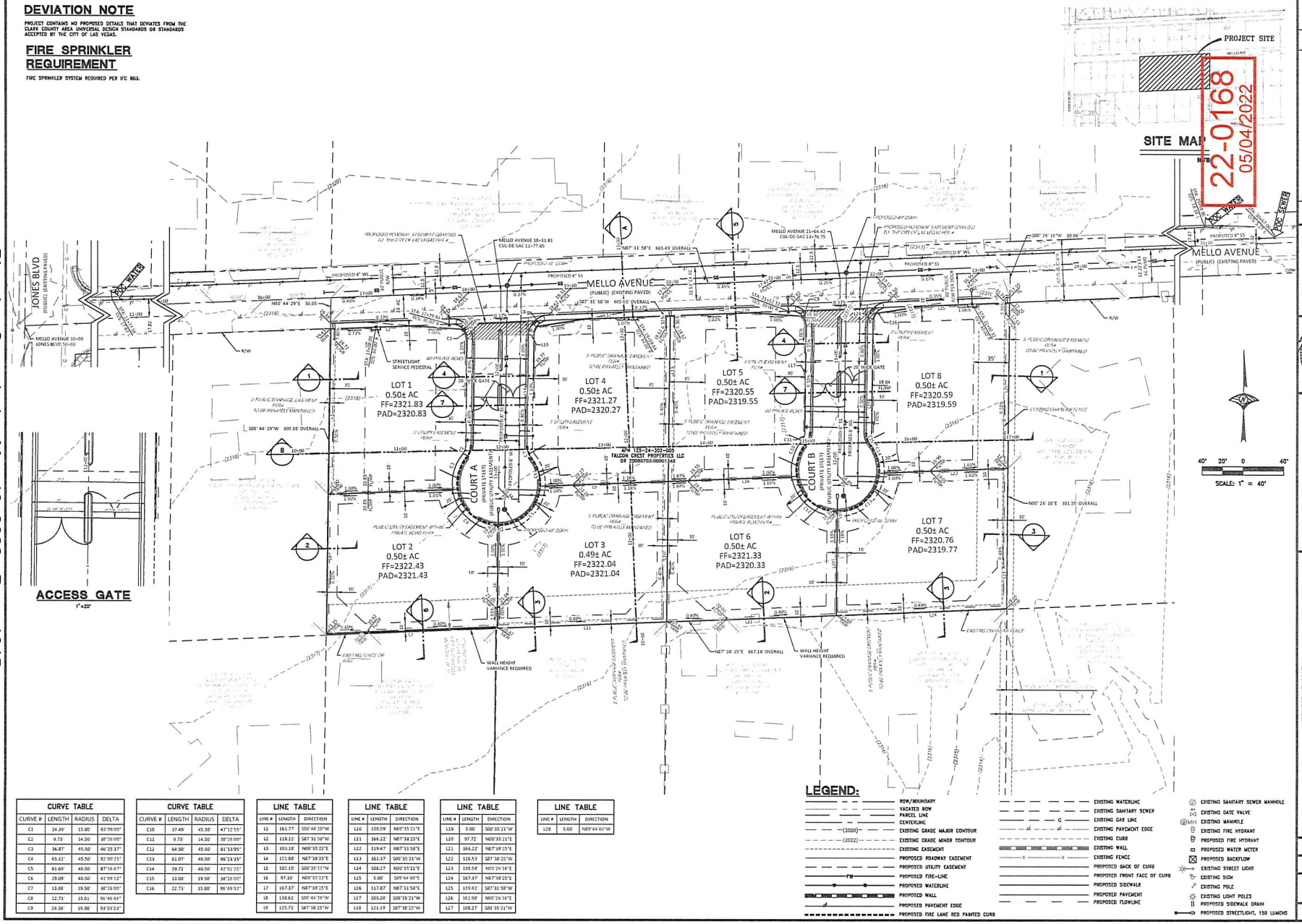
J:\3000-3999\3869.003_Final_Construction\Maps_Art_Site\Sandringham Manor\Civil\Exhibits\Maps\Tentative Map\Key 5/4/2022 12:22 PM George Hanna

DEVIATION NOTE

PROJECT CONTAINS NO PROPOSED DETAILS THAT DEVIATES FROM THE CLARK COUNTY AREA UNIVERSAL DESIGN STANDARDS OR STANDARDS ACCEPTED BY THE CITY OF LAS VEGAS.

FIRE SPRINKLER REQUIREMENT

FIRE SPRINKLER SYSTEM REQUIRED PER IFC 903.



ACCESS GATE

1"=20'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	24.39'	15.00'	93°09'00"
C2	9.73'	14.50'	38°26'00"
C3	36.87'	45.50'	46°25'37"
C4	65.12'	45.50'	81°00'25"
C5	61.69'	40.50'	87°16'47"
C6	29.09'	40.50'	41°09'12"
C7	13.08'	19.50'	38°26'00"
C8	22.73'	15.01'	86°46'44"
C9	24.36'	15.00'	93°03'23"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	37.49'	45.50'	47°12'55"
C11	9.73'	14.50'	38°26'00"
C12	64.56'	45.50'	81°13'05"
C13	61.07'	40.50'	86°29'35"
C14	29.72'	40.50'	42°02'25"
C15	13.08'	19.50'	38°26'00"
C16	22.73'	15.00'	86°49'32"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	161.77'	S00°44'29"W
L2	118.22'	S87°31'58"W
L3	103.18'	N00°35'22"E
L4	121.88'	N87°38'25"E
L5	102.10'	S00°35'21"W
L6	97.10'	N00°35'22"E
L7	167.37'	N87°38'25"E
L8	138.61'	S00°44'29"W
L9	125.71'	S87°38'25"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	138.59'	N87°35'21"E
L11	166.22'	N87°38'25"E
L12	119.47'	N87°31'58"E
L13	162.37'	S00°35'21"W
L14	108.27'	N00°35'21"E
L15	5.00'	S89°44'40"E
L16	117.87'	N87°31'58"E
L17	103.20'	S00°35'21"W
L18	121.19'	S87°38'25"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	5.00'	S00°35'21"W
L20	97.72'	N00°35'21"E
L21	164.22'	N87°38'25"E
L22	126.53'	S87°38'25"W
L23	138.58'	N00°26'16"E
L24	167.37'	N87°38'25"E
L25	119.82'	S87°31'58"W
L26	162.98'	N00°26'16"E
L27	108.27'	S00°35'21"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	5.00'	N89°44'40"W

LEGEND:

- ROW/BOUNDARY
- VACATED ROW
- PARCEL LINE
- CENTERLINE
- (2020) EXISTING GRADE MAJOR CONTOUR
- (2022) EXISTING GRADE MINOR CONTOUR
- EXISTING EASEMENT
- PROPOSED ROADWAY EASEMENT
- PROPOSED UTILITY EASEMENT
- FIRE PROPOSED FIRE-LINE
- PROPOSED WATERLINE
- PROPOSED WALL
- PROPOSED PAVEMENT EDGE
- PROPOSED FIRE LANE RED PAINTED CURB
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING WALL
- X EXISTING FENCE
- PROPOSED BACK OF CURB
- PROPOSED FRONT FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED FLOWLINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GATE VALVE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED BACKFLOW
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING POLE
- EXISTING LIGHT POLES
- PROPOSED SIDEWALK DRAIN
- PROPOSED STREETLIGHT, 150 LUMENS

NO.	DESCRIPTION	ENGR INIT.	DATE

DATE: FEBRUARY 2022
SCALE: H: 1"=40' V: N/A
DRAWN BY: DL
DESIGNED BY: DL
CHECKED BY: MJF

MARK J. FAKLER
Exp. 6-30-2023
CIVIL
No. 009911
STATE OF NEVADA
5/04/2022

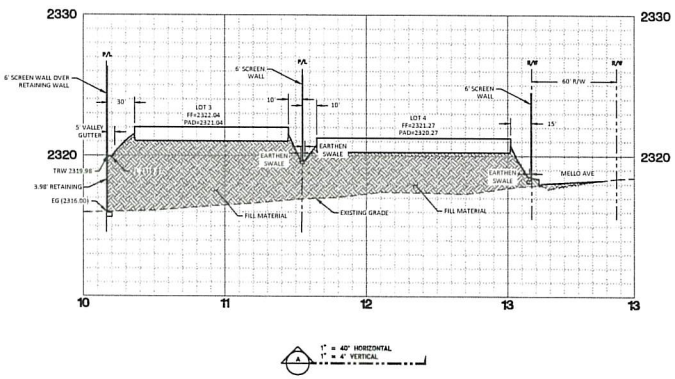
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8345 West Sunset Road, Suite 250
Las Vegas, NV 89113
T 702.255.3800

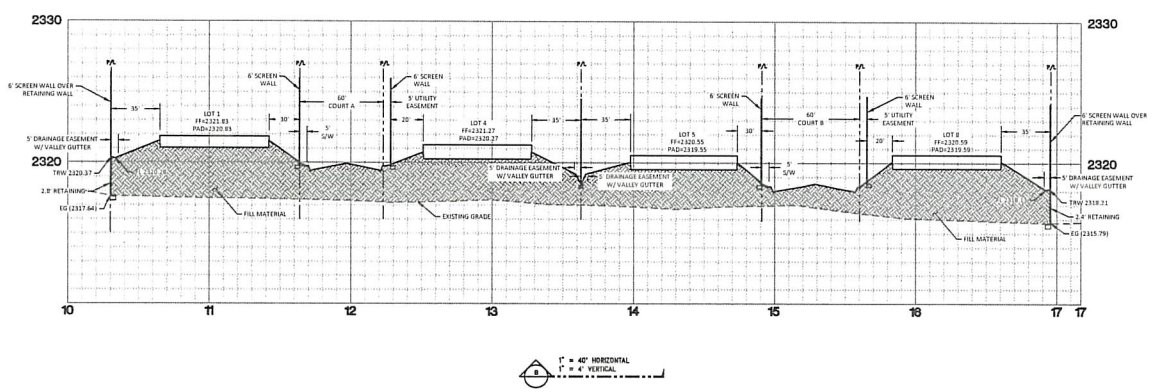
TENTATIVE MAP
SANDRINGHAM MANOR
APN:125-24-302-005
TENTATIVE MAP

PROJECT NO.
3869.003

SHT 2 OF 3

J:\3000-3\3869_Cort_Rose_Construction\Water_Ave_Sandringham Manor\Cad\Exhibits\Water\Tentative Map\Tentative Map Exh 3/4/2022 12:23 PM George Hanna





22-0168
05/04/2022

NO.	DESCRIPTION	ENGR INIT	DATE

DATE: FEBRUARY 2022
SCALE: H: 1"=40' V: 1"=4'
DRAWN BY: GH
DESIGNED BY: GH
CHECKED BY: MJF

MARK J. FAKLER
Exp. 6-30-2022
CIVIL
LICENSED PROFESSIONAL ENGINEER STATE OF NEVADA
No. 09911
5/04/2022

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8548 West Sunset Road Ste. 150 Tel 702.220.5580
Las Vegas, NV. 89113

TENTATIVE MAP
SANDRINGHAM MANOR
APN:125-24-302-005
TENTATIVE MAP

PROJECT NO. 3869.003
SHT 3 OF 3

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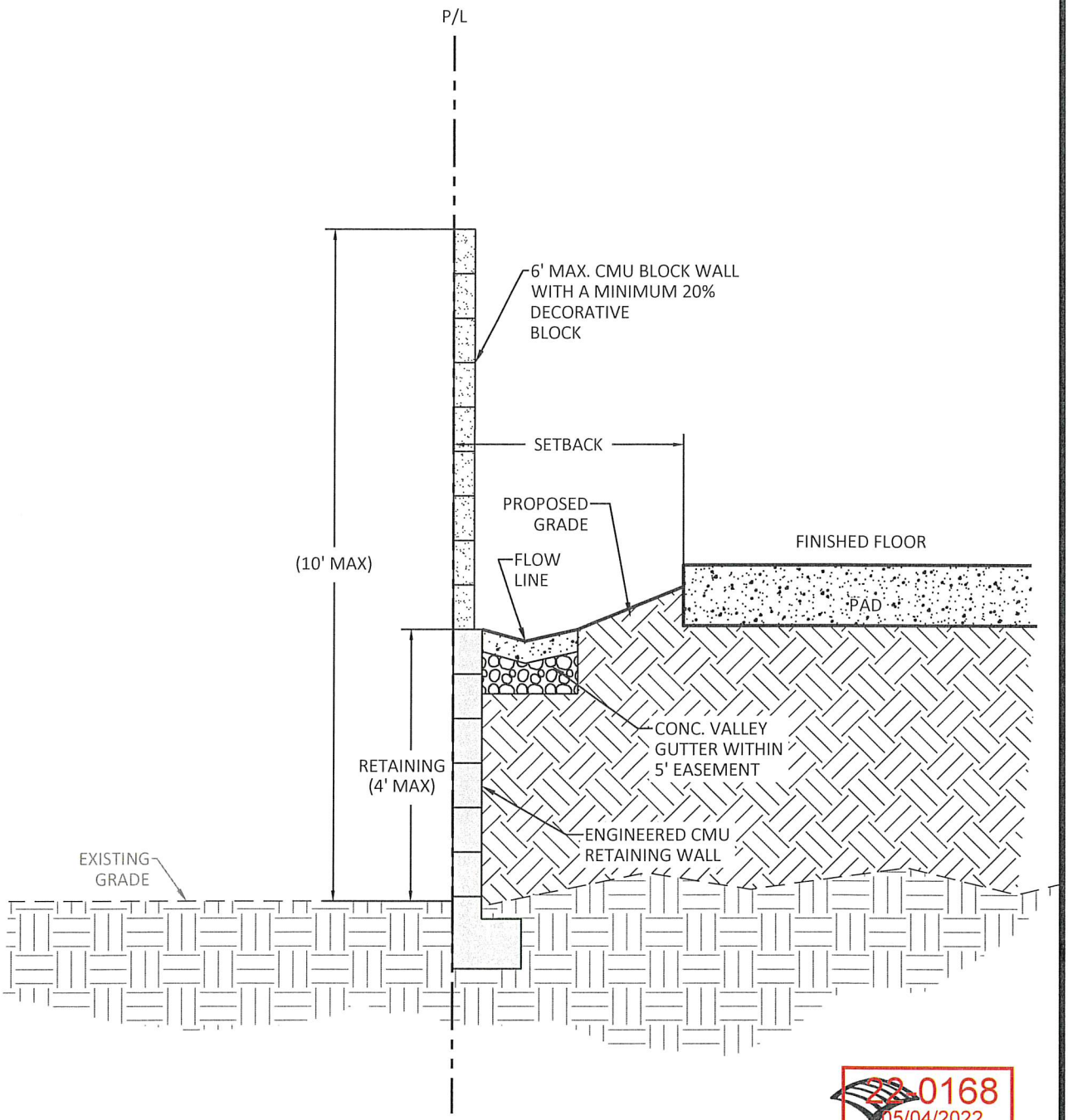
SANDRINGHAM MANOR

DECORATIVE PERIMETER WALL ON RETAINING WALL

MARCH 2022



22-0168
05/04/2022

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8345 West Sunset Road Ste. 150 Tel 702.220.3680
Las Vegas, NV. 89113

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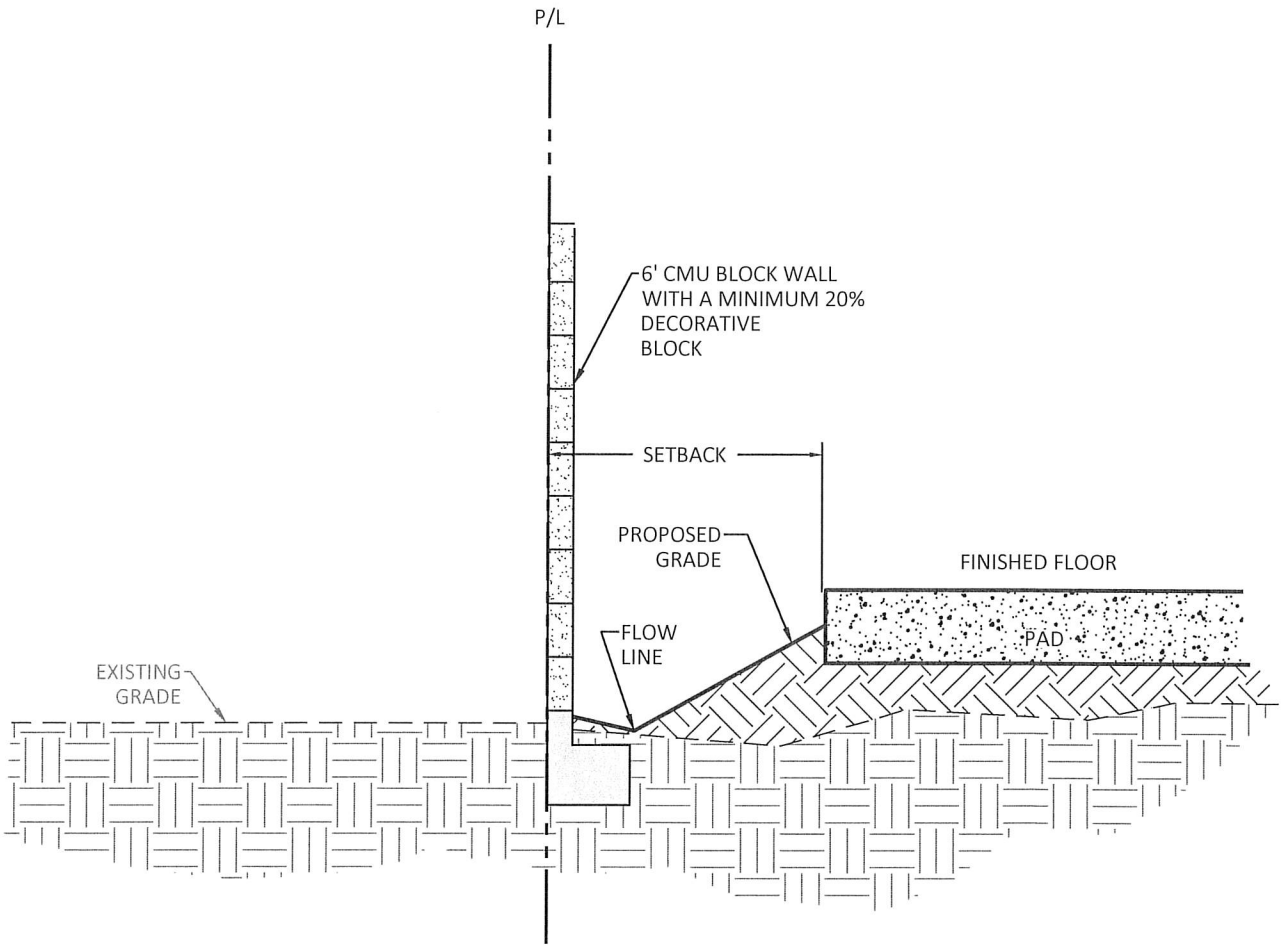
SANDRINGHAM MANOR

DECORATIVE PERIMETER WALL

MARCH 2022



22-0168
05/04/2022

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8345 West Sunset Road Ste. 150 Tel 702.220.3680
Las Vegas, NV. 89113

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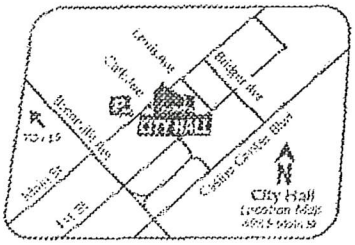
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0168 and 22-0168-VAR1 and 22-0168-TMP1

Planning Commission Meeting of 05/10/2022

22-0168
12524301010
GREEN FAMILY PROPERTY TRUST
GREEN CELINE P TRS
3750 BAINBRIDGE ST
ROUND ROCK TX 78681

Submitted after final agenda

38a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

· Return Service Requested

Official Notice of Public Hearing

City of Las Vegas Dept of Planning
495 S. main St.
Las Vegas, NV. 89101

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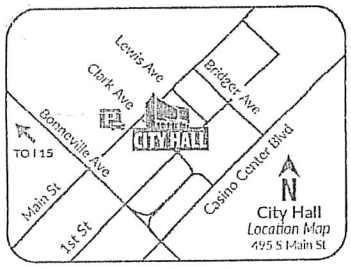

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RECEIVED
MAY 04 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0168 and 22-0168-VAR1 and 22-0168-TMP1

Planning Commission Meeting of **05/10/2022**

22-0168
12524403001
LECLAIR KIM J
5525 ROME BLVD
LAS VEGAS NV 89131-2914

The Building is out of Control! This is a Rural neighborhood

35 BRDFNP1 89131

38a-b P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
38a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0168-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT RETAINING WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED AND AN 11-FOOT OVERALL WALL HEIGHT WHERE 10 FEET IS THE MAXIMUM ALLOWED ON LESS THAN A TWO PERCENT SLOPE

May go to City Council on: 06/15/2022 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
38b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0168-TMP1 - TENTATIVE MAP - SANDRINGHAM MANOR - FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

P.C.: Final Action (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
39

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0194-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12 regarding the Short-Term Residential Rental use, and to provide for other related matters. Staff recommends APPROVAL.

C.C.: ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report
2. Submitted after Final Agenda - Support E-mail by Michelle Larime

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0194-TXT1	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Proposed Amendment Page One
May 10, 2022 - Planning Commission Meeting

** PROPOSED AMENDMENTS **

1. Title 19.12.010 Table 2 (Permitted Uses) is hereby amended by amending the entry for the Short-Term Residential Rental use:

Short-Term Residential Rental

Description: The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use.

Conditional Use Regulations:

1. The operator must obtain a business license to operate the use.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.
3. The use must comply with the City's noise regulations as they apply to residential uses.
4. The use may not be located closer than:
   a. 660 feet to any other Short-Term Residential Rental use[.]; or
   b. 2,500 feet to a resort hotel, as defined in NRS 463.01865.
5. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
6. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

SG

7. On any particular parcel, the use is limited to a single residential dwelling unit that is owner-occupied during each period the unit is rented and that has no more than three bedrooms, with a maximum occupancy not to exceed the limits set forth in LVMC 6.75.090. The dwelling unit is presumed to have the number of bedrooms indicated in the records of the Clark County Assessor's Office that pertain to that unit, but that presumption may be rebutted by inspection or other competent evidence. For purposes of this Regulation 7,[:

a. "Owner" includes any person who is listed as an owner of record of the unit in the records of the Clark County Assessor or, in the case of a unit that is owned by a trust or other corporate or legal entity, a trustee or principal of that trust or entity.
b. A dwelling unit qualifies as "owner-occupied during each period the unit is rented" only if the dwelling unit is the owner's primary residence, the owner continues to reside at the unit throughout the rental period, and the owner's absence, if any, from the unit during the rental period is attributable only to employment or to the running of typical personal or household errands.] ownership shall be determined in accordance with Subsection (D) of LVMC 6.75.020.

8. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.
9. This use is unavailable and prohibited within a residential unit or a room within a residential unit that is located in an apartment building. For purposes of this Regulation, "apartment building" means an "apartment house," as defined in LVMC 19.18.020.

[9.] 10. The Special Use Permit provisions of LVMC 19.12.040(B) do not apply to this use.

On-site Parking Requirement:
For any short-term residential rental that has no more than 5 bedrooms, no additional parking is required beyond that which is required for the principal use on the site. For units with more than 5 bedrooms, 1 additional space shall be required for every 2 additional bedrooms or fractional portion thereof.

Staff Report Page One
May 10, 2022 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.12 regarding the Short-Term Residential Rental use to bring Title 19 into compliance with the requirements of Nevada Revised Statutes (NRS).

ANALYSIS

This amendment is intended to bring LVMC Title 19.12 into compliance with the latest changes made to NRS by the Nevada legislature, with regard to the Short-Term Residential Rental use. It adds the required distance separation of 2500 feet from a resort hotel as that use is defined in NRS 463.01865, clarifies what constitutes “ownership” for purposes of defining “owner-occupied”, and adds the prohibition against approving the rental of a room or residential unit within an apartment building.

Staff is recommending approval.

FINDINGS

This amendment would bring LVMC Title 19 regarding the Short-Term Residential Rental use into compliance with changes to NRS made in the last session of the Nevada legislature. No other changes are proposed at this time.

Nora Lares

From: Trinity Haven Schlottman <trinityhs@yahoo.com>
Sent: Tuesday, May 10, 2022 9:18 AM
To: Nora Lares
Subject: Fw: Support for 22-0194-TXT1

RECEIVED
MAY 10 2022
City of Las Vegas
Department of Planning

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Here is a letter of support for the text amendment tonight.

From: michelle larime
Sent: Tuesday, May 10, 2022 8:57 AM
To: Trinity Haven Schlottman
Subject: Support for 22-0194-TXT1

Hi Trinity,

I just wanted to send you a quick note of support for the text changes to the STR ordinance being presented at tonight's PC meeting, item # 22-0194-TXT1.

I continue to support the owner-occupied requirement and the distance separations as I believe both help keep our housing stock available and more affordable to residents of our community. It's encouraging to see some clarity included around the owner-occupied requirement in this amendment.

There are a few of us in the neighborhood that have been talking with our neighbors over the past several months about potential changes to the ordinance due to the new state requirements. Generally, we have heard that many neighbors also continue to support the owner-occupied requirement in the ordinance.

We are continuing to watch this as we have heard that various pieces will be going through PC and Council, but I will not be in attendance tonight. We're looking forward to improving language for enforcement and accountability for the platforms.

Thanks for the consideration and your time,
Michelle Larime
556 Ellen Way, Las Vegas, NV 89104

Submitted after final agenda

39A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
40

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0217-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.18.020 regarding the definition for a Regional Mall, and to provide for other related matters. Staff has NO RECOMMENDATION.

C.C.: ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0217-TXT1	Staff has NO RECOMMENDATION.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

** PROPOSED AMENDMENTS **

1. Title 19.18.020 Definitions & Measures is hereby amended by amending the entry for the definition of a Regional Mall:

Regional Mall. Means the following:

A. An enclosed structure with a minimum square footage of three hundred fifty thousand square feet:
   1. That is used or intended to be used as an assemblage of various tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses;
   2. That includes a minimum of two major anchor tenants; and
   3. In which the typical means of access to the various uses is from inside the mall structure.

B. A commercial area containing open spaces and plazas, as well as enclosed structures with a minimum gross floor area of two hundred thousand square feet which meets all of the following criteria:
   1. That is used or intended to be used as an assemblage of various tenants including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses; and
   2. That sits on a minimum of twenty five contiguous gross acres; and
   3. That includes a minimum of one anchor tenant with a minimum of one hundred thousand square feet.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.18 regarding the definition for a Regional Mall.

ANALYSIS

This amendment would update the definition of a Regional Mall to include and allow more contemporary designs that include outdoor plazas and open spaces, rather than just the traditional enclosed mall structure. Plazas and open spaces are often integrated into the design of these malls to take advantage of the southern Nevada climate and allow for outdoor dining, entertainment and vending opportunities. The proposed definition would include minimum requirements for both the acreage of the land and the building area required to qualify as a Regional Mall.

Staff has no recommendation.

FINDINGS

This amendment would update the definition of a Regional Mall to include open spaces and plazas, in addition to minimum land and building area requirements.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: May 10, 2022

Agenda Item No.:
41

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.