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

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.

June 8, 2021
6:00 PM

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

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 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 May 11, 2021.

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

CONSENT ITEMS:

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

7. 21-0199-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-77269) FOR A PROPOSED 17,000 SQUARE-FOOT CANNABIS CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

8. 21-0219 - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on the following Land Use Entitlement project requests on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.

    8a. 21-0219-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-75850) FOR A BUILDING MAINTENANCE SERVICE AND SALES USE

    8b. 21-0219-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-75851) FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED

9. 21-0223-TMP1 - TENTATIVE MAP - CHEYENNE COMMONS - APPLICANT/OWNER: CHEYENNE COMMONS NV, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 34.73 acres at the southwest corner of Cheyenne Avenue and Rainbow Boulevard (APNs 138-15-601-004 and 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

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

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

10. 21-0146-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION TOWER (STEALTH) USE on a portion of 84.99 acres at the northwest corner of Far Hills Avenue and Sky Vista Drive (APNs 137-27-101-004 and 137-28-601-001), P-C (Planned Community) Zone [COS (Community Open Space) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

11. 21-0176 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests at the northeast corner of West Skye Canyon Park Drive and Grand Canyon Drive (APN 125-07-601-012), PD (Planned Development) Zone [CC (Community Commercial) Grand Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    11a. 21-0176-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN USE

    11b. 21-0176-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) USE

12. 21-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 654-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 116-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND TO NOT BE LOCATED ON A SECONDARY THOROUGHFARE OR LARGER WHERE SUCH IS REQUIRED at 8645 West Rome Boulevard, Suite #115 (APN 125-20-812-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

13. 21-0187-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 15.02 acres at 5555 Horse Drive (APN 125-12-301-005), C-V (Civic) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

14. 21-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,060 SQUARE-FOOT MORTUARY OR FUNERAL CHAPEL USE at 311 North Buffalo Drive, Suite B (APN 138-28-819-008), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

15. 21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

16. 21-0230 - PUBLIC HEARING - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC - For possible action on the following Land Use Entitlement project requests on 2.79 acres at the northeast corner of Oso Blanca Road and Durango Drive (APN 125-17-703-001), T-C (Town Center) Zone [SC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    16a. 21-0230-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE

    16b. 21-0230-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 101,850 SQUARE-FOOT, 794-UNIT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARD REQUIREMENTS

17. 21-0235 - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests on 6.82 acres north of the intersection of Among Lane and Belong Road (APN 125-06-211-013), T-D (Traditional Development) Zone [P (Parks and Trail) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    17a. 21-0235-SUP1 - SPECIAL USE PERMIT - FOR A 297,080 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

    17b. 21-0235-SUP2 - SPECIAL USE PERMIT - FOR A 3,445 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT USE

    17c. 21-0235-SUP3 - SPECIAL USE PERMIT - FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE

PUBLIC HEARING ITEMS

18. ABEYANCE - 21-0043 - PUBLIC HEARING - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC. - For possible action on the following Land Use Entitlement project requests on 0.20 acres at 5313 Redberry Street (APN 138-13-510-022), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    18a. ABEYANCE - 21-0043-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED

    18b. ABEYANCE - 21-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

19. 21-0184-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED; A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AND A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 3704 Sequoia Avenue (APN 140-30-113-032), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

20. 21-0188 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 18.19 acres at 2480 Maverick Street (APN 138-14-802-005), Ward 5 (Crear). Staff recommends APPROVAL on 21-0188-ZON1 and DENIAL on 21-0188-MSP1.

    20a. 21-0188-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC)

    20b. 21-0188-MSP1 - MASTER SIGN PLAN - FOR THE CONVERSION OF AN EXISTING SEVEN-FOOT TALL FREESTANDING SIGN FROM STATIC TO ANIMATED FOR A PUBLIC SCHOOL, PRIMARY

21. 21-0192-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR TWO ILLUMINATED LED SIGNS AND ONE ANIMATED LED DISPLAY SIGN AT A PUBLIC SECONDARY SCHOOL on 36.28 acres at 4701 West Bonanza Road (APN 139-30-401-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

22. 21-0206-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 9.84 acres at 9601 Red Hills Road (APN 163-06-610-001), C-V (Civic) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

23. 21-0215 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 4.04 acres at the southwest corner of Racel Street and Tenaya Way (APNs 125-10-404-001 and 002), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

23a. 21-0215-VAR1 - VARIANCE - TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED AND A PRIVATE STREET WITHOUT A GATE TO NOT BE DEVELOPED TO COMPLETE STREET STANDARDS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION

23b. 21-0215-VAR2 - VARIANCE - TO ALLOW NO INTERNAL OR EXTERNAL STREET LIGHTING WHERE SUCH IS REQUIRED; NOR PAY THE IMPROVEMENT CONTRIBUTION IN LIEU OF IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION

24. 21-0216 - PUBLIC HEARING - APPLICANT/OWNER: DORAL ACADEMY OF NEVADA - For possible action on the following Land Use Entitlement project requests on 4.91 acres at 2568 Fire Mesa Street (APN 138-15-410-056), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

24a. 21-0216-VAR1 - VARIANCE - TO ALLOW 129 PARKING SPACES WHERE 144 ARE REQUIRED

24b. 21-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-54330) TO ADD A 2,137 SQUARE-FOOT, ONE-STORY BUILDING ADDITION WITH TWO CLASSROOMS AND RECONFIGURATION OF THE PARKING LOT FOR AN EXISTING PRIMARY PRIVATE SCHOOL DEVELOPMENT

25. 21-0226 - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL - For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of Gilmore Avenue and El Capitan Way (APNs 138-08-202-002 through 004), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends DENIAL on 21-0226-VAR1, 21-0226-VAR2 and 21-0226-TMP1. Staff recommends APPROVAL on 21-0226-VAC1.

25a. 21-0226-VAR1 - VARIANCE - TO ALLOW NON-STANDARD PRIVATE STREETS BEHIND A GATE; A CONNECTIVITY RATIO OF 1.05 WHERE 1.30 IS REQUIRED AND PROPOSED STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

25b. 21-0226-VAR2 - VARIANCE - TO ALLOW A NINE-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A 15-FOOT OVERALL WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED

25c. 21-0226-VAC1 - VACATION - Petition to Vacate U.S. Government Patent easements generally located north of Gilmore Avenue and west of El Capitan Way

25d. 21-0226-TMP1 - TENTATIVE MAP - GILMORE GROVE - FOR A 59-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

26. 21-0227 - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC - For possible action on the following Land Use Entitlement project requests on 55.52 acres on the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

26a. 21-0227-VAR1 - VARIANCE - TO ALLOW MODIFIED CUL-DE-SACS WHERE CUL-DE-SACS ARE REQUIRED FOR PRIVATE STREETS BEHIND A GATE; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED

26b. 21-0227-TMP1 - TENTATIVE MAP - JONES & ELKHORN - FOR A PROPOSED 199-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW THE DEFERRAL OF HALF-STREET IMPROVEMENTS FOR LEON AVENUE

27. 21-0228 - PUBLIC HEARING - APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC - For possible action on the following Land Use Entitlement project requests on 1.31 acres at 7350 West Cheyenne Avenue, Suite #102 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4

(Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

27a. 21-0228-VAR1 - VARIANCE - TO PROVIDE ZERO ADDITIONAL PARKING SPACES WHERE EIGHT ADDITIONAL ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED SITE

27b. 21-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,155 SQUARE-FOOT MASSAGE ESTABLISHMENT USE

28. 21-0231-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRICK BAILEY - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSPACE] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.25 acres at 5136 Lamarjon Court (APN 138-24-713-010), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

29. 21-0234 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST - For possible action on the following Land Use Entitlement project requests on 3.96 acres at the southwest corner of Bullring Lane and Torrey Pines Drive (APNs 125-26-204-001 and 002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

29a. 21-0234-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

29b. 21-0234-VAR2 - VARIANCE - TO ALLOW NO PAYMENT IMPROVEMENT CONTRIBUTION IN LIEU OF OFF-SITE IMPROVEMENTS WHERE SUCH IS REQUIRED

29c. 21-0234-TMP1 - TENTATIVE MAP - BULLRING & TORREY PINES - FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

30. 21-0237 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 1.15 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive (APN 125-07-111-004), T-D (Traditional Development) Zone [PF (Public Facilities) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

30a. 21-0237-VAR1 - VARIANCE - TO ALLOW 26 PARKING SPACES WHERE 37 SPACES ARE REQUIRED

30b. 21-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 11,057 SQUARE-FOOT GOVERNMENT FACILITY [FIRE STATION]

31. 21-0249-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DC RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW A STRUCTURE (TRASH ENCLOSURE) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

Citizens Participation:

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

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THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:
City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
Howard Lieburn Senior Center, 6230 Garwood Avenue

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

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: June 8, 2021

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 11, 2021.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

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: June 8, 2021

Agenda Item No.: **7**

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

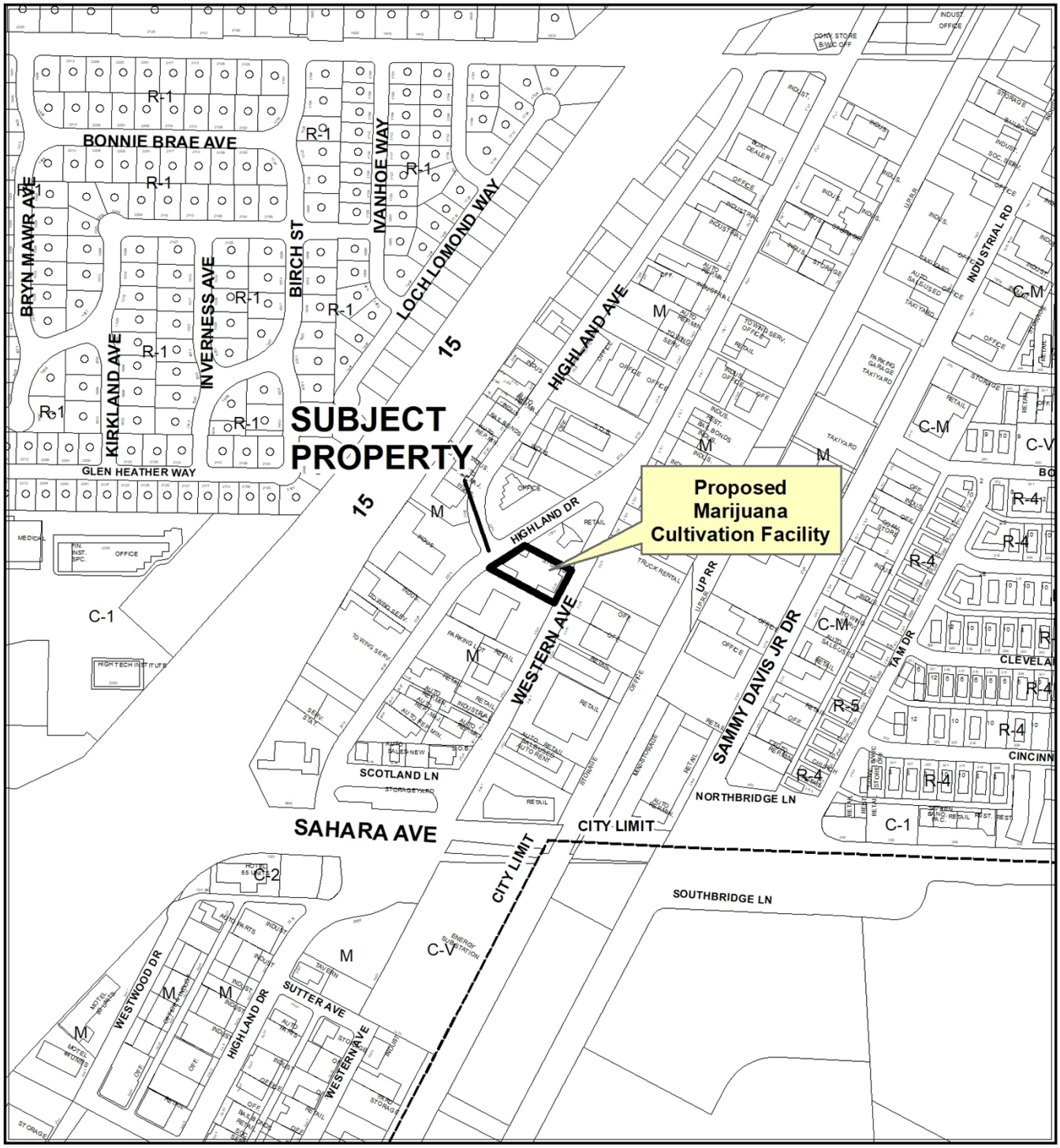
SUBJECT:
21-0199-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-77269) FOR A PROPOSED 17,000 SQUARE-FOOT CANNABIS CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (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.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Planning Commission Approval Letter - SUP-77269 [PRJ-77181]
7. Justification Letter



0 395 790 Feet

CASE: 21-0199-EOT1

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 395 790 Feet

CASE: 21-0199-EOT1

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



21-0199-EOT1

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- North Las Vegas Marijuana Despensary
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted
- Clark County Marijuana Despensary

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Parks
- Pools
- SCHOOLS
- Private Schools
- Martial Arts Instruction Business
- Teen Dance Center
- Child Care
- Instructional Services
- Amusement Park
- Social Use Venue

Prohibited Areas

- Fremont
- Subject Property

300' From Protected Uses
1000' From Schools and Cannabis Dispensary
1500' From Nonrestricted Gaming Establishments

N

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

Date: Thursday, April 22, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0199-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0199-EOT1 CONDITIONS

Planning

1. This approval shall expire on October 8th, 2022 (18 Months) unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-77269) and all other related actions as required by the Department of Planning and the Department of Public Works.

3. 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 an Extension of Time for an approved Special Use Permit (SUP-77269) for a proposed for a proposed 17,000 square-foot Marijuana Cultivation Facility use at 2310 Western Avenue. This is the first requested Extension of Time for this application.

ISSUES

- This is the first Extension of Time request for the approved Special Use Permit (SUP-77269).
- Special Use Permit (SUP-77269) was set to expire on April 8th, 2021. However, the applicant has submitted the Extension of Time under COVID-19 emergency provisions which allow applications to be submitted after the land use entitlement has been expired and up to 30 days after the Declaration of Emergency, which has not occurred yet. The applicant submitted the application for an Extension of Time on April 8th, 2021.

ANALYSIS

On October 8, 2019 the Planning Commission approved a Special Use Permit (SUP-77269) for a proposed 17,000 square-foot Marijuana Cultivation Facility use at 2310 Western Avenue. Per Condition #7 of the approved Special Use Permit (SUP-77269) the entitlement was set to expire in 18-months from the approval date on April 8, 2021. However, the applicant has submitted the Extension of Time under COVID-19 emergency provisions, which allow applications to be submitted after the land use entitlement has been expired and up to 30 days after the Declaration of Emergency, which has not occurred yet.

Title 19.16.110 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a business license; as none have been issued the Special Use Permit is set to expire. The applicant is requesting an Extension of Time to ensure the Special Use Permit does not expire. The applicant has indicated in the submitted justification letter date stamped April 8th, 2021 the project has been delayed due to “Covid-19 restrictions and mitigating building construction issues related to asbestos removal.” Staff supports this request, as the Marijuana Cultivation Facility use can still actively contribute to the Downtown Las Vegas Overlay District.

FINDINGS (21-0199-EOT1)

The Special Use Permit (SUP-77269) has not been exercised in accordance with the requirements of Title 19.16, as a business license has not been issued for the Marijuana Cultivation Facility use. Staff recommends approval of this Extension of Time request with an 18-month time limit, as the Marijuana Cultivation Facility use can still be performed harmoniously with the surrounding commercial land uses in the area.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or 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 of the request.
02/04/09	The City Council approved a request for a Special Use Permit (SUP-31893) for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Sign (Billboard) at 2310 Western Avenue. The Planning Commission and Staff recommended approval of the request.
09/08/09	A Code Enforcement Case (#81624) was processed for graffiti on buildings located at 2310 Western Avenue. The case was resolved on 09/28/09.
01/09/13	The Department of Planning refunded a request for a Required Review (RQR-47137) as the previously approved Special Use Permit (SUP-31893) had expired.
10/10/17	The Planning Commission approved a request for a Special Use Permit (SUP-71542) for a proposed 17,000 square-foot Marijuana Cultivation Facility use at 2310 Western Avenue. Staff recommended approval of the request.
10/08/19	The Planning Commission approved a request for a Special Use Permit (SUP-77269) for a proposed 17,000 square-foot Marijuana Cultivation Facility use at 2310 Western Avenue. Staff recommended approval of the request.

Most Recent Change of Ownership	
06/30/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/18/08	A business license (#R60-03278) was issued for repair and maintenance (OJT Services, LLC) located at 2310 Western Avenue. The license is still active.
01/02/09	A building permit (#127539) was issued for tenant improvements (Same Day Sheet Metal, Inc.) located at 2310 Western Avenue. The permit was finalized on 03/24/09.
02/03/11	A building permit (#180453) was issued for an off-premise sign (Billboard) (AD America) located at 2310 Western Avenue. The permit has not been finalized.
05/09/12	A building permit (#210656) was processed for an off-premise sign (Billboard) (AD America) located at 2310 Western Avenue. The permit has not been issued or finalized.
01/11/18	A business license (#M66-00002) was processed for a Medical Cannabis Cultivation Facility (Acres Medical, LLC) at 2310 Western Avenue. The license was not issued and withdraw, the license was marked inactive on February 12th, 2018.
03/01/18	A building permit (#C17-02531) for tenant improvements for a Marijuana Facility (Desert Star Construction, LLC) at 2310 Western Avenue. The permit has not been finalized.
07/09/18	A business license (#M66-00023) was issued for a Medical Cannabis Cultivation Facility (Red Earth, LLC) at 2310 Western Avenue. The license was marked out of business on July 29th, 2019.
08/20/18	A business license (#M66-00026) was issued for a Cannabis Cultivation Facility – Recreational Cultivation (Red Earth, LLC) at 2310 Western Avenue. The license was marked out of business on July 29th, 2019.
08/13/20	A business license (#M66-00015) was processed for a Medical Cannabis Cultivation Facility (Red Earth, LLC) at 2310 Western Avenue. The license was not issued and denied by the Department of Planning - Business Licensing Division.
	A business license (#M66-00016) was processed for a Cannabis Cultivation Facility – Recreational Cultivation (Red Earth, LLC) at 2310 Western Avenue. The license was not issued and denied by the Department of Planning - Business Licensing Division.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
04/22/21	Staff conducted a routine field check and found an existing commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Cannabis Cultivation Facility	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail	LI/R (Light Industry/Research)	M (Industrial)
South	Marijuana Dispensary/Production Facility	LI/R (Light Industry/Research)	M (Industrial)
East	Office, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Truck Rental	LI/R (Light Industry/Research)	M (Industrial)
West	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
	Office, Other than Listed		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) – Area 1 (Design District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Western Avenue	Major Collector	Master Plan of Streets & Highways	60 Feet	Y

Pursuant to approved Special Use Permit (SUP-77269)

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	
Marijuana Cultivation Facility	17,000 SF	1:1000	17				
TOTAL SPACES REQUIRED			17		0		N*
Regular and Handicap Spaces Required			16	1	0	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.

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) First Extension Request for SUP Cultivation

Project Address (Location) 2310 Western Ave., Las Vegas, NV 89102

Project Name Red Earth LLC **Proposed Use** Cannabis Cultivation

Assessor's Parcel #(s) 162-04-404-002 **Ward #** 3

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

Additional Information Previously approved entitlement 77269 - Oct 2019

Property Owner GDC Realty L.L.C. **Contact** James Dillingham

Address 932 VEGAS VALLEY DR. City Las Vegas State NV Zip 89109

E-mail jdsellslv@gmail.com Phone 702-863-4653

Applicant Red Earth LLC **Contact** Paris Balaouras

Address 7320 S. Rainbow Blvd., #102-210 City Las Vegas State NV Zip 89139

E-mail paris@mjholdingsinc.com Phone 818-398-3541

Representative Jennings & Fulton **Contact** Adam R. Fulton, Esq

Address 2580 Sorrel St. City Las Vegas State NV Zip 89146

E-mail afulton@jfnvlaw.com Phone (702) 701-3869

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name JAMES C. Dillingham

State of Nevada County of Clark

Subscribed and sworn before me

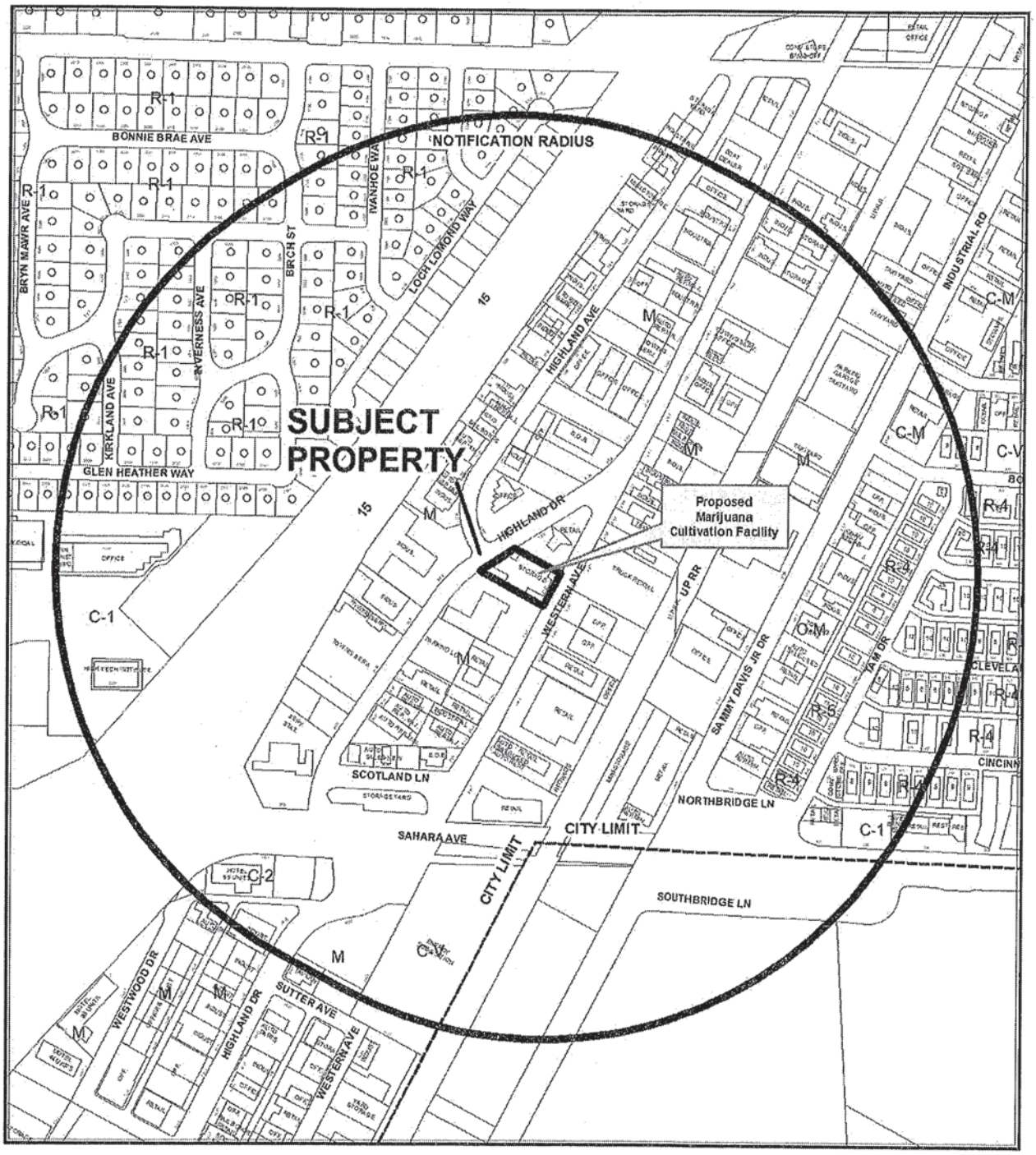
This 6th day of April, 20 21

_____

Notary Public in and for said County and State

21-0199

DEVON MARGARET SUDKNECHT
Notary Public, State of Nevada
No. 17-2740-1
My Appt. Exp. Jan. 30, 2025



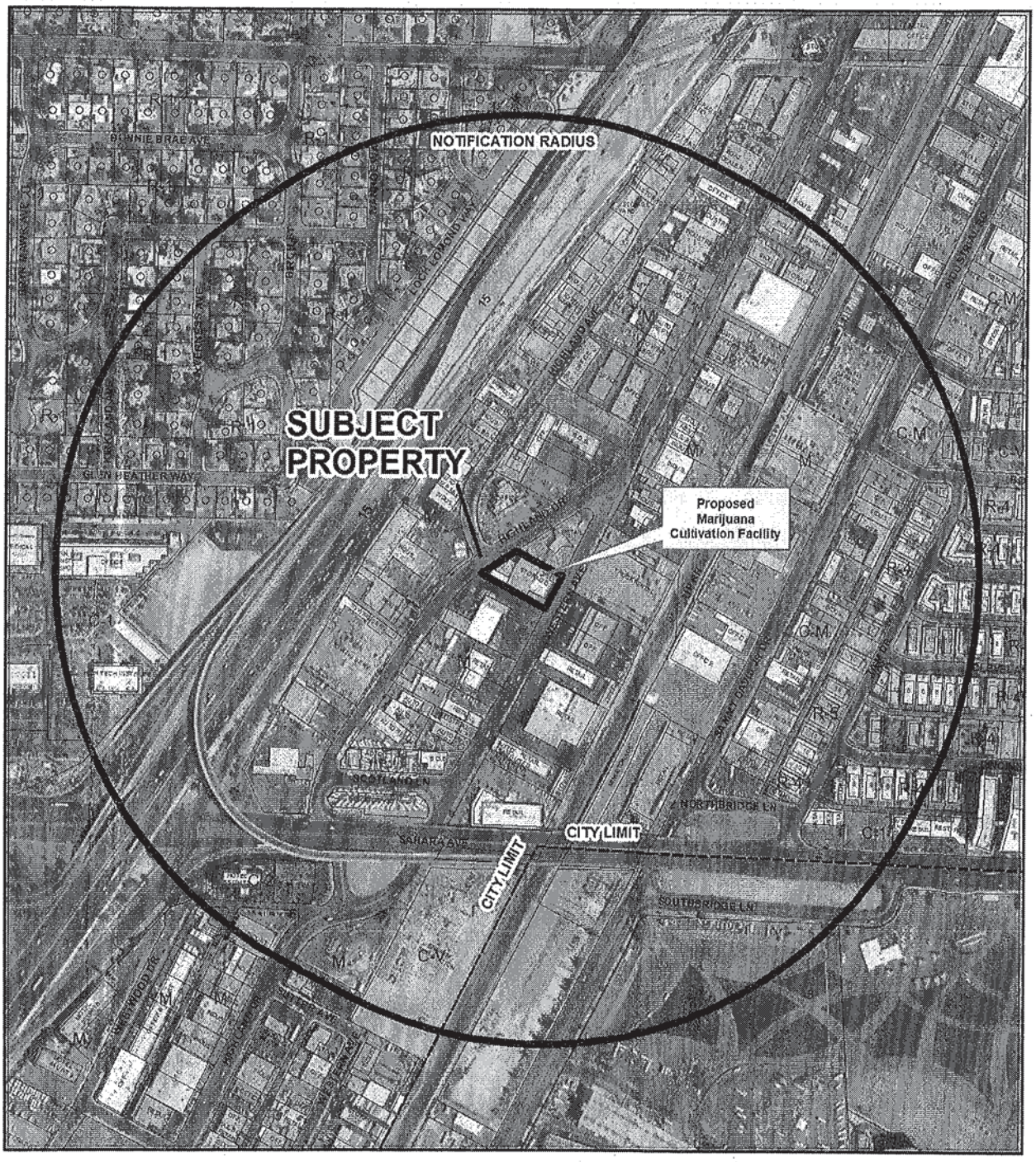
0 395 790 Feet

CASE: **SUP-77269 (PRJ-77181)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

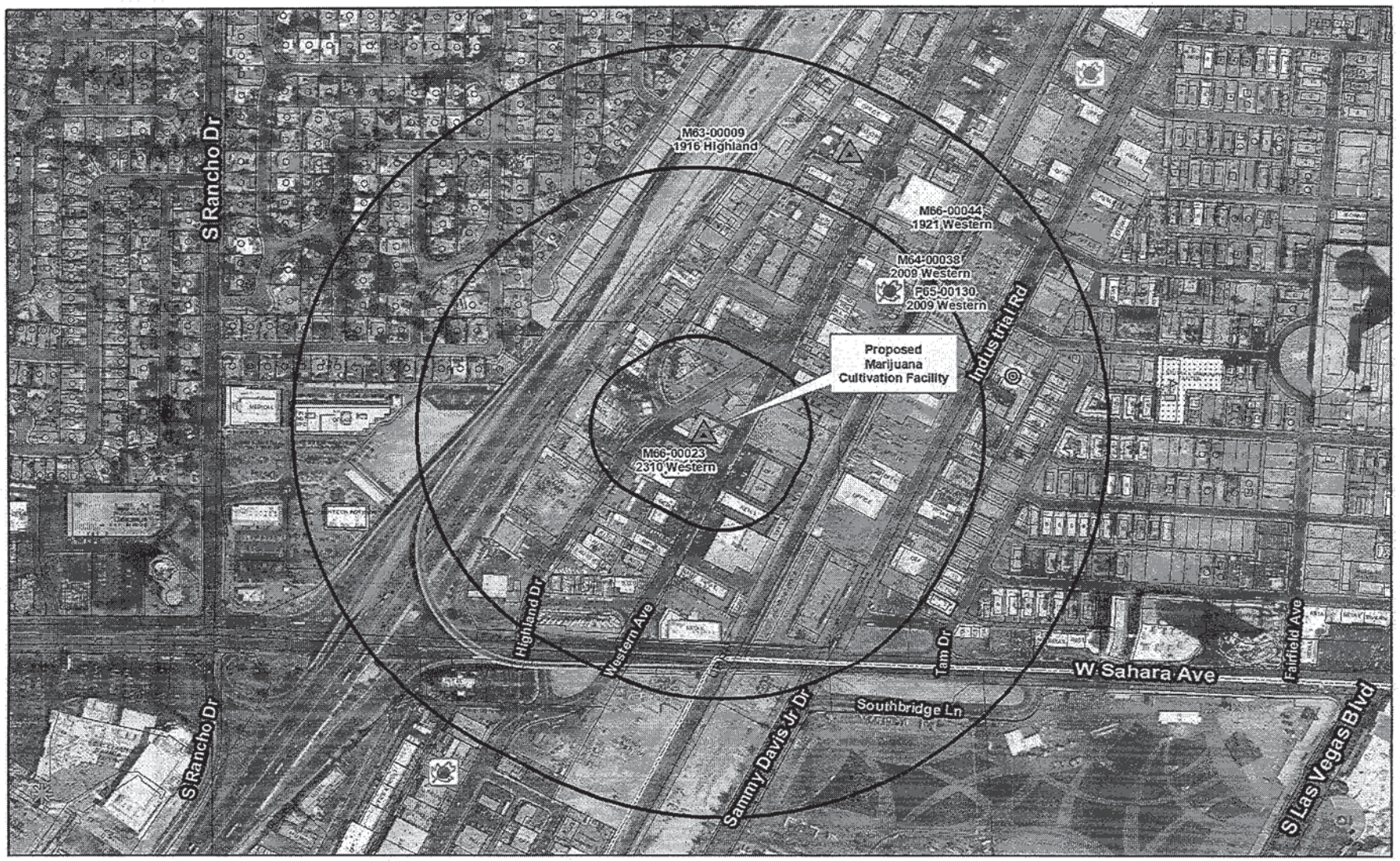
N



CASE: SUP-77269 (PRJ-77181)

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



SUP-77269 (PRJ-77181)

Marijuana Establishments

Business Licenses

- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Gaming Non restricted Limited
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Parks
- Pools
- SCHOOLS
- Private Schools
- Martial Arts Instruction Business
- Teen Dance Center
- Child Care
- Amusement Park

Prohibited Areas

- Fremont

Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 300, 1000 and 1500 foot buffer
- Social Use Venue

N

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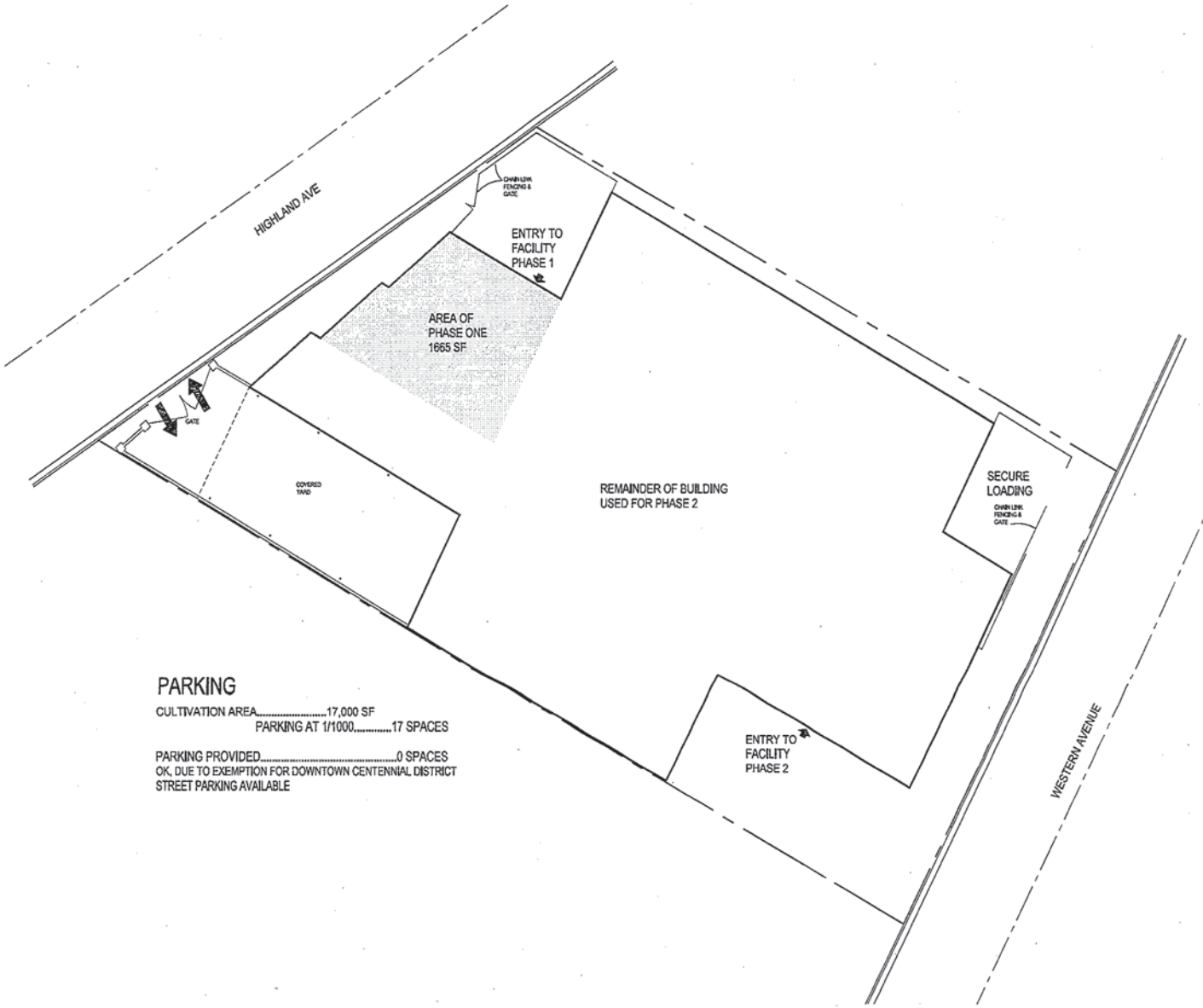
702-229-6301

Date: Monday, September 9, 2019



PARKING

CULTIVATION AREA.....17,000 SF
PARKING AT 1/1000.....17 SPACES

PARKING PROVIDED.....0 SPACES
OK, DUE TO EXEMPTION FOR DOWNTOWN CENTENNIAL DISTRICT
STREET PARKING AVAILABLE

SITE PLAN

Architectural Solution
7009 Alamosa Way
Las Vegas, Nevada 89128
702.339.3019
info@architecturalsolution.com

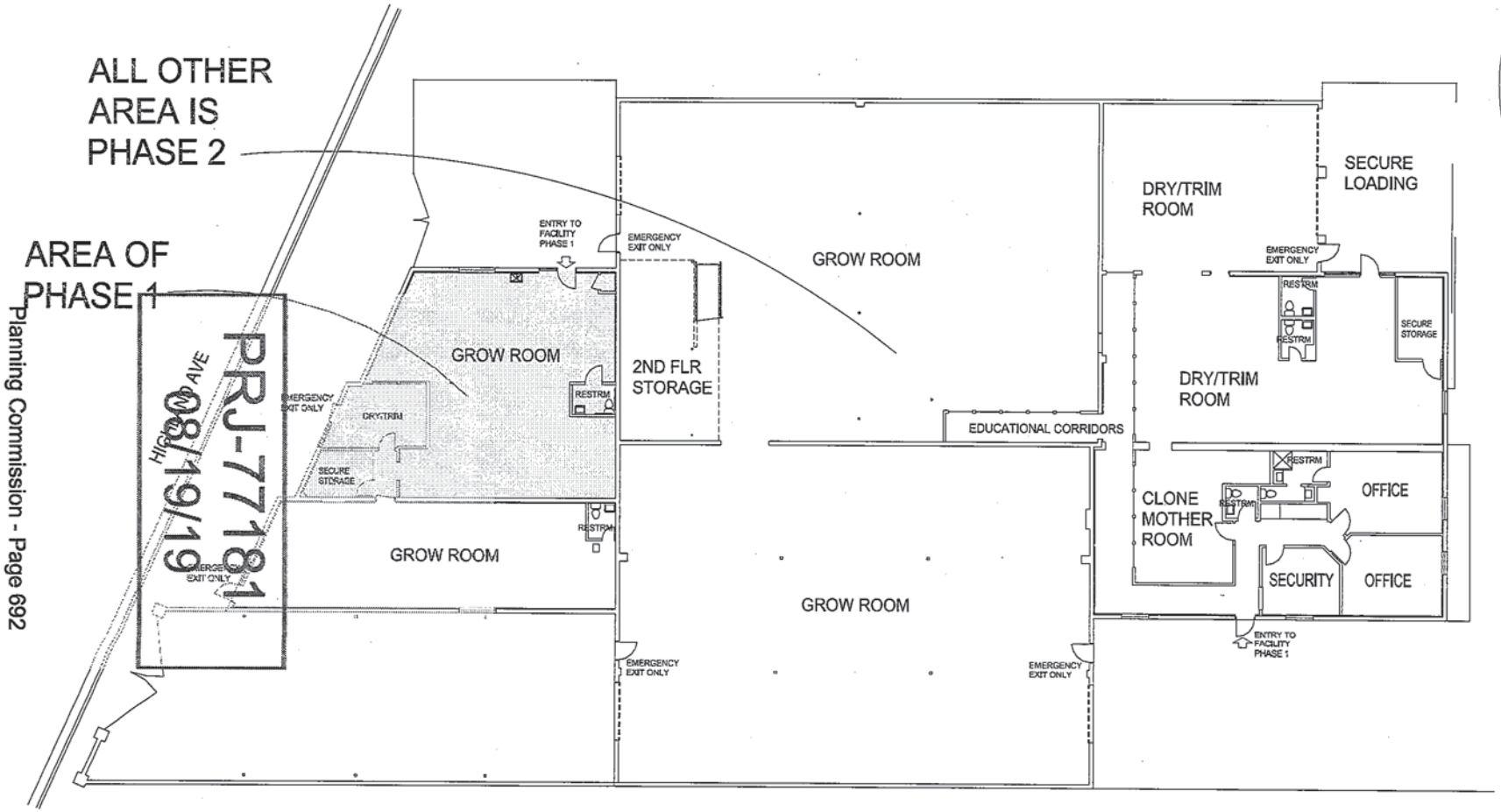
WESTERN AVENUE GROW OPERATION
2310 WESTERN AVENUE
LAS VEGAS, NV 89102

SITE PLAN

8.18.17

PRJ-77181
08/19/19

AS1



OVERALL FLOOR PLAN

REFERENCE NORTH

Architectural Solution
7009 Alamosa Way
Las Vegas, Nevada 89128
702.338.3019
info@architecturalsolution.com

WESTERN AVENUE GROW OPERATION
2310 WESTERN AVENUE
LAS VEGAS, NV 89102

PHASE 1 & 2 FLOOR PLAN

8.18.17

A1

FILTER BANK SCHEDULE

	AIRFLOW		PHYSICAL DATA						MANUFACTURER (OR EQUAL)	
UNIT	DESIGN CFM	INITIAL S.P. DROP	CONFIGURATION	WEIGHT	SIZE	MEDIA DEPTH	EFFICIENCY	FRAME	MAKE	MODEL
FB-1	270	.3	2" MERV 8 PRE, CARBON FINAL FILTER	230 LBS	24X12X4 24X12X2	4" CARBON 2" PLEATED,	- 65% MERV 8	STAINLESS STEEL 1/2" FIXED FLANGE	FLANDERS	SURELOCK 8 SLS220W10H W/ WEATHERIZED CONSTRUCT. & MAGNA-HELIC GAUGES / PORTS

VENTILATION FAN SCHEDULE

MARK	GENERAL DATA			ELECTRICAL	CFM	E.S.P. INCHES W.G.	FAN RPM	REMARKS
	MANUFACTURER	MODEL NO.	TYPE	VOLTS/ PHASE(HP)				
EF-1	GREENHECK	SQ-98-VG	IN-LINE EXHAUST FAN	115 / 1 / 3/4	270	1.25"	1872	PROVIDE WITH VARI-GREEN MOTOR, INSULATED HOUSING, DISCONNECT SWITCH, CONSTANT AIR FLOW CONTROLS, INTEGRAL PRESSURE TRANSDUCER, PITOT TUBE

ODOR CONTROL PROTOCOL

BASIS OF DESIGN

THE SPACE IS TO BE CONDITIONED USING VARIOUS SYSTEMS OF VARIOUS CAPACITIES. EACH OF THE SYSTEMS ARE TO BE EQUIPPED WITH UNIT-LEVEL PLEATED FILTERS. FRESH AIR IS BROUGHT TO EACH OF THE DUCTED SYSTEMS VIA A FRESH AIR DUCT THAT IS RUN TO THE EXTERIOR OF THE STRUCTURE. THIS FRESH AIR WILL TEND TO PRESSURIZE THE SPACE.

THE SPACE IS DESIGNED FOR A NEGATIVE PRESSURE TO CONTAIN INTERNAL ODORS. TO ACCOMPLISH THIS, AN IN-LINE, DIRECT DRIVEN EXHAUST FAN IS PROVIDED TO REMOVE THE AMOUNT OF FRESH AIR PROVIDED FOR THE OCCUPANTS AND AN ADDITIONAL AMOUNT THAT WILL ENSURE A NEGATIVE PRESSURE WITHIN THE SPACE.

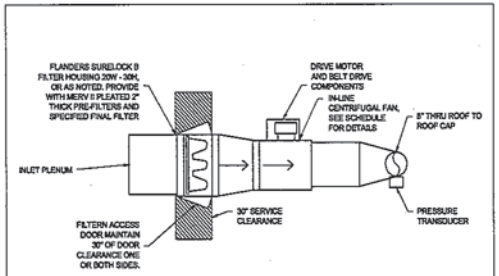
TO PREVENT ODORS FROM ESCAPING THE STRUCTURE, THE IN-LINE EXHAUST FAN IS EQUIPPED WITH A FILTER SECTION LOADED WITH 30 LBS OF ACTIVATED CARBON, IN A RACK-MOUNTED CONFIGURATION. ACTIVATED CARBON IS AN EXTREMELY EFFECTIVE ABSORPTIVE ODOR CONTROL SUBSTANCE. AN OZONE GENERATOR WILL BE PLACED UPSTREAM OF THE CARBON FILTERS. IN THE HOUSING ASSEMBLY. OZONE (O3) IS AN EFFECTIVE ODOR CONTROL MECHANISM. IN THIS CASE IT IS USED TO HELP CONTROL OUT-GOING AIRSTREAM ODORS AND RECHARGE THE ACTIVATED CARBON FILTER MEDIA, EXTENDING THE LIFE OF THE MEDIA.

IMPLEMENTATION

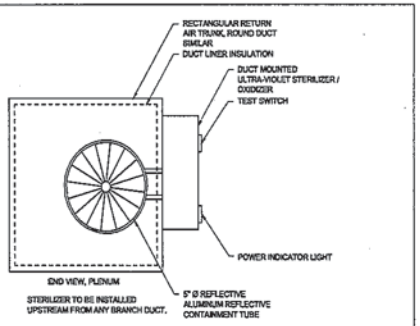
INSTALLED SYSTEMS SHALL BE PUT INTO OPERATION. ONCE SYSTEMS ARE RUNNING SYSTEMS SHALL BE AIR BALANCED TO ENSURE DESIGN AIR FLOWS FOR SUPPLY, FRESH AIR, AND EXHAUST AIR BASE VALUES HAVE BEEN MET. ONCE COMPLETED, A DIFFERENTIAL PRESSURE GUAGE SHALL BE USED TO ENSURE THAT A NEGATIVE BUILDING STATIC OF NO LESS THAN 0.05" OF NEGATIVE BUILDING STATIC HAS BEEN ACHIEVED. A MAXIMUM NEGATIVE BUILDING STATIC SHALL NOT EXCEED 0.15".

TESTING AND EVALUATION

OCCUPANT SHALL TEST THE OUT-GOING AIR STREAM WITH A TRADE-SPECIFIC CALIBRATED SENSOR TO ESTABLISH A BASE-LINE OF OPERATION FOR ODORS IN THE OUTGOING AIR STEAM. ONCE ODOR CONTROL HAS BEEN ESTABLISHED PERIODIC TESTING SHALL BE CONDUCTED TO ENSURE THAT THE ODOR CONTROL SYSTEMS ARE OPERATING TO MAINTAIN THE BASELINE. AS THE FILTERS LOAD, THE PRESSURE TRANSDUCER SHALL MODULATE FAN TO MAINTAIN CONSTANT FLOW.



FILTER ASSEMBLY PLAN VIEW | SCALE: NONE | 1



DUCT STERILIZER DETAIL | SCALE: NONE | 2

AIR PURIFIER SCHEDULE

SANUVOX R5900X DUCT-MOUNTED ULTRA-VIOLET STERILIZER / OXIDIZER
115 VOLT - 25 WATTS
J-TYPE ULTRA-VIOLET LAMP W/ REFLECTIVE TUBE
PROVIDE WITH: VACUUM SENSING SWITCH.
MOUNT IN MAIN RETURN AIR PLENUM

HVAC INSTALLATION NOTE:

HVAC COMFORT SYSTEMS ARE UNDER A SEPARATE PERMIT AND ARE EXISTING FOR THE PURPOSES OF THESE PLANS. THESE PLANS COVER ODOR CONTROL REQUIREMENTS ONLY. ENGINEER HAS ONLY DESIGNED THE ODOR-CONTROL ELEMENTS OF THIS PROJECT, NOT THE HVAC COMFORT SYSTEMS.

ODOR CONTROL NOTES:

1. HVAC SYSTEMS (UNIT, AIR DISTRIBUTION, EXHAUST FANS, THERMOSTATS, AND START-UP OF ROOFTOP EQUIPMENT) ARE UNDER A SEPARATE PERMIT FOR WORK DESIGNED BY ARCHITECTURAL DESIGN TEAM.
2. THE SCOPE OF THESE DRAWINGS ARE LIMITED TO THE ODOR CONTROL SYSTEMS AND RELATED DUCTWORK AND ACCESSORIES DIRECTLY ASSOCIATED WITH ODOR CONTROL.
3. ODOR CONTROL SYSTEM SHALL BE INSTALLED AND OPERATED TO MAINTAIN THE BUILDING UNDER A SLIGHT NEGATIVE PRESSURE WITH REFERENCE TO ATMOSPHERE. THIS IS DONE TO PREVENT ODORS FROM ESCAPING TO ADJACENT SPACES AND OUTSIDE THE BUILDING WITHOUT BEING TREATED FIRST.
4. ALL EXHAUSTED AIR SHALL BE DUCTED THROUGH THE CARBON-FILTER ASSEMBLY.
5. CARBON-FILTER ASSEMBLY IS PROVIDED WITH AN OZONE GENERATOR TO EXTEND THE USEFUL LIFE OF THE CARBON MEDIA.

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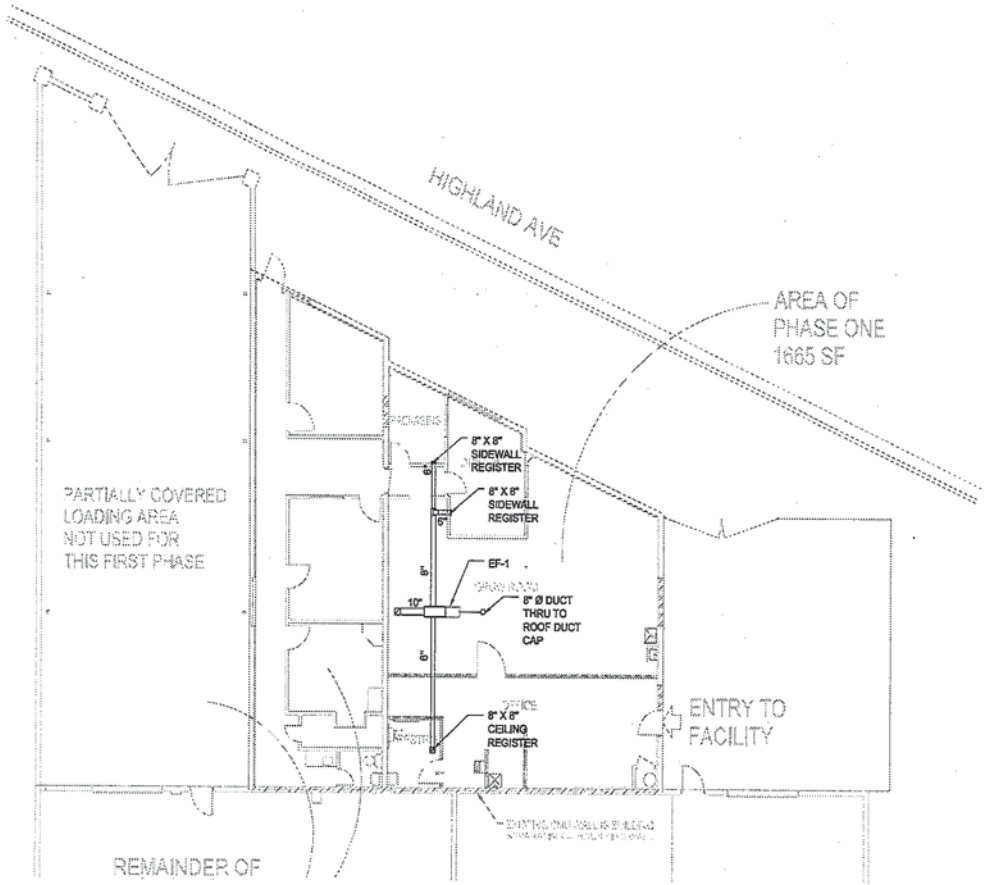
REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
GARY L HENNINGS
Exp: 6/30/19
MECHANICAL

Building Permit Submittal:	Sheet Title: ODOR CONTROL		Scale: AS NOTED
Bid Set:	Mechanical Engineer: HM MECHANICAL GROUP, 8617 Earhart Rd, Suite 230, Oakland, CA 94621, 510-569-2009	Project: WESTERN AVE GROW OPERATION, 2310 WESTERN AVENUE, LAS VEGAS, NV 89102	Drawing No.: M.01
REVISED		Date: 01/18/2018 08/19/19	



MECHANICAL LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
	AFF	ABOVE FINISHED FLOOR
	AL	ACOUSTICALLY LINED
	CFM	CUBIC FEET PER MINUTE
	MVD	DAMPER: MANUAL VOLUME
	Ø	DIAMETER
	DN	DOWN
	DS	DISCONNECT SWITCH
	EA	EXHAUST AIR
	HP	HORSEPOWER
	SAD	SEE ARCHITECTURAL DRAWING
	SSD	SEE STRUCTURAL DRAWING
	TYP	TYPICAL
	UON	UNLESS OTHERWISE NOTED
	WT	WEIGHT
	24x12	RECTANGULAR DUCT - INCHES
	12"	ROUND DUCT - INCHES

MECHANICAL NOTES & SPECIFICATIONS

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE NEVADA BUILDING CODES AND ALL OTHER APPLICABLE CODES AND REGULATIONS; 2012 INTERNATIONAL BUILDING AND MECHANICAL CODES.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS AND INSPECTIONS.
3. COORDINATE THE LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO ANY FABRICATION AND INSTALLATION.
4. PLATFORMS, CURBS, AND FLASHING FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE. WHERE THERE IS A CONFLICT WITH THE MECHANICAL PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
5. PROVIDE MANUAL VOLUME DAMPERS AND BACKDRAFT DAMPERS FOR OUTSIDE AIR INTAKES ON ALL AIR HANDLING EQUIPMENT AND EXHAUST FANS SERVING CONDITIONED SPACES. EXCEPTION: EQUIPMENT WITH FACTORY AIR ECONOMIZERS.
6. EXHAUST AIR SHALL TERMINATE A MINIMUM OF 10' AWAY FROM ANY OUTSIDE AIR INTAKE.
7. AIR FILTERS SHALL BE STATE FIRE MARSHALL APPROVED AND LISTED. PREFORMED FILTERS HAVING COMBUSTIBLE FRAMING SHALL BE TESTED AS A COMPLETE ASSEMBLY. INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURE INDICATING THE MERV RATING, AND THE FILTER SPECIFICATION SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. AIR FILTERS SHALL BE ACCESSIBLE FOR CLEANING OR REPLACEMENT.
8. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND AVAILABLE SPACE FOR DUCTWORK PRIOR TO ORDERING AND/OR FABRICATION.
9. COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL DRAWINGS AND DRAWINGS OF OTHER TRADES. INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL WORK, STRUCTURAL MEMBERS AND WORK OF OTHER TRADES. NO ITEM SUCH AS PIPE, DUCT, ETC. SHALL BE IN CONTACT WITH ANY EQUIPMENT. ANY ERRORS, OMISSIONS, DISCREPANCIES, DEFICIENCIES, OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR, THE ARCHITECT AND THE ENGINEER PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.
10. DUCTWORK CONSTRUCTION SHALL BE CONSTRUCTED WITH GALVANIZED SHEET METAL AND INSTALLED TO 2 INCH WATER COLUMN SYSTEMS PRESSURE REQUIREMENTS.
11. RECTANGULAR DUCT TURNS IN EXHAUST DUCTS SHALL HAVE TURNING VANES UNLESS OTHERWISE NOTED, OR SHALL HAVE A INNER RADIUS TURN OF NO LESS THAN THE WIDTH OF THE DUCT.

GARY L KENNINGS
Exp: 6/30/19
MECHANICAL
STATE OF NEVADA

Building Permit Submittal:	Sheet Title: ODOR CONTROL		Scale: AS NOTED
Bid Set:	Mechanical Engineer: HM MECHANICAL GROUP 8517 Earhart Rd, Suite 220 Oakland, CA 94621 510-569-7000	Project: WESTERN AVE GROW OPERATION 2310 WESTERN AVENUE LAS VEGAS, NV 89102	Drawing No.: M2.1
REVISED		Date: 01/18/2018 08/19/19	

17181

MECHANICAL NOTES AND SPECIFICATIONS

1. SUPPLY DIFFUSERS TO BE STEP DOWN TYPE. CARNES, KRUGER, TITUS, J & J OR EQUAL.

2. RETURN GRILLS TO MATCH SUPPLY DIFFUSERS, UNLESS OTHERWISE NOTED.

3. VERIFY FIELD CONDITIONS AND ARCHITECTURAL PLANS.

4. ANY TRANSITIONS OR OFFSETS IN DUCTWORK SHALL BE MADE AS TO MAINTAIN THE FACE AREA OF THE DUCTWORK EQUAL TO OR GREATER THAN SIZE LISTED ON PLANS.

5. PROVIDE DIGITAL, PROGRAMMABLE, THERMOSTAT AT 48" ABOVE FINISHED FLOOR, 1 STAGE HEAT, EMERGENCY HEAT AND 1 STAGE COOL.

6. MECHANICAL CONTRACTOR TO PROVIDE MANUAL VOLUME DAMPERS FOR ALL SUPPLY AIR DIFFUSERS.

7. ALL DUCT JOINTS TO BE SEALED WITH TWO WRAPS OF DUCT TAPE. METAL DUCTWORK SHALL BE WRAPPED AFTER BEING FASTENED WITH THREE SHEET METAL SCREWS, EXCEPT IN EXPOSED LOCATIONS.

8. INSTALLING CONTRACTOR TO SURVEY SITE AND STUDY COMPLETE ARCHITECTURAL PLANS. A-1 MECHANICAL, INC. WILL NOT BE LIABLE FOR DETAILS OMITTED ON PLANS WHICH MAY BE REQUIRED IN THE FIELD. THIS PLAN IS A DIAGRAMMATIC IN NATURE, THE PLAN DOES NOT SHOW ALL TRANSITIONS OR FITTINGS WHICH MAY BE REQUIRED.

9. INSTALLING CONTRACTOR TO SUPPLY ALL MATERIALS AND LABOR WHICH COMPRISE A COMPLETE WORKING H.V.A.C. SYSTEM THAT COMPLIES WITH THE MOST RESTRICTIVE BUILDING AND MECHANICAL CODES IN EFFECT.

10. ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH AND SEALED BY THE ROOFING CONTRACTOR. CONTRACTOR SHALL INSTALL EQUIPMENT AND FLASHINGS AFTER VERIFYING INSTALLATION WITH THE ROOFING CONTRACTOR AND ARCHITECT.

11. ALL WORK AND MATERIALS SHALL COMPLY WITH THE MOST RESTRICTIVE GOVERNING CODES AND REGULATIONS IN EFFECT.

12. SERVICE, REPAIR, OR REPLACEMENT OF EXISTING UNITS, TERMINAL BOXES, AIR HANDLING UNITS, REMOVE CONDENSERS, FURNACES, BOILERS, FANS, CONTROLS, OR THERMOSTATS ARE NOT INCLUDED IN THIS SCOPE OF WORK UNLESS SPECIFICALLY ADDRESSED AND DETAILED ON THE MECHANICAL DRAWINGS. SUCH ITEMS SHALL BE REPAIRED AND THE COST CHARGED TO THE BUILDING OWNER AS A SEPARATE CHANGE-ORDER.

13. THIS INSTALLATION SHALL COMPLY WITH THE 2012 EDITION OF THE UNIFORM MECHANICAL CODE, THE UNIFORM BUILDING CODE THE UNIFORM PLUMBING CODE, THE 2009 INTERNATIONAL FIRE CODE, THE 2009 INTERNATIONAL BUILDING CODE AND ALL OTHER GOVERNING CODES AS APPLICABLE.

14. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE DUCT CONSTRUCTION STANDARDS SET FORTH IN THE MECHANICAL CODE.

15. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE, SUSPENDED EQUIPMENT SHALL HAVE SEISMIC RESTRAINTS.

16. SET FRESH AIR DAMPER ON EACH AIR HANDLER TO PROVIDE A MINIMUM 15 CFM PER OCCUPANT.

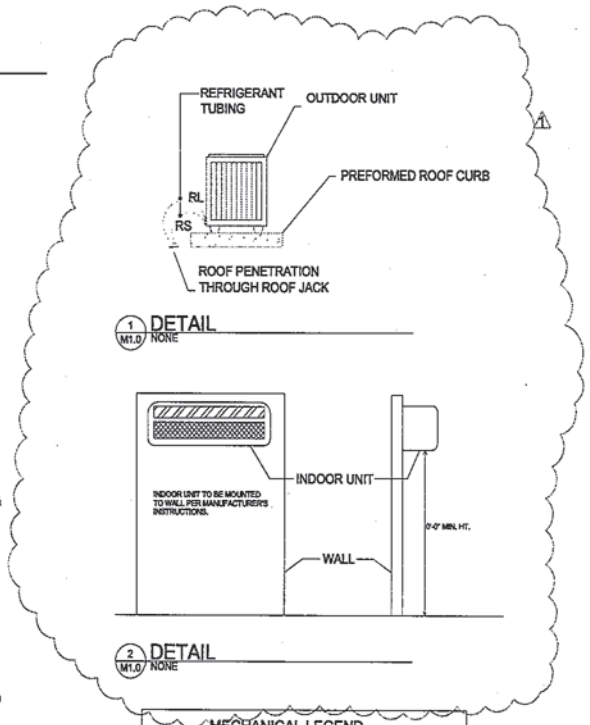
17. AIR MOVING EQUIPMENT IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF. AUTOMATIC SHUT OFF SHALL BE ACCOMPLISHED BY INTERRUPTING THE POWER SOURCE OF THE AIR MOVING EQUIPMENT UPON DETECTION OF SMOKE IN THE MAIN SUPPLY AIR DUCT SERVED BY SUCH EQUIPMENT. SMOKE DETECTORS SHALL BE LABELED BY AN APPROVED AGENT FOR AIR DUCT INSTALLATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SUCH DEVICES SHALL BE COMPATIBLE WITH THE OPERATING VELOCITIES, PRESSURES, TEMPERATURES AND HUMIDITY OF THE SYSTEM. WHERE FIRE DETECTORS OR ALARM SYSTEMS ARE PROVIDED FOR THE BUILDING, THE SMOKE DETECTORS REQUIRED BY THIS SECTION SHALL BE SUPERVISED BY SUCH SYSTEM.

18. ACCESS SHALL BE PROVIDED TO ALL HVAC EQUIPMENT, ROOF LADDERS, HATCHES, STAIRS OR OTHER ACCESSES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND SHALL COMPLY WITH THE UNIFORM MECHANICAL CODE.

19. ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES, WHEN MORE THAN ONE HEATING OR COOLING UNIT SERVICES THE OCCUPANTS.

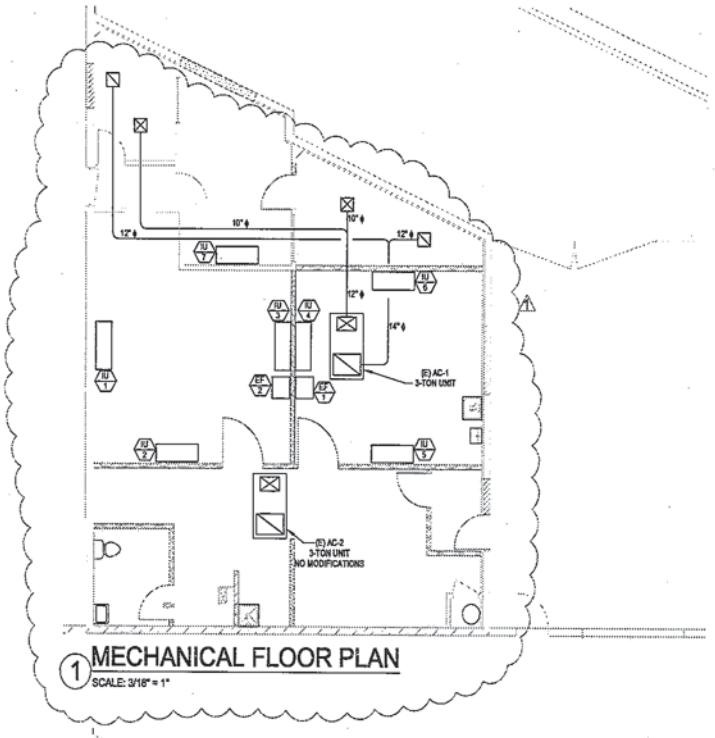
20. COORDINATE ALL DIFFUSER AND GRILL LOCATIONS WITH THE ELECTRICAL LIGHTING PLAN AND ARCHITECTURAL REFLECTED CEILING PLAN.

21. ALL INSULATION FOR DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IECC 503.2.7



1 M1.0 DETAIL
NONE

2 M1.0 DETAIL
NONE



1 MECHANICAL FLOOR PLAN
SCALE: 3/16" = 1'

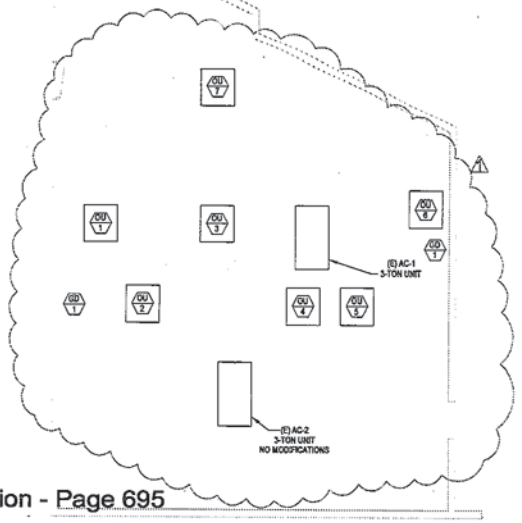
MECHANICAL LEGEND

- SUPPLY AIR DUCT
- RETURN AIR DUCT
- EXHAUST AIR DUCT
- OUTSIDE AIR DUCT
- FUSIBLE LINK FIRE DAMPER
- SMOKE DAMPER
- SMOKE FIRE DAMPER
- DUCT MOUNTED SMOKE DETECTOR
- MOTORIZED DAMPER
- MANUAL BALANCING DAMPER
- THERMOSTAT & CORRESPONDING UNIT#
- ACCESS DOOR, ACCESS PANEL
- RECTANGULAR, FLAT OVAL OR ROUND AIR DUCT (PLAN VIEW)
- DUCT SIZE (IN.), FIRST FIGURE IS SIDE SHOWN (e.g. 18" x 10")
- DUCT WITH ACOUSTICAL LINING
- FLEXIBLE DUCT CONNECTION
- ROUND DUCT
- RETURN DUCT
- DIRECTION OF AIR FLOW
- POINT OF CONNECTION
- CAPPED END OF PIPE
- DIRECTION OF FLUID FLOW
- REDUCER

NOTE: SYMBOLS AND ABBREVIATIONS SHOWN MAY INCLUDE ITEMS NOT USED FOR THIS PROJECT.

ANNOTATION TAGS AND NOMENCLATURE

- XXX — MECHANICAL EQUIPMENT CROSS REFERENCE
- X — NOTE SYMBOL
- X — REVISION SYMBOL
- XXX — ROOM NUMBERS
- X / X — TOP NUMBER DESIGNATES SECTION, BOTTOM NUMBER DESIGNATES SHEET ON WHICH SECTION IS LOCATED
- X | X / X — TOP NUMBER DESIGNATES DETAIL, BOTTOM NUMBER DESIGNATES SHEET ON WHICH DETAIL IS LOCATED
- X / X — TOP NUMBER DESIGNATES DETAIL, BOTTOM NUMBER DESIGNATES SHEET ON WHICH DETAIL IS LOCATED



2 MECHANICAL ROOF PLAN
SCALE: 3/16" = 1'

Planning Commission - Page 695

Planning Commission - Page 33

Licensed:
- Nevada Contractor: 0058483 C-2
- License Limit: Unlimited
- Fed ID #: 20-0913848
- State of Nevada: NV20031302616
- Business #: 3058
- County of Clark: 2001030-340
- City of Las Vegas: C11-03993-3-110714
- City of North Las Vegas: 20033053439
- City of Henderson: 2003305343
- City of Mesquite: 9457 10-1006-9
- City of Boulder: 9457 03
- City of Reno: 10748 CC
- Town of Pahrump: A-0058 CC

No	Date	Drawn	Checked	Issue Description
1	10/30/18	RMJ	RP	PLANS CHECK CORRECTIONS

Project Name
WESTERN AVE. GROW

Date
Rick Parsley, #58241

A-1 Mechanical & Electric
5985 Polaris Ave.
Las Vegas, NV 89118
PH: 702-383-8222
FX: 702-914-6808
rick@a-1mechanical.com
www.a-1mechanical.com

Specializing In:
Mechanical
Electrical
Communications

This drawing is the property of A-1 Mechanical and was prepared for the exclusive use of A-1 Mechanical customers. All A-1 Mechanical. No use, reproduction, or duplication of this drawing, in part or whole may be made without written permission of A-1 Mechanical.

Date: 8/5/2018
Drawn By: RM
Checked By: RP
Project Type: Mechanical
Project #: PRJ-77181
Sheet Number: M1.0
3 of 3

08/19/19



21-0199-EOT1 - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC
2310 WESTERN AVENUE

04/22/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

October 9, 2019

Mr. James Dillingham
GDC Realty LLC
932 Vegas Valley Drive
Las Vegas, Nevada 89109

RE: SUP-77269 [PRJ-77181] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF OCTOBER 8, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on October 8, 2019 voted to ***APPROVE*** a request for a Special Use Permit FOR A PROPOSED 17,000 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77181].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Cultivation Facility use.

2. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

3. Cultivation is limited to the interior of a building.

4. Prior to the issuance of a business license the applicant shall remove all outside storage buildings from the subject site.

5. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

6. All development shall be in conformance with the site plan and floor plan date stamped 08/19/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

21-0199
04/08/2021

7. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

10. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

11. Approval of this Special Use Permit does not constitute approval of a marijuana facility license.

12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

13. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay for these costs may result in a requirement that the Marijuana Cultivation Facility be removed.

14. All marijuana products shall remain in the original manufacturer's configuration intended for off-sale.

15. A Marijuana Cultivation Facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

16. Conformance to all regulations pertaining to Marijuana Establishments found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.

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

21-0199
04/08/2021

Public Works

18. Coordinate with the Environmental Compliance Section of the Department of Public Works to determine appropriate pretreatment procedures, if any, required for industrial effluent from this facility prior to occupancy of this site or a business license for this use. Comply with the recommendations of the Environmental Compliance Section. The Section may be contacted through Mark Dunbar, 702-229-6188 or email at mdunbar@lasvegasnevada.gov.

This action by the Planning Commission on **October 8, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***October 21, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Paris Balaouras
Red Earth LLC
2310 Western Avenue
Las Vegas, Nevada 89102

Mr. Jay Matos
Jay Matos Consulting
171 Ultra Drive
Henderson, Nevada 89074

21-0199
04/08/2021

LAW OFFICES
JENNINGS & FULTON, LTD.
2580 SORREL STREET
LAS VEGAS, NV 89146

TELEPHONE
(702) 979-3565
TELECOPIER
(702) 362-2060

March 26, 2021

Jim Marshall, Senior Planner
City of Las Vegas- Planning & Development
495 S. Main St.
Las Vegas, Nevada 89101

Re: Red Earth, LLC– Extension Request for Previously Approved Marijuana Cultivation Establishment – SUP-77269 - APN -162-04-404-002 – 2310 Western Avenue

Dear Mr. Marshall:

On behalf of my client referenced above, please accept this as our official justification letter for the request of an extension of the above referenced Special Use Permit for a Marijuana (Medical and Adult Use Cannabis) Cultivation Establishment.

On October 8, 2019, the City Planning Commission approved the above referenced Special Use Permit for a proposed 17,000 square-foot Marijuana Cultivation Facility.
The approval was conditioned to expire 18 months from date of such. Due to Governor's covid restrictions, and mitigating building construction issues related to asbestos removal, we are requesting this extension request be accepted.

The Marijuana Cultivation Facility use is permitted within an M (Industrial) zoning district with the approval of a Special Use Permit.

The subject site is in compliance with all minimum distance separation requirements pursuant to Title 19.12 pertaining to a Marijuana Cultivation Facility.

We believe the proposed use is in harmony with the purpose, goals, objectives and standards of the plan and title. Therefore, we respectfully request your approval of the aforementioned requests.

As always, we appreciate your professionalism and the attention you provide in these matters. If you have any questions or need additional information, please contact the undersigned or my assistant Suzanne F. Belt-Spurlock at (702) 858-1175.

Sincerely,

Adam Fulton, Esq.

21-0199
04/08/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.: **8**

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

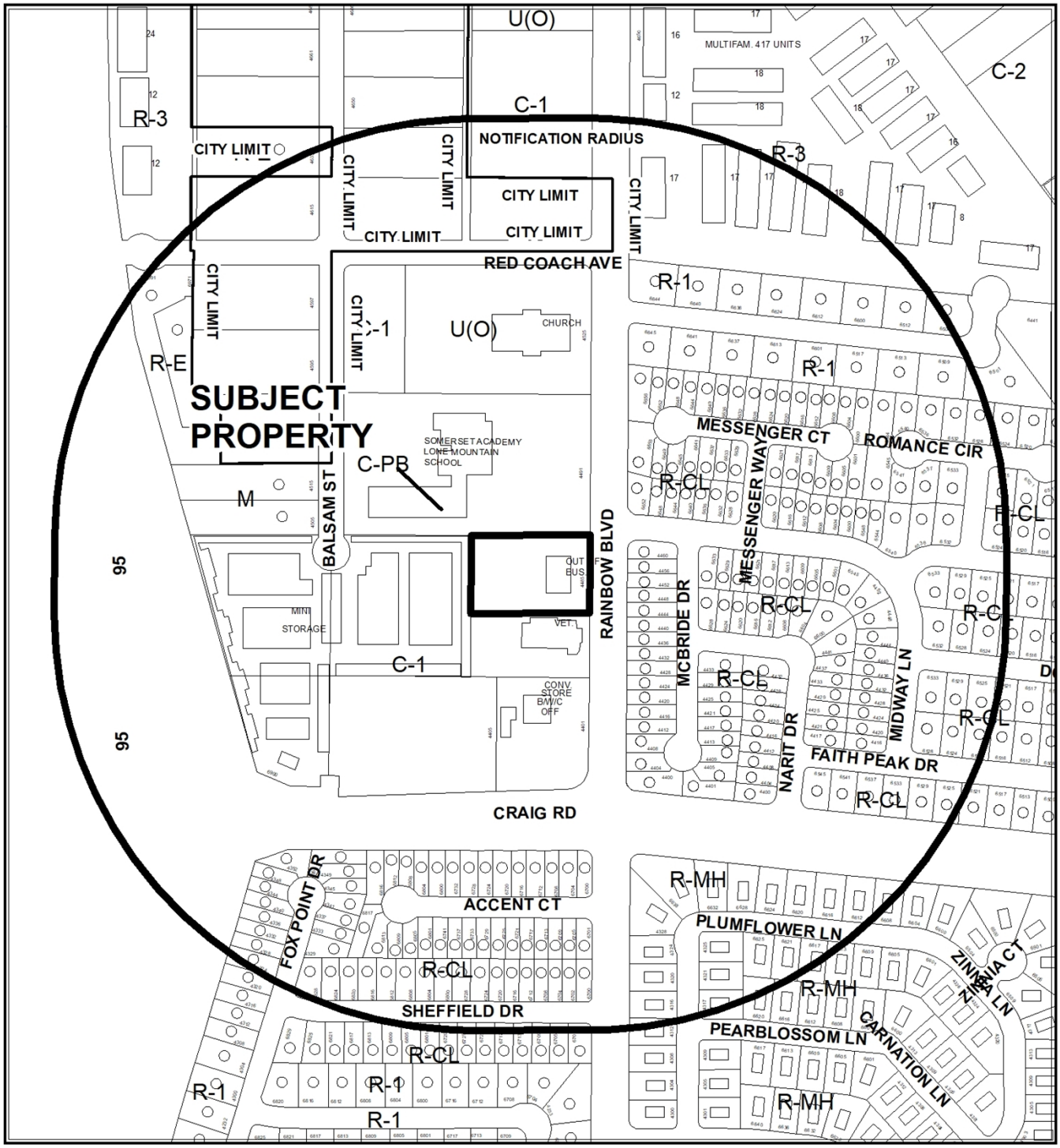
SUBJECT:
21-0219 - APPLICANT/OWNER: MIGUEL GUTIERREZ - For possible action on the following Land Use Entitlement project requests on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement 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. Planning Commission Approval Letter – SUP-75850 [PRJ-75587]
6. Justification Letter



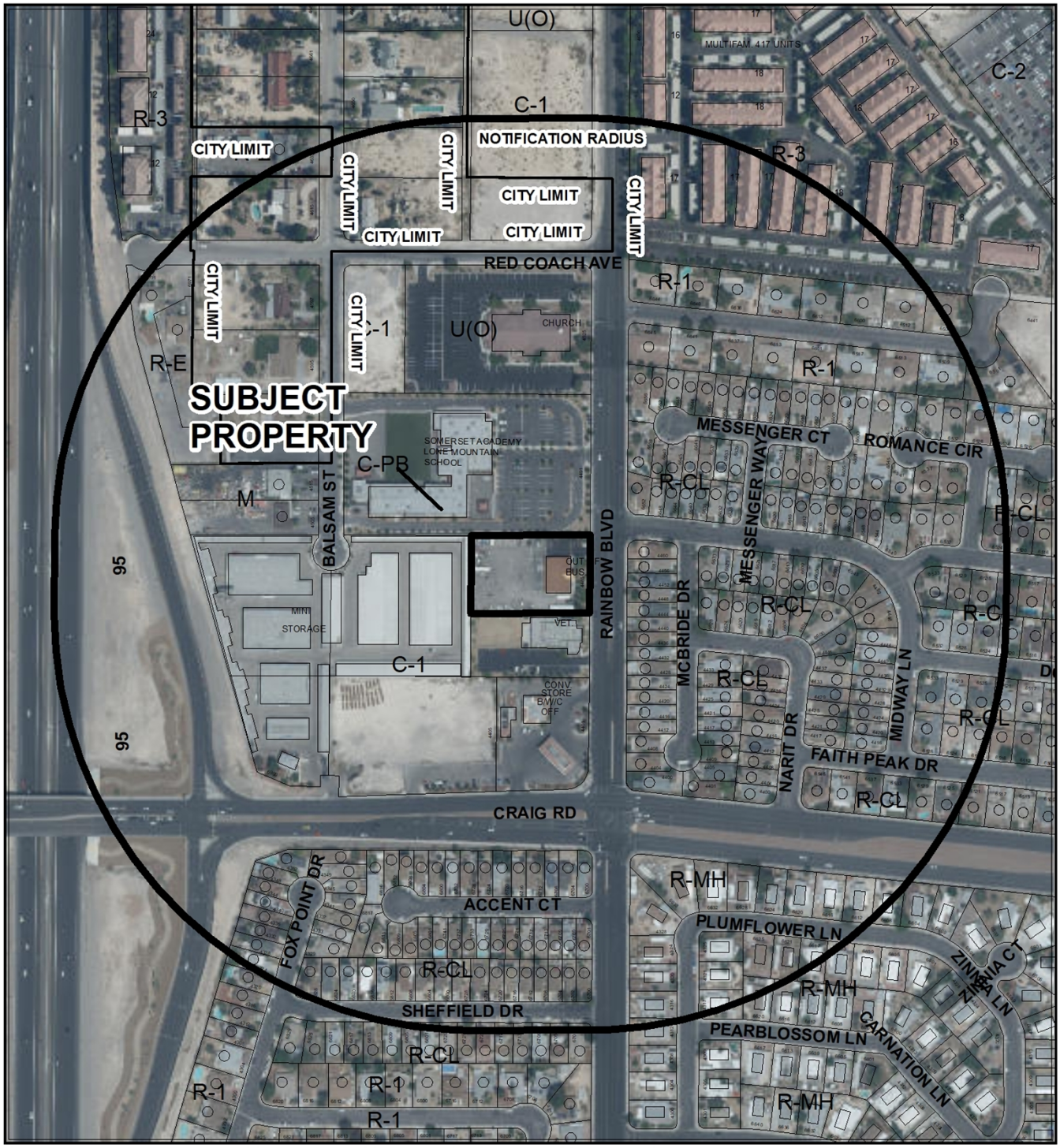
0 275 550 Feet

CASE: 21-0219

RADIUS: 1000 FEET

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

N



0 275 550 Feet

CASE: 21-0219

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MIGUEL GUTIERREZ

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0219-EOT1	Staff recommends APPROVAL, subject to conditions:	
21-0219-EOT2	Staff recommends APPROVAL, subject to conditions:	21-0219-EOT1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0219-EOT1 CONDITIONS

Planning

1. This approval shall expire on 04/09/23 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-75850) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

21-0219-EOT2 CONDITIONS

Planning

1. This approval shall expire on 04/09/23 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-75851) and all other related actions as required by the Department of Planning and the Department of Public Works.

3. 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 an Extension of Time for an approved Special Use Permit (SUP-75850) to establish a Building Maintenance Services and Sales use and Site Development Plan Review (SDR-75851) for the addition of a proposed 9,000 square-foot building to a site containing an existing 4,053 square-foot commercial building with waivers to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north perimeter where eight feet is required on 1.21 acres at 4485 North Rainbow Boulevard. This is the first requested Extension of Time for these applications.

ISSUES

- This is the first Extension of Time request for the approved Special Use Permit (SUP-75850) and Site Development Plan Review (SDR-75851).
- Special Use Permit (SUP-77269) and Site Development Plan Review (SDR-75851) were set to expire on April 9, 2021. The applicant submitted the application for an Extension of Time prior to expiration.

ANALYSIS

On April 9th, 2019 the Planning Commission approved a Special Use Permit (SUP-75850) to establish a Building Maintenance Services and Sales use and Site Development Plan Review (SDR-75851) for the addition of a proposed 9,000 square-foot building to a site containing an existing 4,053 square-foot commercial building with waivers to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north perimeter where eight feet is required on 1.21 acres at 4485 North Rainbow Boulevard. Per Condition #3 of the approved Special Use Permit (SUP-75850) and Condition #2 of approved Site Development Plan Review (SDR-75851) the entitlement was set to expire in two-years from the approval date on April 9th, 2021. However, the applicant has submitted the Extension of Time prior to the expiration date.

Title 19.16 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a business license and a Site Development Plan Review exercised upon issuance of a building permit; as none have been issued the Special Use Permit and Site Development Plan Review is set to expire. The applicant is requesting an Extension of Time to ensure the Special Use Permit and Site Development Plan Review does not expire. The applicant has indicated in the submitted justification letter date stamped April 13th, 2021 the project has been delayed due to, "restrictions and closings related to the ongoing Covid situation." Staff supports this request, as the Building Maintenance Services and Sales use can still actively contribute to the surrounding area.

FINDINGS (21-0199-EOT1)

The Special Use Permit (SUP-75850) has not been exercised in accordance with the requirements of Title 19.16, as a business license has not been issued for the Building Maintenance Services and Sales use. Staff recommends approval of this Extension of Time request with a two-year time limit, as the Building Maintenance Services and Sales use can still be performed harmoniously with the surrounding commercial land uses in the area.

FINDINGS (21-0199-EOT2)

The Site Development Plan Review (SDR-75851) has not been exercised in accordance with the requirements of Title 19.16, as a building permit has not been issued for the proposed commercial development use. Staff recommends approval of this Extension of Time request with a two-year time limit, as the commercial development can still be performed harmoniously with the surrounding commercial land uses in the area.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/11/99	The City Council approved the Annexation (A-0013-98) of approximately 1.43 gross acres located at 4485 North Rainbow Boulevard into the City of Las Vegas. The Planning Commission and staff recommended approval. The annexation became effective on 01/22/99.
07/12/99	The City Council approved a Rezoning (Z-0029-99) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval. The Resolution of Intent expired on 07/12/00.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/18/02	The City Council approved a Rezoning (ZON-1112) from R-E (Residence Estates) to C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/04/04	The City Council approved Ordinance #5668, which amended the Official Zoning Map to change the zoning on the subject site from R-E (Residence Estates) to C-1 (Limited Commercial).
01/19/05	The City Council approved a Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a related Site Development Plan Review (SDR-5553) for a proposed 2,220 square-foot Auto Detail Facility and waivers of parking lot, perimeter and foundation landscaping standards on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission approved a Major Amendment (SDR-19122) of a previously approved Site Development Plan Review (SDR-5553) for a proposed two-story, 4,364 square-foot Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. This approval expired 02/22/09.
03/07/07	The City Council approved an Extension of Time (EOT-19400) of a previously approved Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard. Staff recommended approval. The approval expired 01/19/09.
02/17/09	A Code Enforcement case (#74600) was processed for storing equipment and vehicles on an unpaved lot at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/04/09.
04/30/09	A Code Enforcement case (#77677) was processed for storing commercial trucks and operating a business out of a temporary trailer without proper zoning approvals at 4485 North Rainbow Boulevard. The case was closed by Code Enforcement on 03/05/10.
04/06/11	The City Council voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-39489) from SC (Service Commercial) to GC (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (ZON-34490) from C-1 (Limited Commercial) to C-2 (General Commercial) on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/06/11	The City Council voted to Withdraw Without Prejudice a request for a Variance (VAR-39492) to allow a zero-foot rear yard setback where 20 feet is required and a zero-foot side yard setback where 10 feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-39491) for the addition of a proposed 9,000 square-foot Rental Store (With Outside Storage) building to a site containing an existing 4,011 square-foot Office, with a Waiver of Perimeter Landscape Buffer standards to allow a seven-foot buffer along a portion of the south property line where eight feet is required on 1.21 acres at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
	The City Council voted to Withdraw Without Prejudice a request for a Special Use Permit (SUP-40564) for a Rental Store (With Outside Storage) at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
05/05/11	A Code Enforcement case (#101530) was processed for storing equipment illegally at 4485 North Rainbow Boulevard. The case remains open.
05/17/11	A Code Enforcement case (#102037) was processed for storage containers and equipment at 4485 North Rainbow Boulevard. The case remains open.
01/18/12	The City Council approved a request for Site Development Plan Review (SDR-43004) for the addition of an existing 4,970 square-foot building to a site containing an existing 4,011 square-foot office with waivers to allow a two-foot landscape buffer along a portion of the north perimeter where eight feet is required and to allow no building articulation or architectural features where required at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval of the request. The entitlement expired on 01/18/14.
	The City Council approved a request for Special Use Permit (SUP-43005) for Building Maintenance Service and Sales at 4485 North Rainbow Boulevard. The Planning Commission and staff recommended approval of the request. The entitlement expired on 01/18/14.
04/09/19	The Planning Commission approved a request for a Special Use Permit (SUP-75850) for a Building Maintenance Service and Sales use at 4485 North Rainbow Boulevard. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/09/19	The Planning Commission approved a request for a Site Development Plan Review (SDR-75851) for the addition of a proposed 9,000 square-foot building to a site containing an existing 4,053 square-foot commercial building with waivers to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north perimeter where eight feet is required at 4485 North Rainbow Boulevard. Staff recommended approval of the request.

Most Recent Change of Ownership	
11/09/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1978	The existing building was constructed on the subject site.
12/12/03	A business license (C25-00034) was issued for a contractor (Sequoia Electric, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 11/02/15.
03/19/04	A building permit (#04006226) was issued for city design block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 03/31/04.
07/17/08	A business license (P50-01891) was issued for professional services (Ticket Lady) at 4485 North Rainbow Boulevard. The license was marked inactive on 09/12/14.
08/28/08	A business license (B20-00912) was issued for a business support service (paralegal services) at 4485 North Rainbow Boulevard. The license was previously issued at another location in the city. The license is still active.
09/18/08	A business license (C11-07585) was issued for an electrical contractor at 4485 North Rainbow Boulevard. The license had been previously issued at another location in the city. The license is still active.
03/24/09	A business license (C25-01740) was issued for a contractor (Sequoia Electric, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 08/07/14.
04/07/09	A building permit (#137098) was issued for an interior remodel tenant improvement for certificate of occupancy at 4485 North Rainbow Boulevard. A final inspection was completed on 04/22/11.
	A building permit (#137104) was issued for non-structural demolition at 4485 North Rainbow Boulevard. A final inspection was completed on 04/16/10.

Related Building Permits/Business Licenses	
08/14/09	An application (E02-90960) for a business license for equipment rental at 4485 North Rainbow Boulevard was submitted for staff review. Staff denied the application on 08/18/09. The application was closed out on 02/10/10 at the request of the applicant.
04/29/10	A building permit (#161965) was issued for city design block walls and engineering to add courses to existing block walls at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
06/02/10	A building permit (#164257) was issued for a city design eight-foot tall block wall on the north side of the site at 4485 North Rainbow Boulevard. A final inspection was completed on 06/28/10.
04/13/11	A business license (R50-00264) was issued for equipment rental (Desert Seguro, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 08/18/14.
04/25/11	A business license (M18-05258) was issued for management or consulting service (Desert Seguro, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 03/16/15.
08/23/12	A business license (C25-04277) was issued for a contractor (Sequoia Electric, LLC) at 4485 North Rainbow Boulevard. The license was marked inactive on 02/27/14.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
04/22/21	A routine field check was conducted by staff and found a well maintained commercial site free from trash and debris.

Details of Application Request	
Site Area	
Net Acres	1.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Primary School	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Animal Hospital (with no Outside Pens)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to approved Special Use Permit (Sup-75850) and Site Development Plan Review (SDR-75851), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	184 Feet	Y
Min. Setbacks			
• Front	10 Feet	206 Feet	Y
• Side (north)	10 Feet	25 Feet	Y
• Side (south)	10 Feet	10 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	25 %	Y
Max. Building Height	N/A	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to approved Special Use Permit (SUP-75850) and Site Development Plan Review (SDR-75851), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	8 Trees	12 Trees	Y
• South	1 Tree / 30 Linear Feet	8 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	6 Trees	10 Trees	Y
• West	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**28 Trees**	**35 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	14 Trees	4 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	8 Feet		5 Feet	N*
• East	15 Feet		21 Feet	Y
• West	8 Feet		20 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has request an Exception to allow four trees where 14 trees should be required within parking lot islands or at the end of a row of parking spaces and to allow zero trees in the western landscape buffer where six trees are required.

** The applicant has requested Waivers to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north property line where eight feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Secondary Collector	Master Plan of Streets and Highways	90	Y

Pursuant to approved Special Use Permit (SUP-75850) and Site Development Plan Review (SDR-75851), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance Service and Sales (Existing - 4,503 SF) (Proposed - 9,000 SF)	13,053 SF	1:300	44				
TOTAL SPACES REQUIRED			44		44		Y
Regular and Handicap Spaces Required			42	2	42	2	Y

Pursuant to approved Special Use Permit (Sup-75850) and Site Development Plan Review (SDR-75851), the following parking standards apply:

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot landscaping buffer is required along all interior lot lines.	To allow a five-foot landscape buffer on a portion of the south perimeter.	Approval
	To allow a zero-foot landscape buffer on a portion of the north perimeter.	Approval

Pursuant to approved Special Use Permit (SUP-75850) and Site Development Plan Review (SDR-75851), the following parking standards apply:

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One Tree / Six Uncovered Spaces, plus one tree at the end of each row of spaces.	To allow four trees, where 14 trees should be required within parking lot islands or at the end of a row of parking spaces	Approval

Pursuant to approved Special Use Permit (SUP-75850) and Site Development Plan Review (SDR-75851), the following parking standards apply:

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box tree every 30 linear feet	To allow zero trees in the western landscape buffer where six trees are required.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4485 N. Rainbow Blvd. Las Vegas NV 89108

Project Name DMS Warehouse EOT **Proposed Use** Accessory Structure

Assessor's Parcel #(s) 138-03-602-013 **Ward #** 4

General Plan: Existing N/A Proposed N/A **Zoning:** Existing N/A Proposed N/A

Additional Information N/A

Property Owner Miguel Gutierrez Contact Miguel Gutierrez

Address 6245 N. Dapple Gray Rd City Las Vegas State NV Zip 89149

E-mail mikeg@dms-lv.com Phone 702-494-8725

Applicant Same as above. Contact

Address City State Zip

E-mail Phone

Representative Same as above Contact

Address City State Zip

E-mail Phone

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

☐ Yes ☑ No

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature Miguel Gutierrez

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

Print Name Miguel Gutierrez

Subscribed and sworn before me

This 13th day of April, 20 21

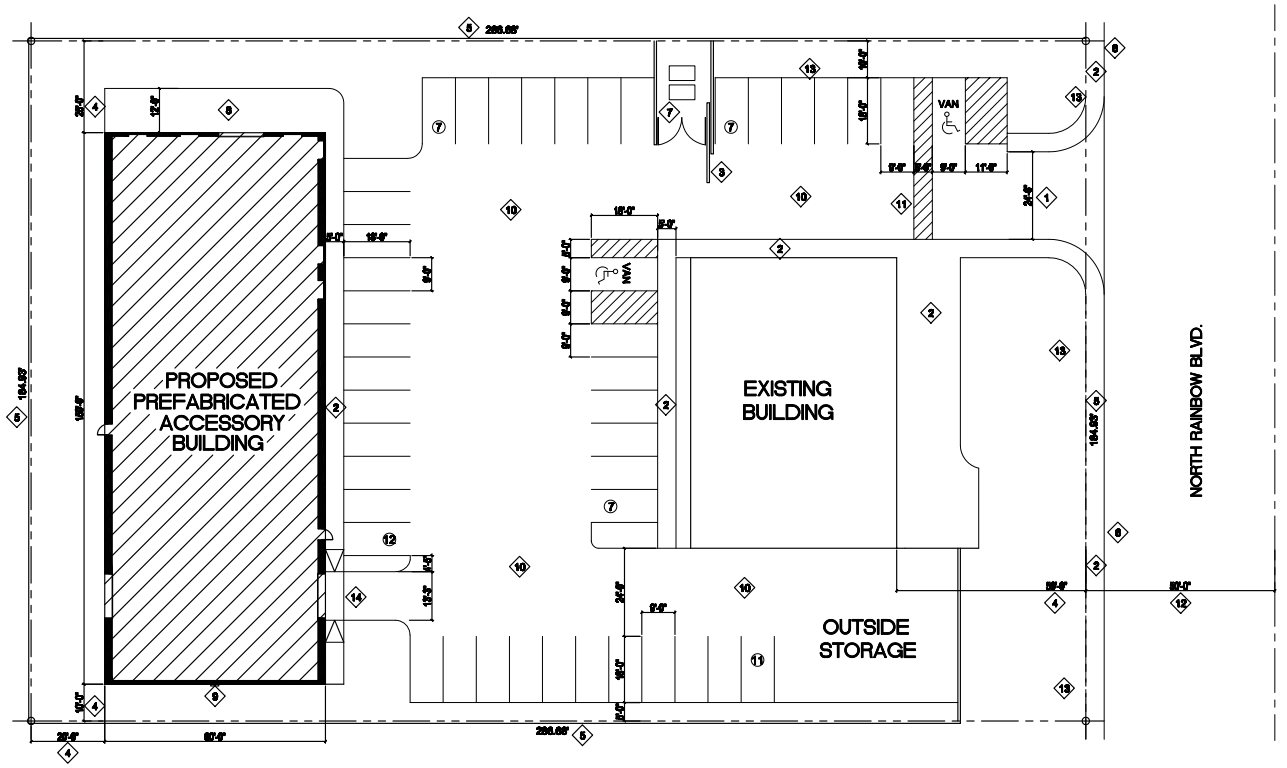
Notary Public in and for said County and State

CHRISTINE MALDOON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-16-2022
Certificate No: 18-2783-1

21-0219
04/13/2021

SITE PLAN LEGEND

1. EXISTING DRIVEWAY, APPROACH AND APRON PER COUNTY REGULATIONS
2. CONCRETE WALKWAY TO BE EXPOSED CONCRETE
3. EXISTING SLIDING GATE IN CMU WALL
4. BUILDING SETBACK
5. PROPERTY LINE - SEE CIVIL DRAWINGS
6. EXISTING CURB AND GUTTER
7. TRASH ENCLOSURE
8. CONCRETE PATIO
9. (2) 400 AMP ELECTRICAL PANELS
10. ASPHALT PARKING LOT
11. ACCESSIBLE ROUTE 5% MAX. RUNNING SLOPE W/ 2% MAX. CROSS SLOPE W/ 1/2" MAX. CHANGE IN ELEVATIONS
12. 80' WIDE RIGHT OF WAY
13. EXISTING LANDSCAPING
14. PROPOSED VEHICLE ENTRANCE TO BUILDING



1 A1.0 SITE PLAN

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

(1.21 ACRES = 25% LOT COVERAGE)

NORTH

21-0219
04/13/2021

DMS Diversified Mechanical Solutions,LLC

No.	Revision/Issue	Date

Firm Name and Address

DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108
702-494-8725

Project Name and Address

DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV. 89108

Project	Sheet
2019-4	A1.0
Date: 1-24-2019	
Scale: AS NOTED	

MISCELLANEOUS NOTES

1. ALL EXPOSED SOILS TO RECEIVE 2" THICK LAYER OF DECORATIVE GRAVEL, OR DECOMPOSED GRANITE.
2. ALL TREES AND SHRUBS TO BE SPACED ACCORDING TO CITY OF LAS VEGAS MUNICIPAL CODE.
3. ASSORTED 5 GAL. SHRUBS TO COVER MORE THEN 50% OF LANDSCAPE AREA WITHIN TWO YEARS OF INSTALLATION.
4. ANY TREE WITHIN 3' OF A SIDEWALK / PAVED SURFACE AND/OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
5. DECOMPOSED GRANITE COLOR:
   PALOMINO CORAL
   1/2" SCREED
6. DECORATIVE GRAVEL COLOR:
   RED SANDSTONE
   3/4"
7. ALL LANDSCAPE AREAS TO RECEIVE A COMPLETE PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM.

PERIMETER TREES

REQUIRED 1 PER 30 LINEAR FEET
(540 L.F. / 30) = 18 TREES
PROVIDED = 35 TREES

PARKING LOT TREES

REQUIRED 1 PER 6 STALLS = 6 TREES
PROVIDED = 21 TREES

LANDSCAPE LEGEND

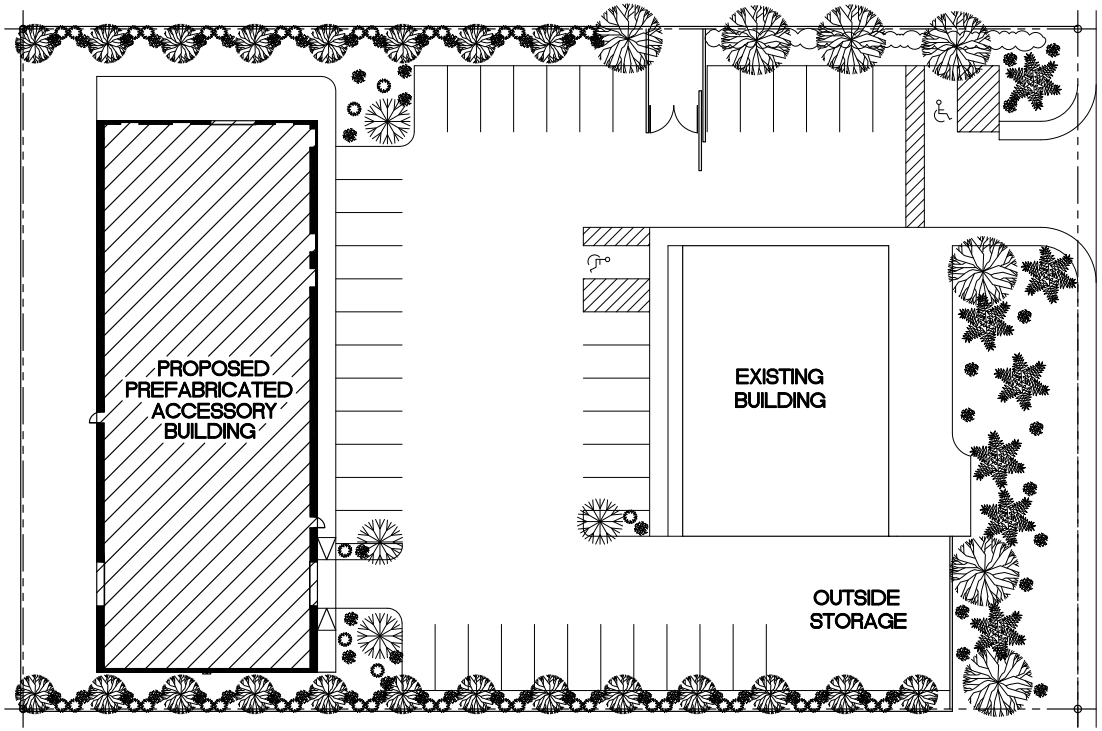
TREES	SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME
	24" BOX	21	PISTACIA CHINENSIS	CHINESE PISTACHE
	24" BOX	4	ACACIA	ACACIA
SHRUBS	**SIZE**	**QUANTITY**	**BOTANICAL NAME**	**COMMON NAME**
	5 GAL.	46	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER
	5 GAL.	50	AGAVE AMERICANA	INCENSE CEDAR

EXISTING LANDSCAPE LEGEND

TREES	SIZE	QUANTITY	COMMON NAME
	24" BOX	7	EXISTING EVERGREEN ELMS AND PINES TO REMAIN
	14'	7	EXISTING PALMS TO REMAIN
SHRUBS	**SIZE**	**QUANTITY**	**BOTANICAL NAME**
	5 GAL.	10	EXISTING TEXAS RANGER TO REMAIN
	15 GAL.	16	EXISTING ERAPE MYRTLE TO REMAIN

21-0219
04/13/2021

DMS Diversified Mechanical Solutions,LLC



1 / L1.0 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NORTH

No.	Revision/Issue	Date

Firm Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108
702-494-8725

Project Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV. 89108

Project 2019-4
Date 1-24-2019
Scale AS NOTED
Sheet L1.0

SITE PLAN / LANDSCAPING PACKAGE

DIVERSIFIED MECHANICAL SOLUTIONS

4485 NORTH RAINBOW BOULEVARD LAS VEGAS, NV 89108

21-0219
04/13/2021

Diversified Mechanical Solutions,LLC

Planning Submission Package 3

LEGAL DESCRIPTION

PARCEL MAP FILE 18 PAGE 42
LOT 1
& PT SE4 NE4 SEC 03 20 60

PROJECT DATA

LOCATION: DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108

OWNER: MIKE GUTIERREZ

CODE ANALYSIS

1. CODE YEAR/TYPE:EXISTING BUILDING: APN: 138-03-602-013
2012 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS
2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2012 UNIFORM MECHANICAL CODE WITH LOCAL AMENDMENTS
2012 UNIFORM PLUMBING CODE WITH LOCAL AMENDMENTS
2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
2009 ICC ANSI A117.1 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES
CITY OF NORTH LAS VEGAS MUNICIPAL CODE (TITLE 15,16 AND 17)
2. OCCUPANCY CLASSIFICATION (IBC CHAPTER 3): B & S-1
3. TYPE OF CONSTRUCTION: (IBC CHAPTER 6): V-B
4. FIRE SPRINKLERS (IBC 903, 903.3): N/A
5. FIRE ALARMS (IBC 907)
6. HEIGHT (IBC 503-507& TABLE 503) - ACTUAL: 26'-0" ALLOWABLE: 40'-0"
7. STORIES (IBC 504.2 & TABLE 503) - ACTUAL: 1 ALLOWABLE: 1
8. AREA: (IBC 503-507 & TABLE 503-ALLOWABLE 9,000 SQ FT.

BUILDING SIZE: 9,000 SQ. FT.
ACTUAL TOTAL: 9,000 SQ. FT.

9. OCCUPANT LOAD (IBC 1004, & TABLE 1004.1.2):
10. NUMBER OF EXITS (IBC 1015.1, 1021 & TABLES 1015.1,1021.1,1021.2)
11. FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601) PRIMARY STRUCTURAL FRAME
0 HR BEARING WALLS: INTERIOR
0 HR BEARING WALLS: EXTERIOR
0 HR NON-BEARING WALLS AND PARTITIONS: INTERIOR
0 HR FLOOR CONSTRUCTION AND SECONDARY MEMBERS
0 HR ROOF CONSTRUCTION AND SECONDARY MEMBERS
12. PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL OPENINGS. - (IBC 705.8 & TABLE 705.8) N/A
13. SPACES REQUIRING FIRE-RESISTANCE-RATED SEPARATION (IBFC 420,508,706,707,708,709,712) - N/A
14. MIXED-SEPARATED USES WITH REQUIRED CALCULATIONS - N/A
15. ROOF COVERING MATERIAL CLASS - CLASS 1

CODE COMPLIANCE: IBC 2012
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: N/A 10 < 50 OCCUPANTS
LEVEL: 1
PROJECT LEVEL: 1
TYPE OF OCCUPANCY: B & S-1

NEW STORAGE BLDG. OCCUPANT LOAD
9,000 S.F. / 300 OCCUPANT LOAD = 30 OCCUPANTS

EXISTING OFFICE BLDG. OCCUPANT LOAD
4,053 S.F. / 100 OCCUPANT LOAD = 41 OCCUPANTS

13,053 S.F. TOTAL TOTAL OCCUPANT LOAD = 71 OCCUPANTS

NUMBER OF EXITS
REQUIRED EXITS = 2
PROVIDED EXITS = 4

PLUMBING LOAD
TOTAL OCCUPANT LOAD: 71 OCCUPANTS = PROVIDE 1 FIXTURE FOR FIRST 25, THEN 1 PER 50 FOR THE REMAINDER
REQUIRED: 3 TOILET FIXTURES AND 3 SINKS
PROVIDED: 3 TOILET FIXTURES AND 3 SINKS

NOTE:
PROJECT SHALL COMPLY WITH THE 2012 UPC, 2012 UMC, 2011 NEC, 2012 IECC, 2009 ICC A/17.1, AND THE SOUTHERN NEVADA CODE AMENDMENTS

SYMBOL LEGEND

FLOOR PLAN — DRAWING TITLE
SCALE: 1/8" = 1'-0" — DRAWING SCALE
1 / A0.01 TITLE — DETAIL TITLE
SCALE: SCALE — DETAIL SCALE
1 / A0.01 — WALL SECTION MARK
1 / A0.01 — SECTION DETAIL MARK
NUMBER — ELEVATION KEYS
0'-0" FF ELEV — ELEVATION MARK
1 TOP / BOTTOM 1 — DOOR NUMBER
ROOM NUMBER

PARKING ANALYSIS

ACCESSORY PARKING REQUIREMENTS:	9,000 S.F. @ 10:1000 =	31 SPACES
OFFICE PARKING REQUIREMENTS:	4,053 S.F. @ 2.5:1000 =	13 SPACES
TOTAL PARKING REQUIRED:		= 44 SPACES
ACCESSIBLE PARKING REQUIRED:		= 0 SPACES
VAN ACCESSIBLE PARKING REQUIRED:		= 2 SPACES
STANDARD SPACES PROVIDED:		= 42 SPACES
ACCESSIBLE SPACES PROVIDED:		= 0 SPACES
VAN ACCESSIBLE SPACES PROVIDED:		= 2 SPACES
TOTAL SPACES PROVIDED:		= 44 SPACES

BUILDING CONSTRUCTION

1. ALL WORK, MATERIALS, METHODS ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. MATERIALS TO BE USED SHALL BE OF FIRST QUALITY, ALL WORK SHALL BE PERFORMED BY SKILLED TRADES IN A WORKMANLIKE MANNER.
3. CLEAN, PATCH & REPAIR ALL SURFACES DAMAGED BY DEMOLITION OR ALTERATION OF WORK AS REQUIRED, INCLUDING EXISTING FIRE-RATED ASSEMBLIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROVIDING ALL BUILDING MATERIALS & FINISHES NOT SPECIFICALLY ADDRESSED IN THESE PLANS.

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE: 1.24.2019
GENERAL		
A0.1	COVER AND INFORMATION SHEET	●
A1.0	SITE PLAN	●
L1.0	LANDSCAPING PLAN	●

DESCRIPTION

PROJECT: DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. RAINBOW BLVD.
LAS VEGAS, NV 89108

PROJECT TYPE: PREFAB BLDG. ADDITION

BUILDING OWNER: MIKE GUTIERREZ

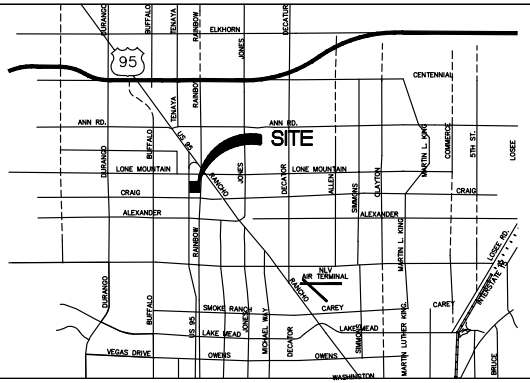
138-03-602-013

AREA OF ADDITION: 9,000 SQ. FT.

SCOPE OF WORK

SCOPE OF WORK: ADD A PREFABRICATED ACCESSORY BUILDING TO STORE MISC. CONSTRUCTION EQUIPMENT INDOORS.
ADD AN ASPHALT PARKING LOT THAT HAS 44 TOTAL PARKING SPACES.
ADD LANDSCAPING BUFFERS.

LOCATION MAP

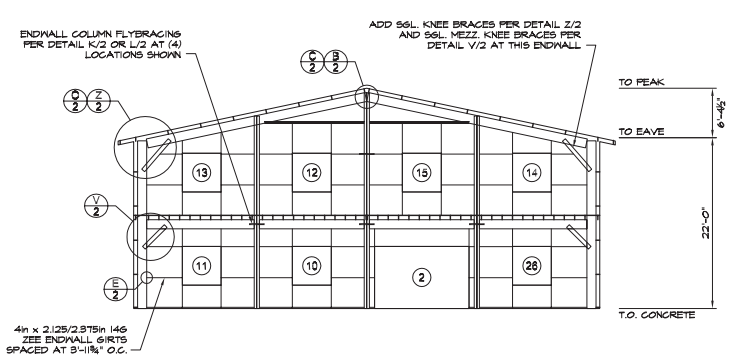


No.	Revision/Issue	Date

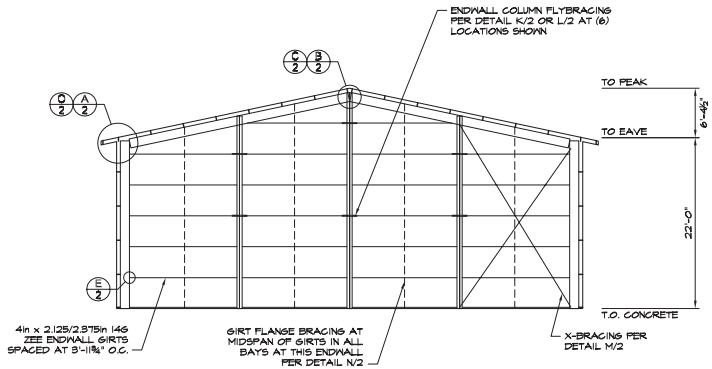
Firm Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV 89108
702-494-8725

Project Name and Address
DIVERSIFIED MECHANICAL SOLUTIONS
4485 N. Rainbow Blvd.
Las Vegas, NV. 89108

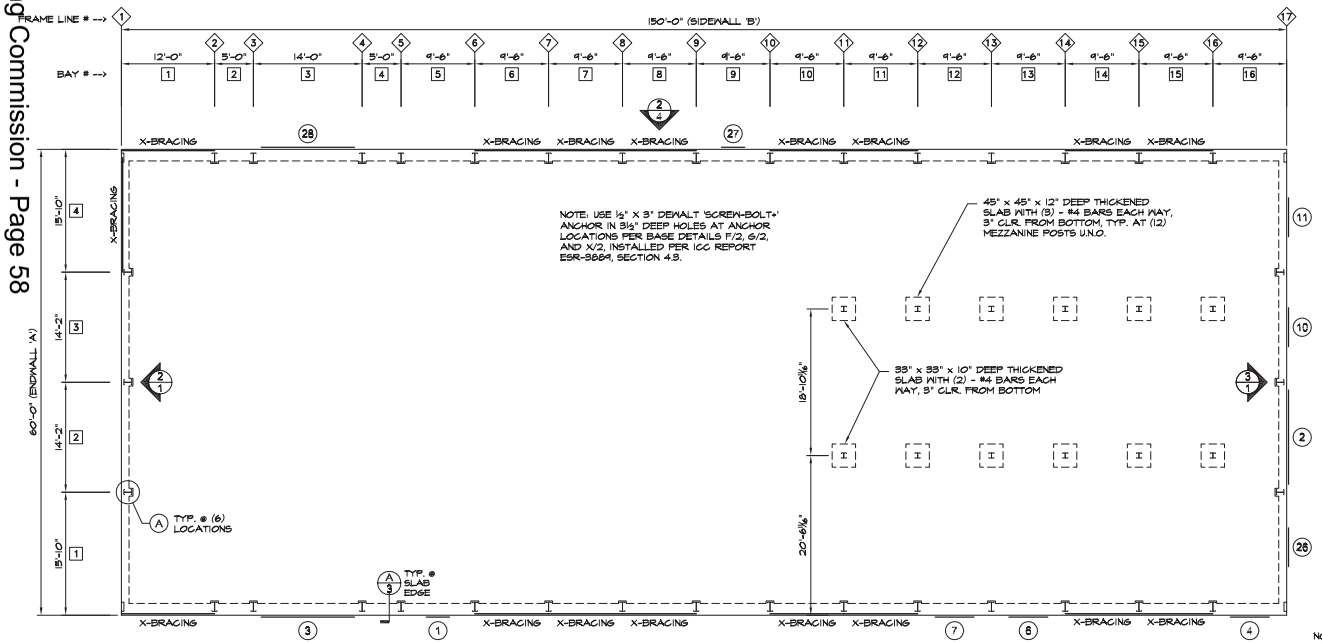
Project 2019-4
Date 1-24-2019
Scale AS NOTED
Sheet A0.1



3/1 ENDWALL 'B' INTERIOR ELEVATION
SCALE: 1/8" = 1'-0" FRAME #17



2/1 ENDWALL 'A' INTERIOR ELEVATION
SCALE: 1/8" = 1'-0" FRAME #1



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

NOTE: SEE "TYP. FRAME CROSS-SECTION" DETAIL ON SHEET 2 FOR SPECIFIC FRAME DETAIL INFORMATION.

NOTE: IN LIEU OF BOTTOM GIRT, INSTALL L4x2x14G ANGLE TO FOUNDATION WITH 1/4in X 1in MUSHROOM HEAD SPIKES ANCHORS AT 48" O.C. (6" MAX. FROM ANY END) (OMIT AT DOORS)

PROJECT DESIGN CRITERIA

ROOF DEAD LOAD: 7 psf
GROUND SNOW LOAD: 0 psf
ROOF SNOW LOAD: 0 psf
ROOF LIVE LOAD: 20 psf
WIND SPEED: 115 mph
WIND EXPOSURE: C
Ss: 0.472 Sds: 0.448
S1: 0.164 Sd1: 0.235
SEISMIC DESIGN CATEGORY: C (for both periods)
R transverse: 3.0 R longitudinal: 3.0
RISK CATEGORY: II
SOIL BEARING PRESSURE: 1500 psf

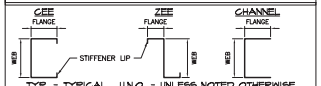
WIND DESIGN IS BASED ON THE 'RAPID-SOLUTION' METHODOLOGY FOR WIND DESIGN (BY STRUCTURAL ENGINEERS ASSOCIATION) BASED ON THE DIRECTIONAL DESIGN PROCEDURE (ASCE 7 CHAPTER 27).

SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:
-- TRANSVERSE: ORDINARY STEEL MOMENT FRAME (SEISMIC DESIGN IS BASED ON ASCE , SECTIONS 12.1 - 12.13)
-- LONGITUDINAL: ORDINARY STEEL BRACED FRAME. (SEISMIC DESIGN IS PERFORMED USING THE SIMPLIFIED DESIGN PROCEDURE (ASCE 7, SECTION 12.14).

DESIGN BASE SHEAR: IS SHOWN ON CALCULATION SHEET M2.

21-0219
4/13/2021

COMPONENT DIAGRAM



DETAIL KEYS

(A) ENDWALL COLUMN (SEE DETAIL C/2 FOR TOP CONNECTION AND G/2 FOR BASE CONNECTION)

WALL OPENING SCHEDULE

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS
(1)	3'-0"	6'-8"	PERSONNEL DOOR	SINGLE	CHN6X 3X16
(2)	12'-2"	8'-0"	PERSONNEL DOOR	SEE NOTE #4	C4X2.5 X16
(3)	12'-0"	16'-0"	ROLL UP DOOR	SINGLE	C6X4X12
(4) - (9)	5'-0"	5'-0"	WINDOW	SINGLE	CHN6X 3X16
(10)	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X16
(11)	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X14
(12)	5'-0"	5'-0"	WINDOW	DOUBLE	C4X2.5 X16
(13) - (14)	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X14
(15)	5'-0"	5'-0"	WINDOW	DOUBLE	C4X2.5 X16
(16) - (20)	2'-0"	2'-0"	WINDOW	SINGLE	CHN6X 3X16
(21) - (25)	5'-0"	5'-0"	WINDOW	SINGLE	CHN6X 3X16
(28)	5'-0"	5'-0"	WINDOW	SEE NOTE #4	CHN4X 3X14
(27)	3'-0"	6'-8"	PERSONNEL DOOR	SINGLE	CHN6X 3X16
(28)	12'-0"	16'-0"	ROLL UP DOOR	SINGLE	C6X4X12

NOTES:
1) JAMB MEMBERS SHOWN AS "CHN" ARE CHANNEL MEMBERS (WITHOUT STIFFENER LIPS) AND THOSE SHOWN AS "C" ARE CEE MEMBERS. FIRST NUMBER IS NEB DEPTH IN INCHES, SECOND NUMBER IS FLANGE WIDTH IN INCHES, AND THIRD NUMBER IS MATERIAL THICKNESS (GAUGE).
2) SEE DETAIL J/2 FOR DOOR OPENING FRAMING INFORMATION WITH CEE JAMBS. SEE DETAIL P/2 FOR DOOR OPENING FRAMING INFORMATION WITH CHANNEL JAMBS.
3) SIZE OF HEADER GIRT MEMBER TO BE SAME AS SIDEWALL OR ENDWALL GIRT, AS APPROPRIATE, PER ELEVATIONS. AT WINDOWS, INSTALL HEADER GIRT SPECIFIED ABOVE AND BELOW WINDOWS, U.N.O.
4) AT OPENINGS NOTED, INSTEAD OF ATTACHING DOOR JAMBS TO HEADER GIRT ABOVE OPENING, ATTACH DOOR JAMBS TO UNDERSIDE OF MEZZANINE GIRDER OR ENDWALL RAFTERS, WHICHEVER IS APPLICABLE.

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JOB NO. USDO5249125
SHEET 1 OF 5

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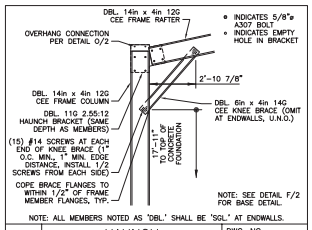
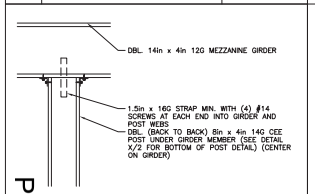
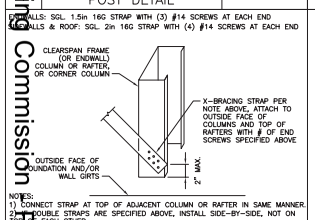


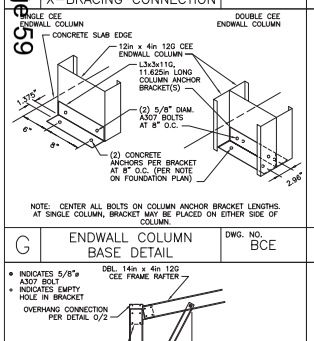
Z | HAUNCH CONNECTION | DWG. NO. HBA



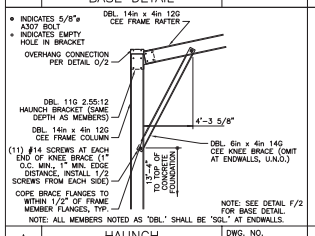
MEZZANINE POST DETAIL | DWG. NO. MZP



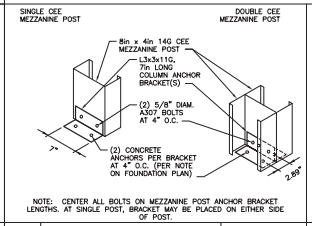
ROOF AND WALL X-BRACING CONNECTION | DWG. NO. SB1



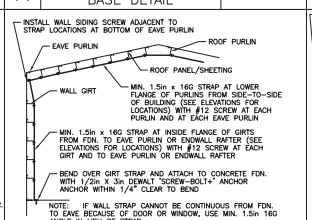
G | ENDWALL COLUMN BASE DETAIL | DWG. NO. BCE



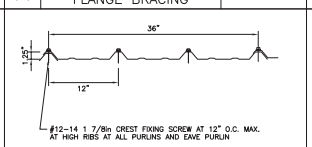
A | HAUNCH CONNECTION | DWG. NO. HBA



X | MEZZANINE POST BASE DETAIL | DWG. NO. BCMP



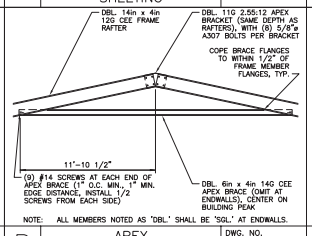
N | PURLIN AND GIRT FLANGE BRACING | DWG. NO. PGB



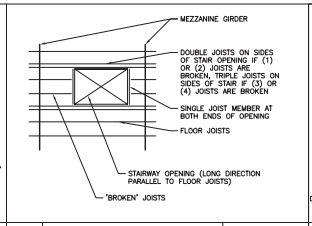
Metal Sales Manufacturing Corp.
PBR–Panel 26G

Ix(t) = 0.0367 in^4/ft Ix(b) = 0.0317 in^4/ft
Sx(t) = 0.0367 in^3/ft Sx(b) = 0.0458 in^3/ft
Fy = 80 ksi

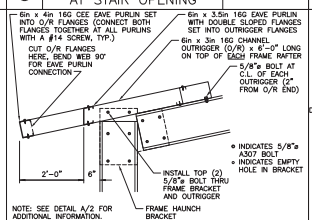
H | ROOF SHEETING | DWG. NO. R3



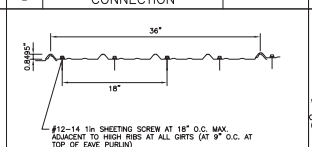
B | APEX CONNECTION | DWG. NO. AB



U | MEZZ. FLOOR FRAMING AT STAIR OPENING | DWG. NO. MZS



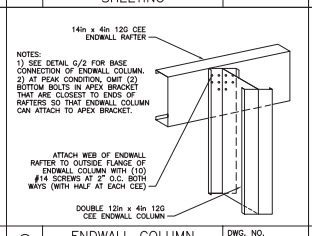
O | OVERHANG CONNECTION | DWG. NO. OHA



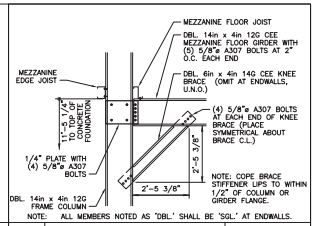
Metal Sales Manufacturing Corp.
Classic Rib 26G

Ix(t) = 0.0127 in^4/ft Ix(b) = 0.007 in^4/ft
Sx(t) = 0.0192 in^3/ft Sx(b) = 0.0153 in^3/ft
Fy = 80 ksi

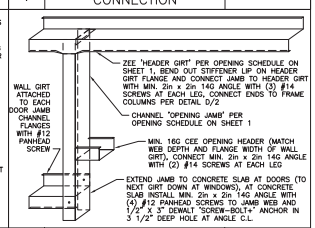
I | WALL SHEETING | DWG. NO. W2



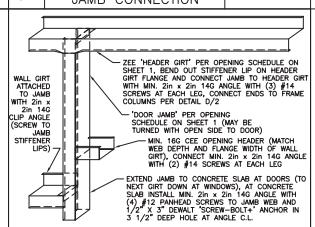
C | ENDWALL COLUMN TO RAFTER | DWG. NO. EWR



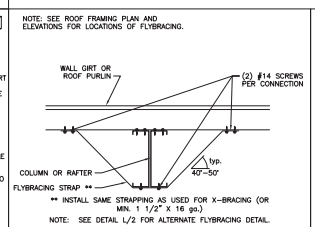
V | MEZZANINE GIRDER CONNECTION | DWG. NO. MZKB



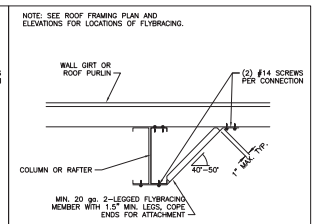
P | OPENING CHANNEL JAMB CONNECTION | DWG. NO. DFR



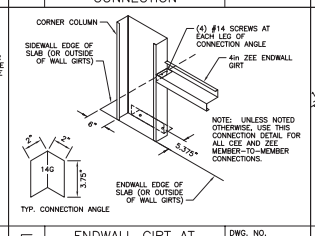
J | OPENING CEE JAMB CONNECTION | DWG. NO. DFR



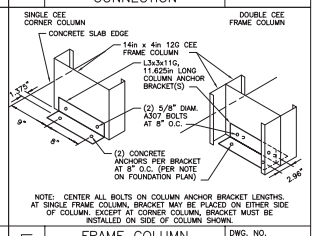
K | FLYBRACING CONNECTION | DWG. NO. FBC



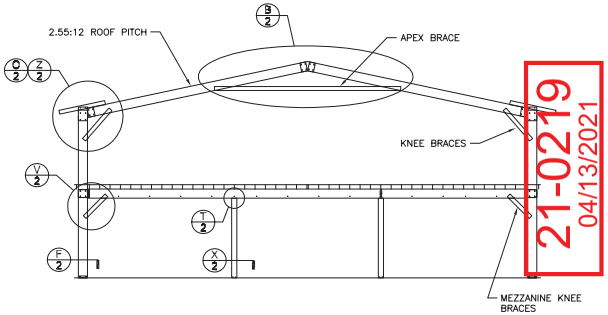
L | ALTERNATE FLYBRACING CONNECTION | DWG. NO. FBC



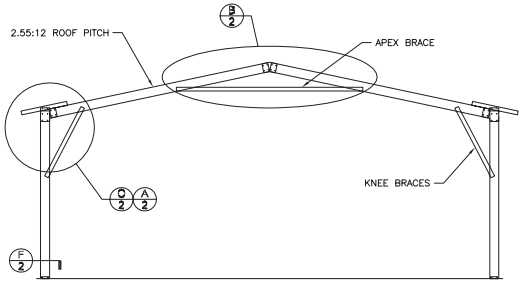
E | ENDWALL GIRT AT CORNER COLUMN | DWG. NO. EWG



F | FRAME COLUMN BASE DETAIL | DWG. NO. BC



MEZZ. FRAME CROSS–SECTION
SCALE: 1/8" = 1'-0" FRAMES 11–16



C.S. FRAME CROSS–SECTION
SCALE: 1/8" = 1'-0" FRAMES 2–10

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JOB NO.: USDC5249125
SHEET: 2 OF 5

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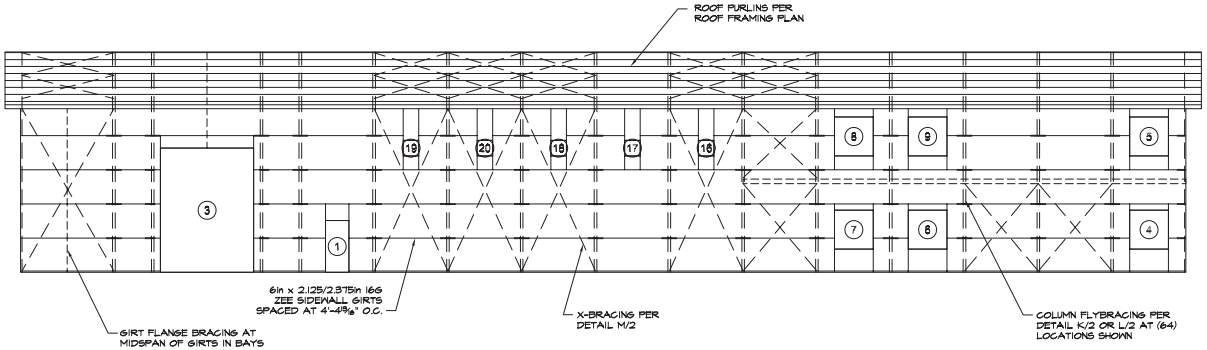
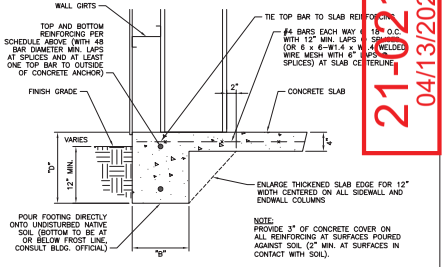


2/3 SIDEWALL 'A' EXTERIOR ELEVATION

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

LOCATIONS	"B"	"D"	TOP REINF.	BOTTOM REINF.
SIDEWALLS	18"	18"	(1)–#4	(2)–#4
ENDWALLS	12"	12"	(1)–#4	(2)–#4

* NOTE: SINGLE REINFORCING BAR SHOWN IN DETAIL REPRESENTS TOTAL REINFORCING STEEL REQUIRED. SPACE MULTIPLE BARS @ 4" O.C. MIN. INSTALL SINGLE TOP REINFORCING BAR (OR FIRST OF MULTIPLE BARS SPECIFIED) AT 1" DISTANCE FROM EDGE OF SLAB EQUAL TO DEPTH OF WALL GIRTS.



NOTE: SLAB REINFORCING SHOWN ABOVE IS SPECIFIED AS A METHOD OF CONTROLLING SHRINKAGE CRACKING AT THE SLAB SURFACE. CUSTOMER MAY CHOOSE ANOTHER METHOD OR REMOVE SLAB REINFORCING ALL TOGETHER BUT CUSTOMER WILL ASSUME ALL RESPONSIBILITY FOR THE PERFORMANCE OF THE SLAB. IF ANY OTHER METHOD IS CHOSEN BESIDES WHAT IS SHOWN ON THIS DETAIL, CUSTOMER SHALL INSTALL, AT EACH FRAME, (1) #4 CONT. BAR SIDEWALL-TO-SIDEWALL WITH A 6" 90° HOOK AT EACH END AROUND FRAME COLUMN CONCRETE ANCHOR GROUP.

A EDGE OF SLAB DETAIL — SCALE: NO SCALE

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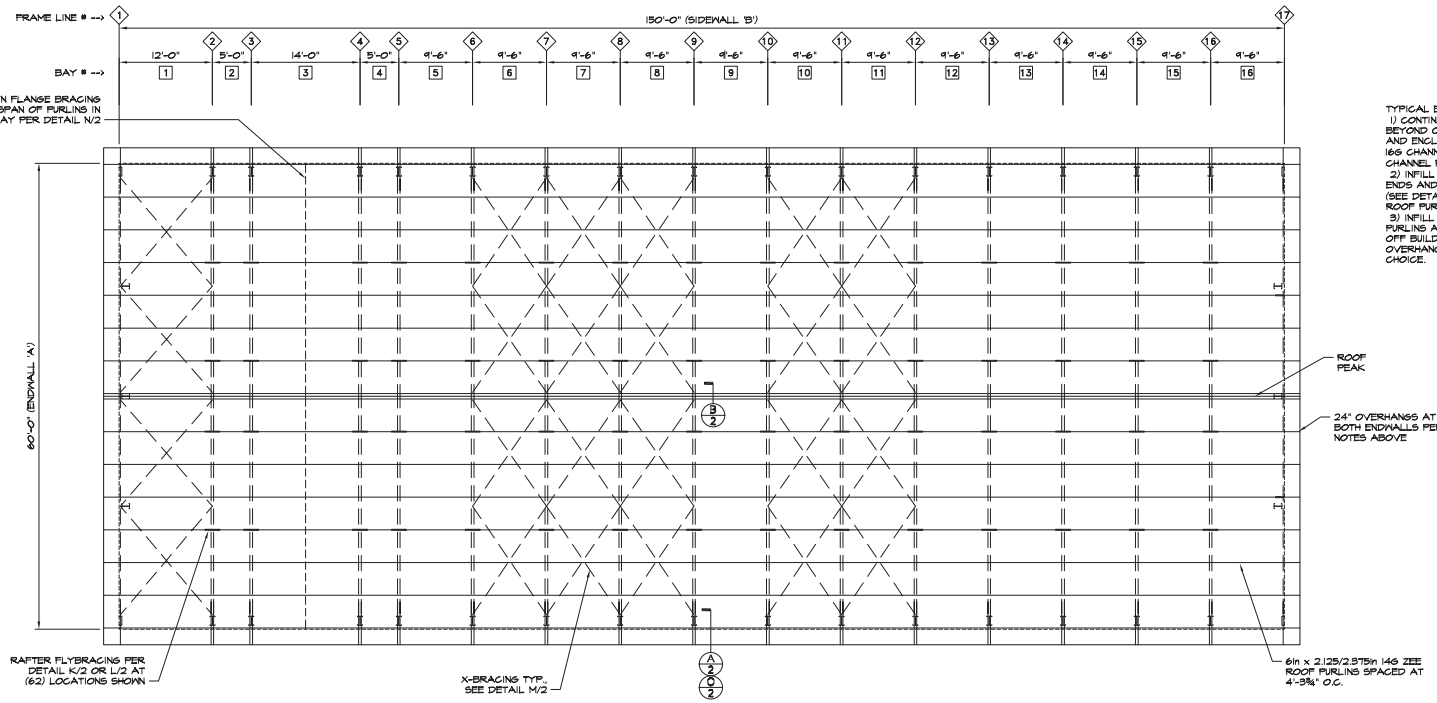

TYPICAL ENDWALL OVERHANGS INFORMATION:
1) CONTINUE ROOF PURLINS 24" MAX. BEYOND OUTSIDE FACE OF ENDWALL GIRTS AND ENCLOSE PURLIN ENDS WITH 6in x 3in x 16G CHANNEL (INSTALL #10 SCREW AT EACH CHANNEL FLANGE TO PURLIN).
2) INFILL BETWEEN CHANNEL AT PURLIN ENDS AND 'OUTRIGGER' AT ENDWALL FRAME (SEE DETAILS R/2 AND O/2) WITH TYP. STEEL ROOF PURLINS.
3) INFILL WITH PURLIN MATERIAL BETWEEN PURLINS ABOVE ENDWALL RAFTER TO SEAL OFF BUILDING OR ENCLOSE BOTTOM OF OVERHANGS WITH MATERIAL OF CUSTOMER'S CHOICE.

1/3 ROOF FRAMING PLAN

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

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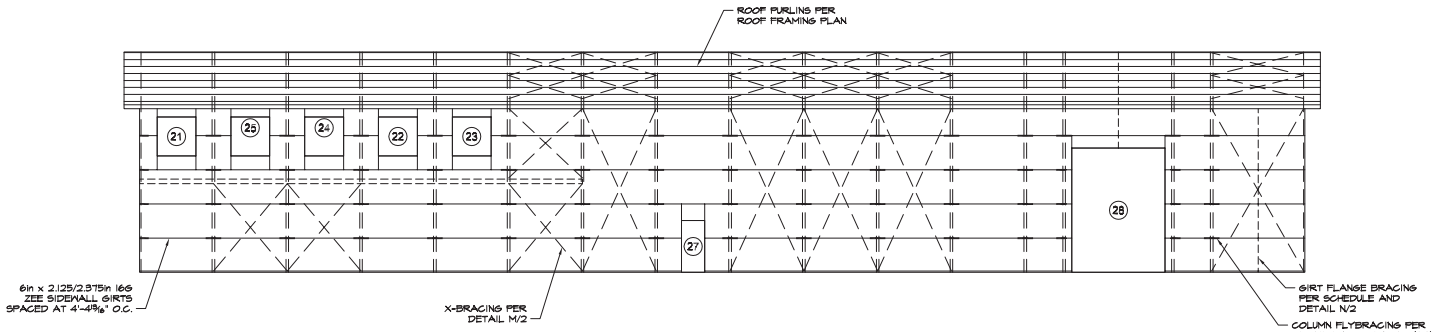
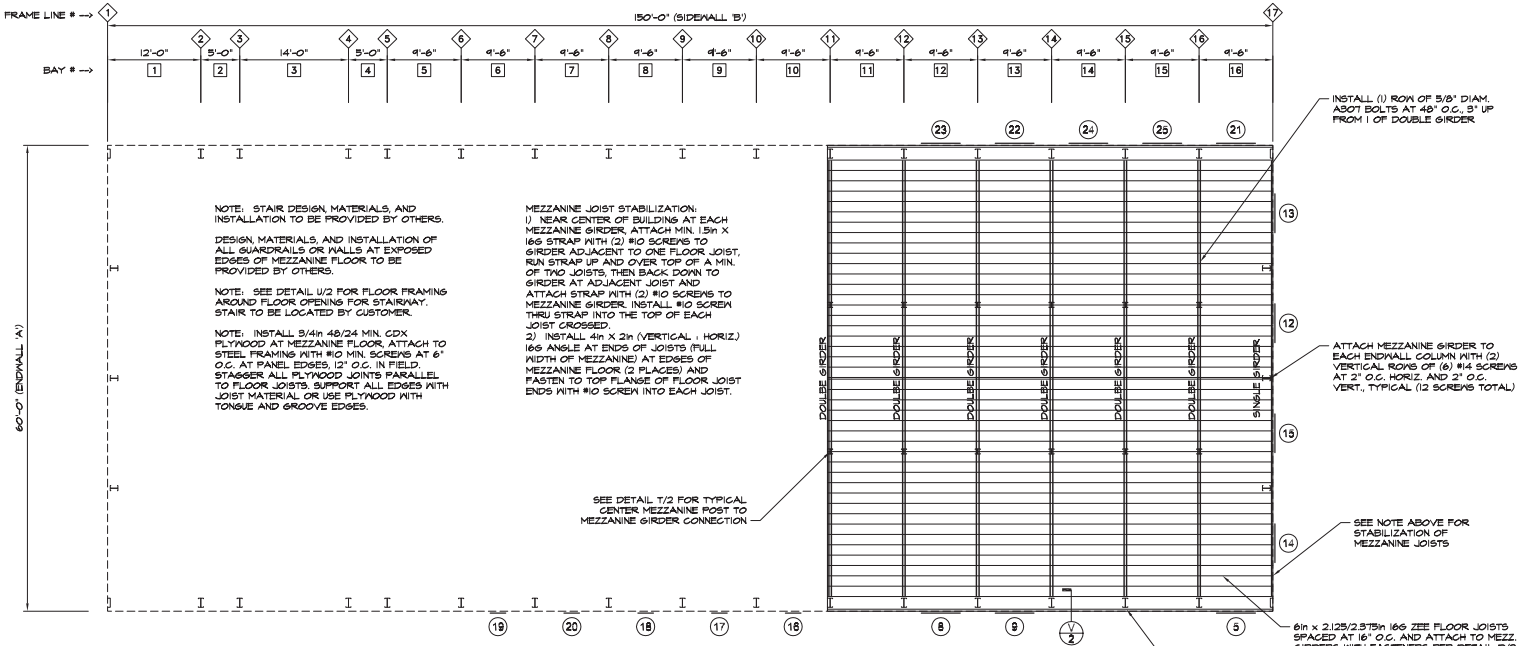


2/4 SIDEWALL 'B' EXTERIOR ELEVATION

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



1/4 MEZZANINE FRAMING PLAN

SCALE: 1/8" = 1'-0" MEZZ FLOOR LOAD: 80psf

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SHEET 4 OF 5

STRUCTURAL GENERAL NOTES

1. GOVERNING CODE: 2015 INTERNATIONAL BUILDING CODE

2. DRAWING OWNERSHIP:
THESE DRAWINGS ARE JOINTLY OWNED BY OUTBACK STEEL BUILDINGS (OSB) AND ASK4 ENGINEERING, INC. (ASK4). DRAWINGS ARE PROVIDED FOR THE SOLE PURPOSE OF OBTAINING BUILDING PERMITS. ENGINEERING SEAL IS VALID FOR THE CONSTRUCTION OF A SINGLE BUILDING AT THE JOB ADDRESS SHOWN IN DRAWING TITLEBLOCK. ANY OTHER USE OF THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM OSB AND ASK4 IS PROHIBITED.

3. DRAWING SEAL REQUIREMENTS:
THESE DRAWINGS ARE NOT VALID UNLESS 1) THE SEAL (STAMP) ON A PAPER COPY IS WET SIGNED IN RED INK BY THE ENGINEER, OR 2) THE PAPER COPY IS A DRAWING DIGITALLY SIGNED BY THE ENGINEER, OR 3) THE ELECTRONIC FILE OF THE DRAWING IS DIGITALLY SIGNED BY THE ENGINEER. IF A COPY OF THESE DRAWINGS IS DISTRIBUTED WITHOUT EITHER A PROPER WET SIGNATURE OR A DIGITAL SIGNATURE, THE DRAWING IS CONSIDERED INVALID. IF A COPY OF THESE DRAWINGS IS DISTRIBUTED WITHOUT EITHER A PROPER WET SIGNATURE OR A DIGITAL SIGNATURE, THE DRAWING IS CONSIDERED INVALID. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS CONSIDERED INVALID AS NOTED ABOVE.

4. CONTRACTOR RESPONSIBILITIES:
CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ASK4 ENGINEERING, INC. (ENGINEER) SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATION TO THE PLANS AND/OR SPECIFICATIONS AND NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS INVOLVED AND IT SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. THESE TEMPORARY PROVISIONS SHALL REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE ERECTED TO INSURE THE SAFETY OF PARTIALLY ERECTED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LAWS REGULATING THE ERECTION OF STEEL BUILDINGS.
THESE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. BUILDING IS NOT CONSIDERED COMPLETE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN HEREIN ARE INSTALLED ACCORDING TO THE DRAWINGS.

5. ENGINEERING:
THE SUPPLYING OF STAMPED ENGINEERING CALCULATIONS AND DRAWINGS FOR THIS METAL BUILDING DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT ASK4 ENGINEERING, INC. IS ACTING AS THE ENGINEER OR ARCHITECT OF RECORD OR THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THE WHOLE OF THE PROJECT.
THIS BUILDING HAS BEEN REVIEWED BY ASK4 ENGINEERING, INC. FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE BUILDING OWNER IS RESPONSIBLE TO SEEK PROFESSIONAL ADVICE IN ADDRESSING ANY OTHER CODE REQUIREMENTS (INCLUDING, BUT NOT LIMITED TO, FIRE AND LIFE SAFETY, ENVIRONMENTAL, ACCESSIBILITY, OR ELECTRICAL) THAT MAY APPLY TO THIS PROJECT.
DRAWINGS SCALES INDICATED ON DRAWINGS ARE APPROXIMATE AND INTENDED TO BE USED FOR REFERENCE ONLY. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS FURNISHED BY OSB. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY ASK4 ENGINEERING, INC. WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, DRAWINGS PROVIDED BY ASK4SHALL GOVERN. THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE. ANY OBSERVATION VISITS TO THE PROJECT SITE BY THE UNDERSIGNED ENGINEER ARE NOT TO BE CONSTRUED AS BEING INSPECTIONS FOR THE CONSTRUCTION OF ANY COMPONENT OF THIS BUILDING.

6. INSPECTIONS:
NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ALL SPECIAL INSPECTIONS AND ANY OTHER ADDITIONAL INSPECTIONS REQUESTED BY BUILDING DEPARTMENT SHALL BE AT OWNER'S EXPENSE.

7. SOIL REQUIREMENTS:
ALLOWABLE SOIL BEARING VALUE INDICATED ON DRAWING SHEET 1 OCCURS AT 12" BELOW FINISH GRADE, OR EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. FOUNDATION DESIGN SHOWN ASSUMES BOTTOM OF FOOTING BEARS ON NATIVE SOILS.
FOUNDATION DESIGN SHOWN DOES NOT ACCOUNT FOR EXPANSIVE SOIL CONDITIONS OR FOR CONCRETE THAT WILL BE EXPOSED TO SULFATE CONTAINING SOLUTIONS OR CHLORIDES. OWNER SHALL CONTACT ENGINEER PRIOR TO CONSTRUCTION IF ANY OF THESE CONDITIONS EXIST.

8. CONCRETE REQUIREMENTS:
ALL CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 2500 psi. HIGHER STRENGTH CONCRETE MAY BE USED, AT OWNER'S DISCRETION, FOR FINISH AND DURABILITY PURPOSES. CEMENT SHALL COMPLY WITH ASTM C150, TYPE 2, AND SHALL CONTAIN NO FLYASH.
ALL CONCRETE PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", WHICH IS HEREBY MADE A PART OF THESE DOCUMENTS.
CONCRETE REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60 FOR #4 BARS AND LARGER, GRADE 40 FOR #3 BARS. WELDED WIRE MESH SHALL CONFORM TO ASTM A185 (Fy MIN. OF 70 ksi). ALL FOOTING REINFORCING BARS TO BE CONTINUOUS AROUND CORNERS. LAP SPLICE FOOTING REINFORCING MIDWAY BETWEEN COLUMNS. ALL LAP SPLICES TO BE 48 BAR DIAMETERS MIN., U.N.O.
CONCRETE GRADE BEAMS, THICKENED SLAB EDGES, PIERS, AND SPREAD FOOTINGS SHALL BE POURED ONTO UNDISTURBED, NATIVE SOIL WHICH IS FREE FROM ANY MATERIAL THAT WILL ADVERSELY AFFECT THE MIN. ALLOWABLE SOIL BEARING PRESSURE SPECIFIED ON SHEET 1.
CONCRETE ANCHOR INSTALLATION SHALL BE DONE IN ACCORDANCE WITH ICC REPORT ESR-3889, SECTION 4.3.

9. STRUCTURAL STEEL REQUIREMENTS:
ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy MIN. OF 36000 psi), U.N.O. ALL BOLTS SHALL CONFORM TO ASTM A307, U.N.O. BOLT HOLE DIAMETERS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE".
NO WELDING IS REQUIRED ON THIS JOB.

10. LIGHT GAUGE STRUCTURAL STEEL REQUIREMENTS:
ALL LIGHT GAUGE STEEL FRAMING MATERIAL AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
ALL LIGHT GAUGE STEEL MATERIAL SHALL BE GALVANIZED AND CONFORM TO ASTM A653 HAVING A MINIMUM YIELD STRENGTH OF 55000 psi. THE GRADE AND ASTM SPECIFICATION NUMBER SHALL BE INDICATED BY PAINTING, DECAL, TAGGING, OR OTHER SUITABLE MEANS, ON EACH LIFT OR BUNDLE OF FABRICATED ELEMENTS.
UNLESS NOTED OTHERWISE, CEE, ZEE, AND CHANNEL MEMBERS' WEB AND FLANGE DIMENSIONS (IN INCHES) SHALL BE AS NOTED IN DETAILS IN THE FOLLOWING FORMAT: [WEB DEPTH]= x [FLANGE WIDTH]= [GAUGE]. FOR ZEES WITH UNEQUAL FLANGES, THE WIDTHS FOR BOTH FLANGES WILL BE LISTED, SEPARATED BY A "/". MIN. FLANGE STIFFENER LIPS SHALL BE 0.885" FOR 12G CEES, 0.800" FOR 14G CEES, 0.773" FOR 16G CEES, 0.900" FOR 12G ZEES, 0.900" FOR 14G ZEES, AND 0.900" FOR 16G ZEES. ALL BEND RADIUSES SHALL BE .1875". FOR ANGLES, THE FIRST TWO NUMBERS ARE THE LEG DIMENSIONS.
DECIMAL THICKNESSES OF LIGHT GAUGE STEEL MATERIAL, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED THE FOLLOWING:

GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.
12	0.105	16	0.059	20	0.036
14	0.070	18	0.046		

EXCEPT AS SHOWN ON DRAWINGS, CEE COLUMN AND RAFTER MEMBERS SHALL NOT BE DRILLED OR NOTCHED WITHOUT PRIOR APPROVAL OF THE ENGINEER. DOOR JAMB, ROOF PURLIN, AND WALL GIRT ENDS MAY HAVE FLANGES COPED 3" MAX. IF CONNECTION IS MADE TO PERPENDICULAR MEMBER PER DETAIL E/2. ROUND HOLES MAY BE DRILLED THROUGH ANY GIRT OR PURLIN MEMBER WITHIN THE MIDDLE THIRD OF THE DEPTH OF THAT MEMBER AND NOT WITHIN 24" OF MEMBER END (FIELD-DRILLED BOLT HOLES INDICATED AT ENDS OF KNEE OR APEX BRACE WEBS AND SHOP-PUNCHED HOLES IN BRACE FLANGES EXCEPTED).
ALL BOLTS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL CONFORM TO ASTM A307. BOLTS SHALL BE SPACED NO LESS THAN 3 BOLT DIAMETERS BETWEEN CENTERS. DISTANCE FROM BOLT CENTER TO THE END OR EDGE OF ANY LIGHT GAUGE MEMBER SHALL BE A MIN. OF 1.5 BOLT DIAMETERS. ALL SCREWS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL BE SELF-DRILLING SCREWS AND SHALL HAVE A MIN. TENSILE BREAKING STRENGTH OF 100,000 psi. SCREWS SHALL BE SPACED NO LESS THAN 1" O.C. AND EDGE OR END DISTANCE SHALL NOT BE LESS THAN 1". UNLESS NOTED OTHERWISE, ALL REFERENCES TO "SCREWS" CONNECTING MATERIAL THICKER THAN 20 ga. SHALL BE #14 SCREWS AND SHALL HAVE 14 THREADS PER INCH.
SCREW ROOT DIAMETERS SHALL NOT BE LESS THAN: #14 SCREW: .200" #12 SCREW: .177" #10 SCREW: .153"

11. STEEL ROOF AND WALL PANELS (CLADDING):
LIGHT GAUGE STEEL ROOF AND WALL PANELS SHALL CONFORM TO ASTM A653 AND THE STEEL DECK INSTITUTE SPECIFICATIONS AND HAVE A MIN. YIELD STRENGTH OF 80000 psi.
DECIMAL THICKNESSES, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED THE FOLLOWING:

GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.	GAUGE NO.	DECIMAL THICKNESS, IN.
22	0.0299	26	0.0179	29	0.0134
24	0.0239	28	0.0149	30	0.0120

SEE DETAILS H/2 AND I/2 FOR ROOF AND WALL PANEL FASTENER TYPES AND SPACINGS.

21-019
04/13/2021

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
SETH M. LIGHT
date:
CIVIL
NO. 9530
EXP. 12-31-19

ASK4 Engineering, Inc.
18165 SE 362nd Road
Sandy, OR 97055
engsupport@actbuildingsystems.com

www.outbacksteelbuildings.com
DISTRIBUTING COLD-FORMED STEEL BUILDINGS THROUGHOUT THE U.S. AND CANADA
OUTBACK STEEL BUILDINGS

DISTRIBUTOR:
JOB NAME: Construction Network Service
JOB ADDRESS: Mike Gutierrez
4485 N. Rainbow Blvd.
Las Vegas, NV 89108

DRAWN SML
CHECKED SML
DATE 10/23/2018
JOB NO. USDO5249125
SHEET 5 OF 5



21-0219-EOT1 AND 21-0219-EOT2 - APPLICANT/OWNER: MIGUEL GUTIERREZ
4485 NORTH RAINBOW BOULEVARD

04/22/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
MICHELE FIORE
CEDRIC CREAR
WARD 2 *(Vacant)*

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

April 10, 2019

Mr. Miguel Gutierrez
6245 N. Dapple Gray Road
Las Vegas, Nevada 89149

RE: SUP-75850 [PRJ-75587] - SPECIAL USE PERMIT RELATED TO SDR-75851
PLANNING COMMISSION MEETING OF APRIL 9, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on April 9, 2019 voted to ***APPROVE*** a request for a Special Use Permit FOR A BUILDING MAINTENANCE SERVICE AND SALES USE at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Building Maintenance Service and Sales use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75851) shall be required.

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

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

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

21-0219
04/10/2021

6. Heavy equipment and machinery, including, but not limited to tractors, backhoes, dump trucks, tow trucks, bucket or ladder trucks, front end loaders, semi-trucks and trailers and similar vehicles, shall not be parked or stored at the subject site. No equipment that is available for rent shall be stored outside.

7. Prior to the issuance of a business license, all Title 19.08.040(E)(4)(e) outdoor storage area screening requirements must be fulfilled and all walls must be brought into compliance with Title 19.08 development standards prior to any area being utilized for outdoor storage on the subject property.

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

This action by the Planning Commission on **April 9, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***April 22, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

21-0219
04/13/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
MICHELE FIORE
CEDRIC CREAR
WARD 2 *(Vacant)*

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
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LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

April 10, 2019

Mr. Miguel Gutierrez
6245 N. Dapple Gray Road
Las Vegas, Nevada 89149

RE: SDR-75851 [PRJ-75587] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75850
PLANNING COMMISSION MEETING OF APRIL 9, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on April 9, 2019 voted to ***APPROVE*** a request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75850) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/05/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north property line where eight feet is required.

21-0219
04/13/2021

5. An Exception from Title 19.08.040 is hereby approved, to allow four interior parking lot islands and ends caps where 14 are the minimum required.

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

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

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

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

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

Public Works

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

This action by the Planning Commission on **April 9, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***April 22, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

21-0219
04/13/2021

DMS DIVERSIFIED MECHANICAL SOLUTIONS, LLC
4485 N. Rainbow Blvd. • Las Vegas, NV • 89108
Ph.:702.494-8725 • Fax: 702.943.1908 • Email: info@dms-lv.com • NV License # 0076813, # 0076813A

April 5, 2021

Las Vegas City Council
Development Services Center
Department of Planning, City Hall
495 S. Main Street, 1st Floor
Las Vegas, Nevada 89101

RE: Miguel Gutierrez
SUP-75850 [PRJ-75587] - Special Use Permit Related to SDR-75851 (Approved)
SDR-75851 [PRJ-75587] – Site Development Plan Review Related to SUP-75850 (Approved)

JUSTIFICATION LETTER:

Please let this serve as a formal request for a two year extension, regarding the above project and special use permit, due to the restrictions/closings of ongoing Covid situation.

Thank you for your consideration.

Miguel Gutierrez

Miguel Gutierrez
Owner
702-494-8725

21-0219
04/13/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
8a

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

SUBJECT:
21-0219-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-75850) FOR A BUILDING MAINTENANCE SERVICE AND SALES 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: June 8, 2021

Agenda Item No.:
8b

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

SUBJECT:
21-0219-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A FIRST EXTENSION OF TIME OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-75851) FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED

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: June 8, 2021

Agenda Item No.: **9**

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

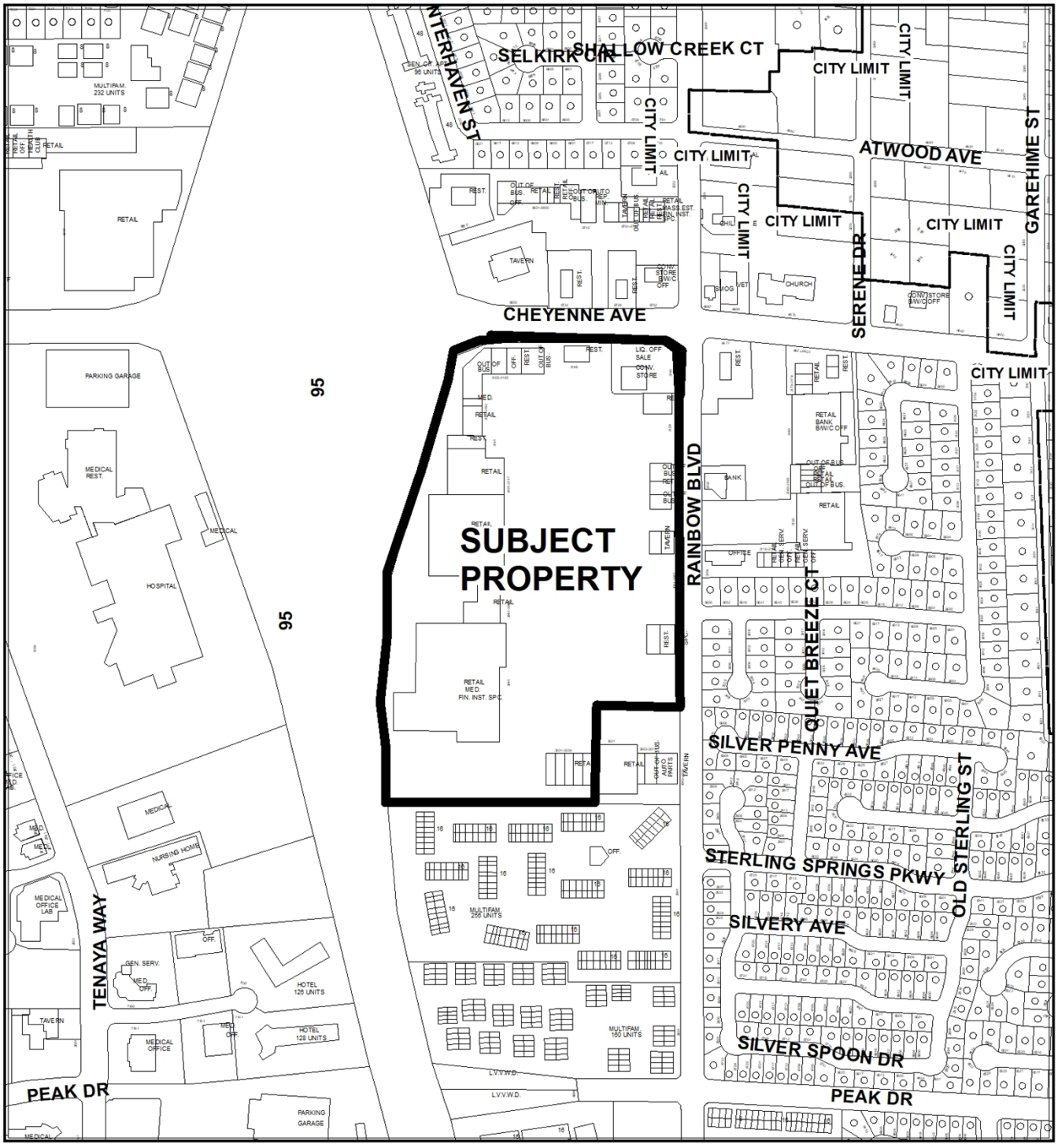
SUBJECT:
21-0223-TMP1 - TENTATIVE MAP - CHEYENNE COMMONS - APPLICANT/OWNER: CHEYENNE COMMONS NV, LLC - For possible action on a Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 34.73 acres at the southwest corner of Cheyenne Avenue and Rainbow Boulevard (APNs 138-15-601-004 and 138-15-502-006), 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: **21-0223-TMP1**

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



CASE: 21-0223-TMP1

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHEYENNE COMMONS NV LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0223-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0223-TMP1 CONDITIONS

Planning

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

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

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

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

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

Public Works

6. Dedicate appropriate rights-of-way for two bus turnouts on Rainbow Boulevard adjacent to this site per Clark County Area Standard Drawing (CCASD) #234.1. The turnouts shall coincide with the existing bus stops located at the north end of this site and south of the center driveway accessing this site. Grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stops adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

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 three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
   I. A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easements which are a minimum of twenty feet wide.
   II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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. 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.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a one-lot commercial subdivision for two parcels (APNs 138-15-502-006 and 138-15-601-004) located on the southwest corner of Cheyenne Avenue and Rainbow Boulevard.

ANALYSIS

The subject site is a 34.73-acre shopping center consisting of two parcels located at the southwest corner of Cheyenne Avenue and Rainbow Boulevard. The shopping center contains a variety of retailers such as 'Walmart' and 'Floor & Décor,' and offers approximately 361,000 square feet of leasable retail space. The site is zoned C-1 (Limited Commercial) with a Land Use Designation of SC (Service Commercial).

No cross sections are shown for this site. However, since the site is surrounded by existing improvements and rights-of-way, no retaining walls are shown or expected.

Staff notes the proposed Tentative Map incorrectly shows the sewer service being provided by the Clark County Water Reclamation District. It is provided by the City of Las Vegas.

This proposed map excludes the 0.92-acre convenience store development on the corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-15-502-007).

FINDINGS (21-0223-TMP1)

The proposed one-lot commercial subdivision is in conformance with all applicable zoning regulations, including all applicable provisions Title 19 and the zoning classification of the site. Therefore, staff recommends approval of the Tentative Map with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/06/1989	The City Council approved a request for a Reclassification of Property (Z-0114-89) located on the south side of Cheyenne Avenue, between the Oran K. Gragson Highway and Lorenzi [Rainbow] Boulevard, from N-U (Non-Urban) (under Resolution of Intent to R-3 and C-1) from C-1 (Limited Commercial) for a proposed shopping center.

Most Recent Change of Ownership	
03/2019	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/30/91	A building permit (#91121289) was issued for onsites (sewer, water and gas) for a shopping center (Cheyenne Commons) at 3001 North Rainbow Boulevard. The permit received its final inspection on 10/01/1992.
03/03/92	A building permit (#92138036) was issued for shell building “A” for a shopping center (Cheyenne Commons) at 3001 North Rainbow Boulevard. The permit received its final inspection on 09/25/92.
	A building permit (#92138037) was issued for shell building “C” for a shopping center (Cheyenne Commons) at 3001 North Rainbow Boulevard. The permit received its final inspection on 11/20/92.
	A building permit (#92138038) was issued for shell building “E” for a shopping center (Cheyenne Commons) at 3001 North Rainbow Boulevard. The permit received its final inspection on 10/13/92.
	A building permit (#92138040) was issued for shell building “H” for a shopping center (Cheyenne Commons) at 3001 North Rainbow Boulevard. The permit received its final inspection on 10/09/92.
	A building permit (#92138042) was issued for shell building “K” for a shopping center (Cheyenne Commons) at 3001 North Rainbow Boulevard. The permit received its final inspection on 10/09/92.

Pre-Application Meeting	
04/07/21	Staff provided the applicant a submittal checklist for a Tentative Map.

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

Field Check	
04/25/21	Staff performed a routine field check of the subject shopping center. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	34.73

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	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	U.S. 95	ROW (Right-of-Way)	ROW (Right-of-Way)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Cheyenne Avenue	Freeway / Expressway	Master Plan of Streets and Highways Map	120	Y
Rainbow Boulevard	Collector	Master Plan of Streets and Highways Map	84	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Rainbow/Cheyenne

Project Name Cheyenne Commons **Proposed Use** Commercial

Assessor's Parcel #(s) 138-15-502-006, 138-15-601-004 **Ward #** 5

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

Additional Information _____

Property Owner Cheyenne Commons NV LLC Contact Matthew S Ellish

Address 7900 Glades Rd #600 City Boca Raton State FL Zip 33434

E-mail mellish@pebbent.com Phone _____

Applicant Cheyenne Commons NV LLC Contact Matthew S Ellish

Address 7900 Glades Rd #600 City Boca Raton State FL Zip 33434

E-mail mellish@pebbent.com Phone _____

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 Ian Weiner

Subscribed and sworn before me

This 24th day of March, 20 21

_____

Notary Public in and for said County and State

KIMBERLY NIZER MAREIRA
Notary Public – State of Florida
Commission # GG 108460
My Comm. Expires May 25, 2021
Bonded through National Notary Assn.

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) Rainbow/Cheyenne

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☐ 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 Ian Weiner

Subscribed and sworn before me

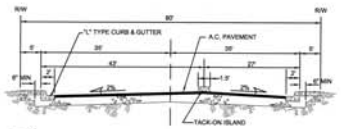
This 24th day of March, 20 21

_____

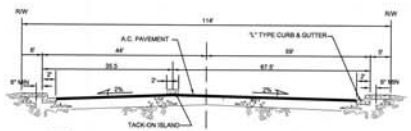
Notary Public in and for said County and State

KIMBERLY NIZER MAREIRA
Notary Public – State of Florida
Commission # GG 108460
My Comm. Expires May 25, 2021
Bonded through National Notary Assn.

TENTATIVE MAP
OF
CHEYENNE COMMONS
(A ONE LOT COMMERCIAL SUBDIVISION)



A — 80' RAINBOW BOULEVARD SECTION (TYPICAL) (PUBLIC) NTS



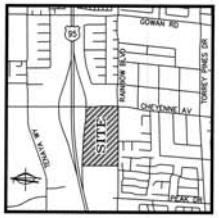
B — 114' CHEYENNE AVENUE SECTION (TYPICAL) (PUBLIC) NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

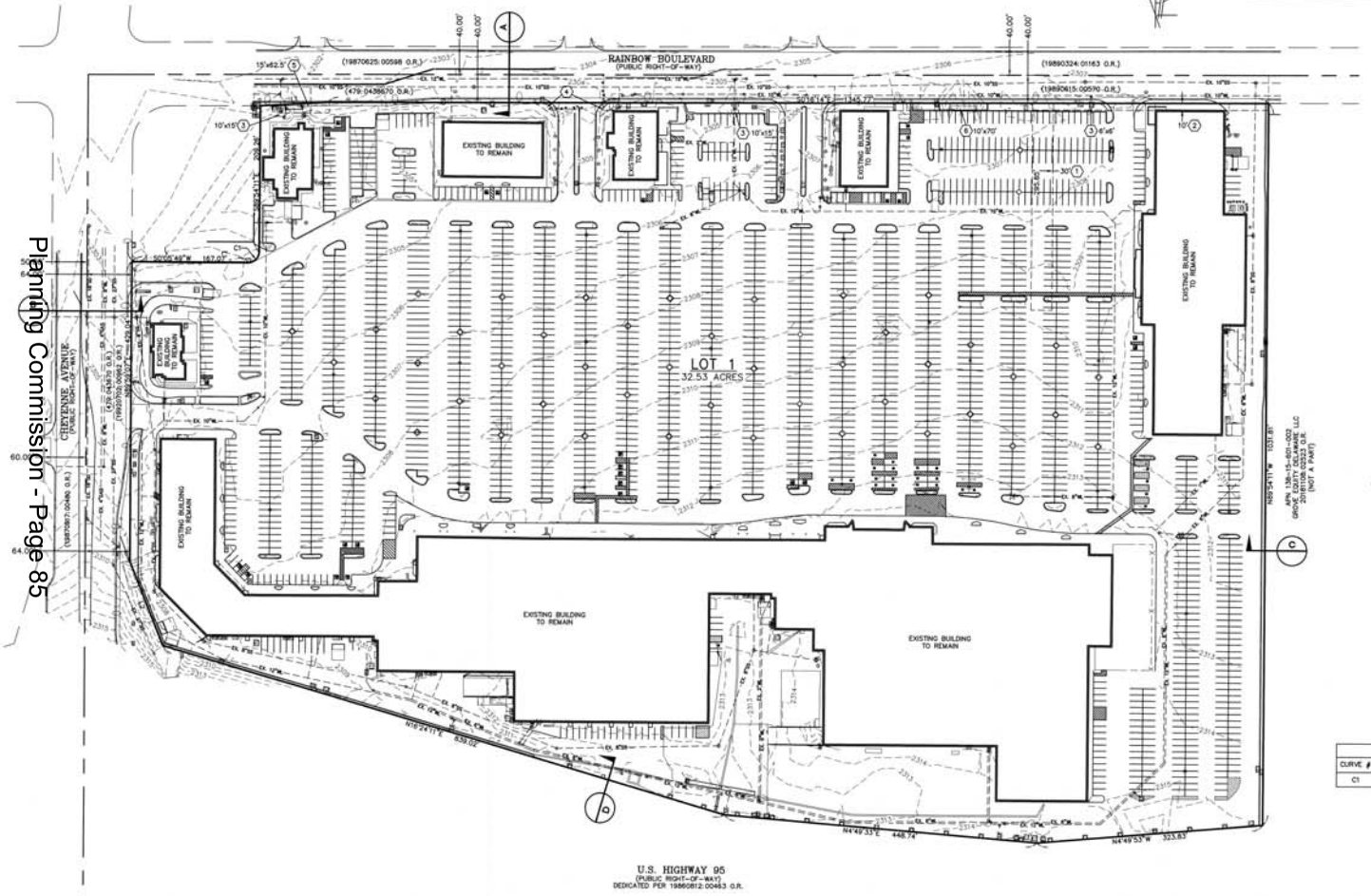
SITE DATA LOT 1 - COMMERCIAL

ASSESSORS PARCEL NUMBER	138-15-502-008 & 138-15-601-004
SECTION/TOWNSHIP/RANGE	SEC. 15, T. 20 SOUTH, R 60 EAST, M.D.M.
EXISTING ZONING	C-1 (LIMITED COMMERCIAL DISTRICT)
TOTAL ACREAGE	GROSS = 32.53 ACRES
NUMBER AND TYPE OF UNITS	1 LOT COMMERCIAL
BUILDING HEIGHT	35' MAX
WATER SERVICE	LAS VEGAS VALLEY WATER DISTRICT
SEWER SERVICE	CLARK COUNTY WATER RECLAMATION DISTRICT

NOTE: THE ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH IS PRIVATELY OWNED AND WHICH IS MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT GOVERN THE SUBDIVISION.



VICINITY MAP
NO SCALE



OWNER / DEVELOPER
CHEYENNE COMMONS NV LLC
7900 GLADES ROAD #600
BOCA RATON, FL. 33434

BASIS OF BEARING
SOUTH 00°16'14" EAST — BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 81, PAGE 56 OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK
BLV001SWS — RIVET & PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF CHEYENNE AVENUE & RAINBOW BLVD.

ELEVATION: 701.490 METERS
2301.47 FEET
NAVD88

FLOOD ZONE DATA
BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 32003C2155F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD.

LEGAL DESCRIPTION
PARCEL 1A AS SHOWN BY MAP THEREOF ON FILE IN FILE 81 OF PARCEL MAPS, PAGE 56, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED JANUARY 2, 1990 IN BOOK 900102 AS DOCUMENT NO. 00419, OFFICIAL RECORDS.

TOGETHER WITH THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.

EXCEPTING THEREFROM THE EAST 40 FEET THEREOF FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES BY INSTRUMENT RECORDED DECEMBER 6, 1974 IN BOOK 479 AS DOCUMENT NO. 438670, AND AS SET FORTH IN AN ORDER OF VACATION BY THE CITY OF LAS VEGAS RECORDED SEPTEMBER 17, 1990 IN BOOK 900917 AS DOCUMENT NO. 00891, OFFICIAL RECORDS

EASEMENT INFORMATION
1. 30' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES TO INSURE CONTINUED INGRESS AND EGRESS TO ADJACENT LANDS PER 1767:1726055 O.R.
2. 10' WIDE EASEMENT TO NEVADA POWER COMPANY OVER, ACROSS AND UNDER THE LAND, TOGETHER WITH THE REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM PER 900917:00691 O.R.
3. 10'x15' AND 6'x6' LAS VEGAS VALLEY WATER DISTRICT EASEMENTS PER 920330:01469 O.R.
4. TRAFFIC SIGNAL EASEMENTS PER 981022:01305 O.R.
5. 15'x62.5' BUS SHELTER PAD EASEMENT PER 20150414:02632 O.R.
6. 10'x70' BUS SHELTER PAD EASEMENT PER 20161011:01948 O.R.

LEGEND

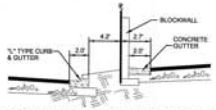
PROPERTY LINE	ELECTRIC TRANSFORMER
STREET CENTERLINE	ELECTRIC VAULT
LOT LINE	ELECTRIC MANHOLE
BUILDING SETBACK LINE	CABLE TV VAULT
PROPOSED ROLL CURB	TELEPHONE VAULT
EXISTING "L" CURB & GUTTER	TELEPHONE MANHOLE
EXISTING CONTOUR LINES	FIBER OPTIC VAULT
PROPOSED FLOW LINE	STREET LIGHT
SAW CUT LINE	STREET LIGHT VAULT
PROPOSED EDGE OF PAVEMENT	GAS METER
EXIST. EDGE OF PAVEMENT	TRAFFIC SIGNAL VAULT
PROPOSED BLOCK WALL	YARD LIGHT
PROPOSED SCARP	SEWER MANHOLE
EXIST. BLOCK WALL	SEWER CLEAN OUT
00.00 LOC — PROPOSED ELEVATION & LOCATION	INTERCEPTOR/SAMPLE MANHOLE
(00.00) LOC — EXISTING ELEVATION & LOCATION	FIRE HYDRANT
0.00% — PROPOSED GRADE	WATER VALVE
CONSTRUCTION NOTE	FIRE DEPT. CONNECTION
	WATER METER
	WATER BOX

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	23.56'	15.00'	90°00'00"	15.00'

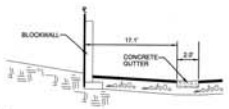
LINE TABLE		
Line #	LENGTH	BEARING
L1	96.42'	S03°07'59"E
L2	129.01'	N68°11'44"E

NOTES:
1. A/C PAVEMENT TO BE 1/2" ABOVE LIP OF GUTTER AFTER COMPACTING.
2. NO GROUNDWATER IS ANTICIPATED FOR THE DEVELOPMENT OF THE PROJECT SITE WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. NO KNOWN FAULT AND FISSURES EXIST WITHIN THE VICINITY OF THIS PROJECT.
4. LANDSCAPING TO BE MAINTAINED BY THE HOA.
5. EASTERN AND ROCHELLE ARE PUBLIC RIGHT OF WAYS. ALL INTERIOR STREETS ARE PRIVATE.
6. THERE ARE NO PROTECTIVE COVENANTS AND DEED RESTRICTIONS ON THIS PROPERTY.
7. THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER [illegible]
8. THIS IS A PORTION OF A LARGER HOLDING.

C — SOUTH PROPERTY LINE WALL DETAIL NTS



D — WEST PROPERTY LINE WALL DETAIL NTS



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

Call before you Dig — Avoid cutting underground utility lines. It's costly. Call 811 or 1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG OVER-HEAD 1-702-227-2929

FAST Call 811 before you UnderGround 1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 13140 — 4/1/21

21-0223
04/07/2021

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
PHONE (702) 870-8771 FAX (702) 878-2695

PREPARED FOR:
CHEYENNE COMMONS NV LLC
7900 GLADES ROAD #600
BOCA RATON, FL. 33434

DATE	02-24-2021
DESIGN	JRG
DRAWN	SEB
CHECK	JRG
SCALE	1" = 60'

CHEYENNE COMMONS
TENTATIVE MAP
SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APN 138-15-502-008 & 138-15-601-004

SHEET TM01 OF 1 of 1
PROJ. NO. 0273



21-0223-TMP1 - APPLICANT/OWNER: CHEYENNE COMMONS NV, LLC
SOUTHWEST CORNER OF CHEYENNE AVENUE AND RAINBOW BOULEVARD

04/25/2021



21-0223-TMP1 - APPLICANT/OWNER: CHEYENNE COMMONS NV, LLC
SOUTHWEST CORNER OF CHEYENNE AVENUE AND RAINBOW BOULEVARD

04/25/2021



21-0223-TMP1 - APPLICANT/OWNER: CHEYENNE COMMONS NV, LLC
SOUTHWEST CORNER OF CHEYENNE AVENUE AND RAINBOW BOULEVARD

04/25/2021

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604
PHONE (702) 870-8771
FAX (702) 878-2695

April 5, 2021

City of Las Vegas
Planning and Development
333 N Rancho Dr.
Las Vegas, Nevada 89106

Re: Cheyenne Commons (APN 138-15-502-006 & 138-15-601-004)

To Whom It May Concern,

Please let this letter serve as justification for the filing of a one lot commercial subdivision Tentative Map on the above referenced parcels, in a C-1 zone. The site is fully developed with retail uses. The owner/applicant feels that the commercial subdivision map will allow them to share utilities and will give them more flexibility when carving out future parcels, should they decide to do so.

This application should not have any negative effects on the site or surrounding community.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.

David Turner,
President

21-0223
04/07/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
10

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

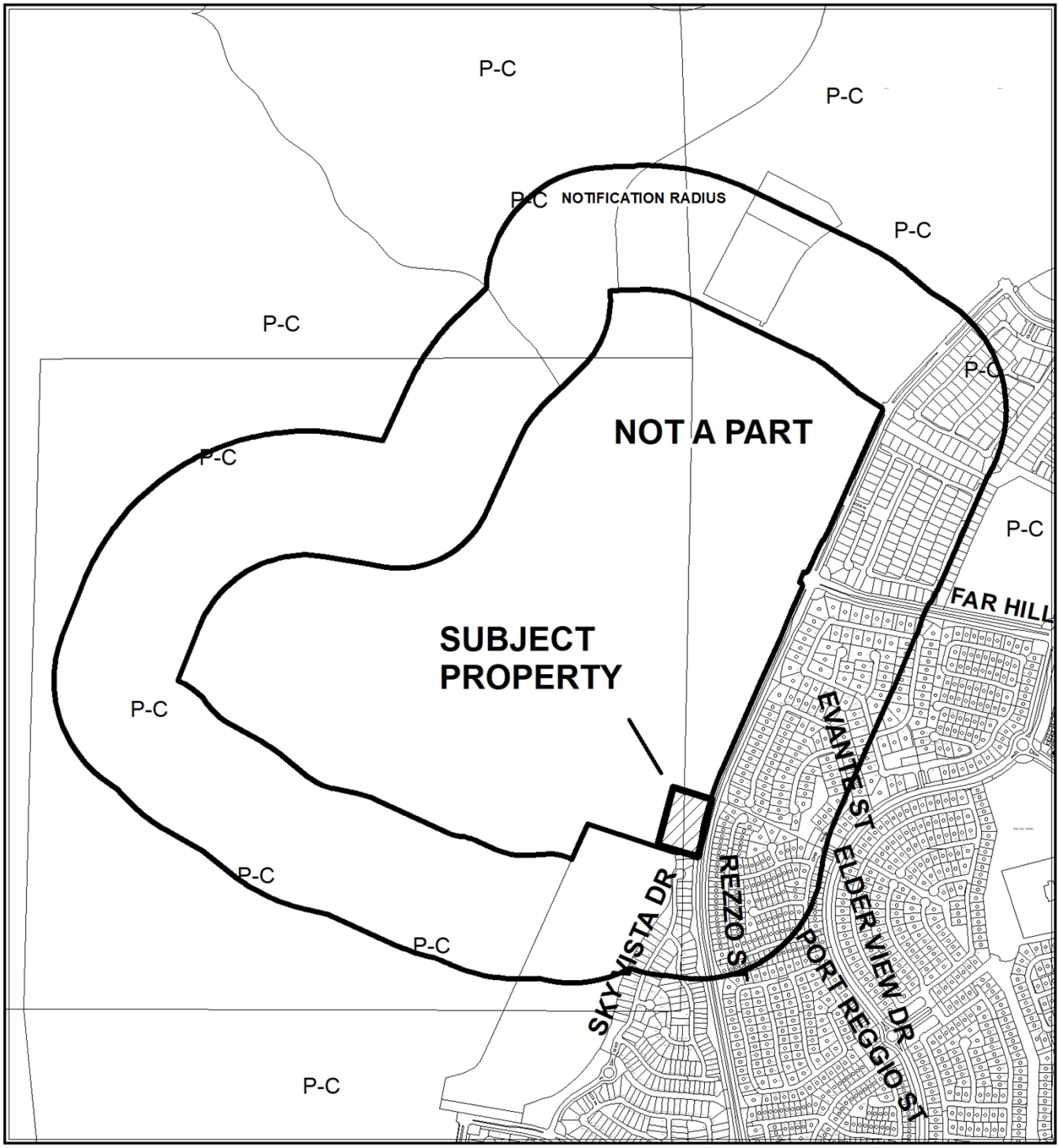
SUBJECT:
21-0146-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION TOWER (STEALTH) USE on a portion of 84.99 acres at the northwest corner of Far Hills Avenue and Sky Vista Drive (APNs 137-27-101-004 and 137-28-601-001), P-C (Planned Community) Zone [COS (Community Open Space) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed in 10 days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. SNRDRC Approval Letter
6. Justification Letter
7. Submitted after Final Agenda – Executed Confirmation Documentation, Protest/Support Postcards and Documentation Not Vetted – E-comment



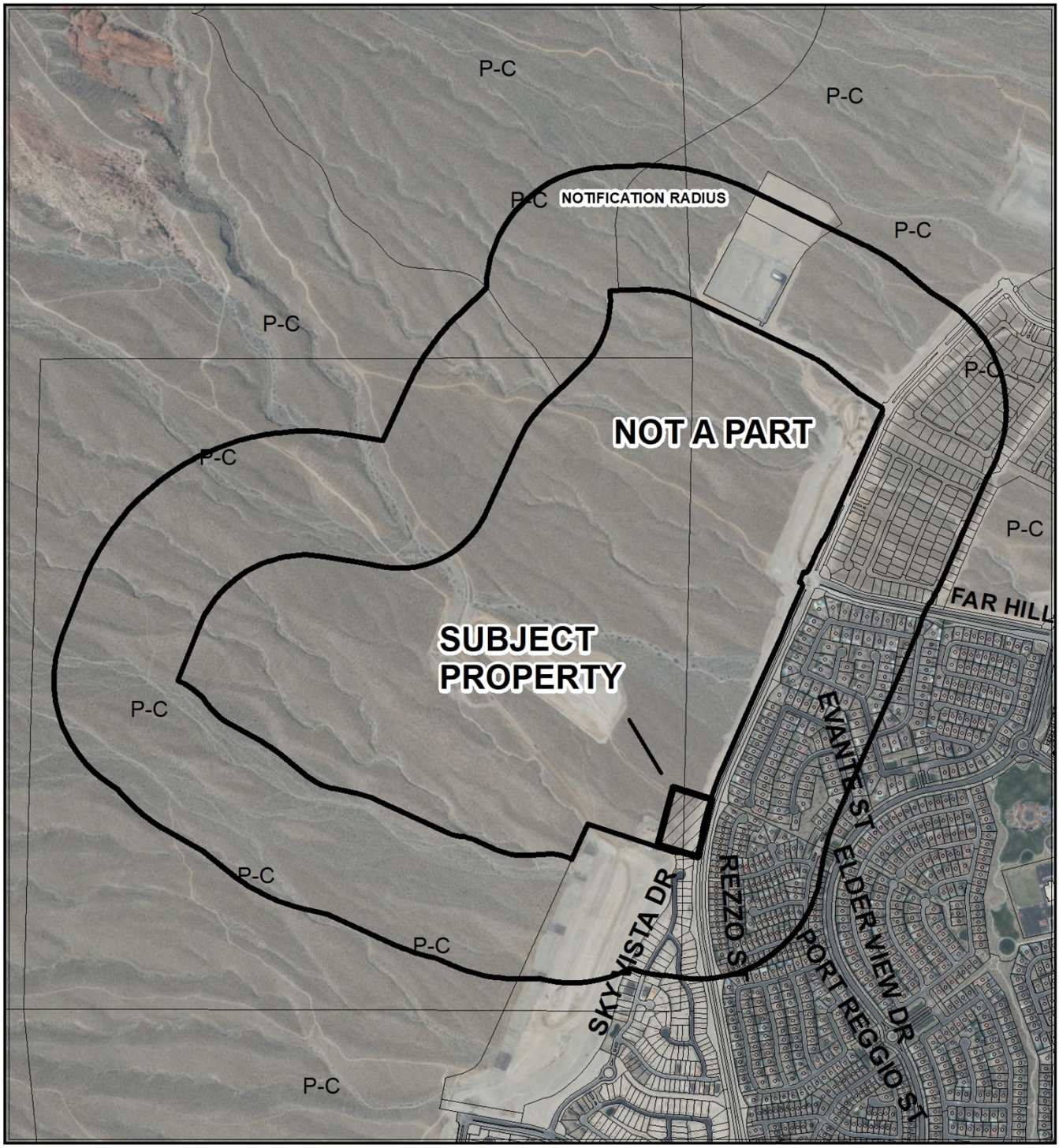
CASE: 21-0146-SUP1

RADIUS: 1000

0 900 1,800 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [COS (COMMUNITY OPEN SPACE) SPECIAL LAND USE DESIGNATION]

N



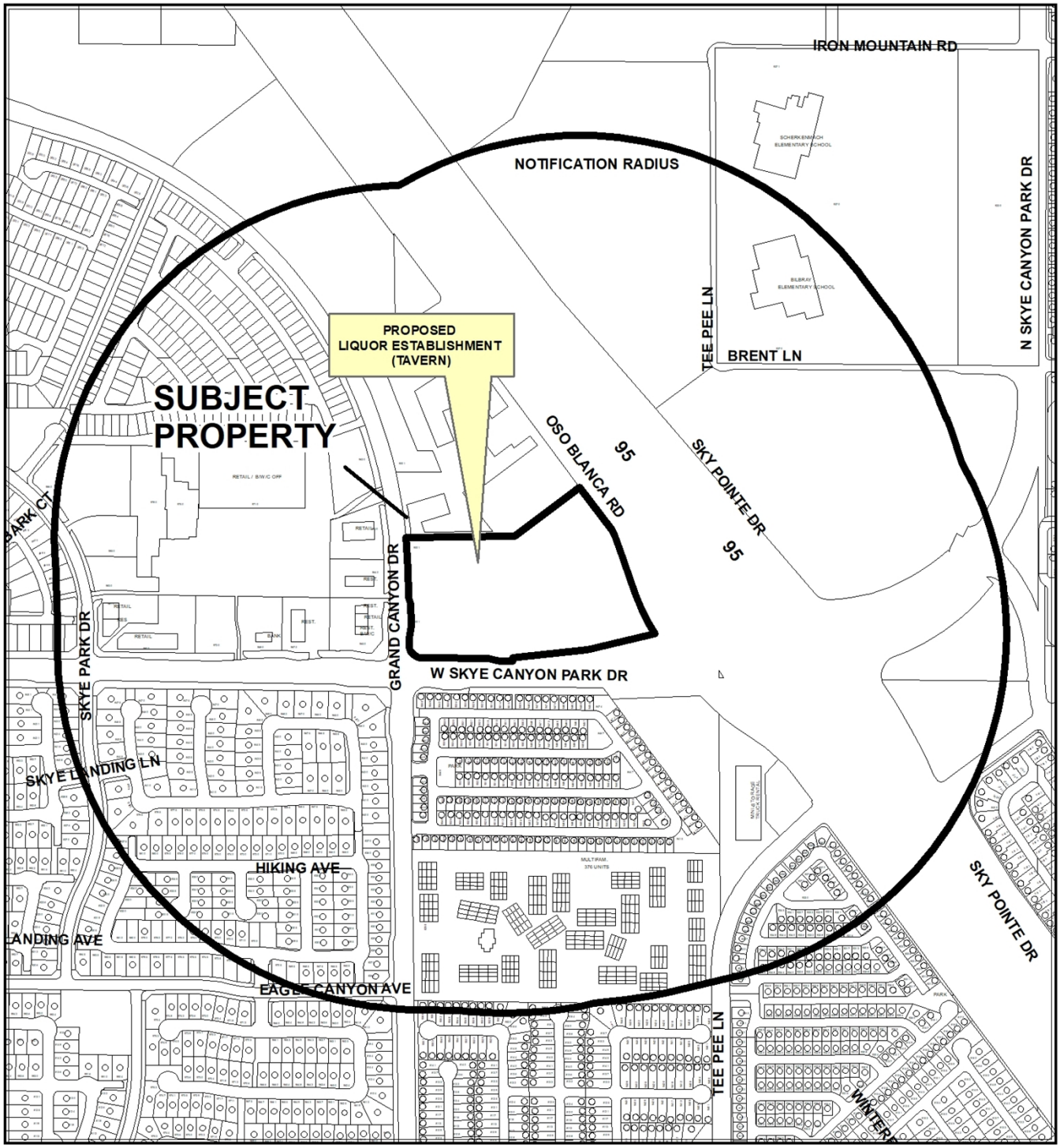
CASE: 21-0146-SUP1

RADIUS: 1000

0 900 1,800 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [COS (COMMUNITY OPEN SPACE) SPECIAL LAND USE DESIGNATION]

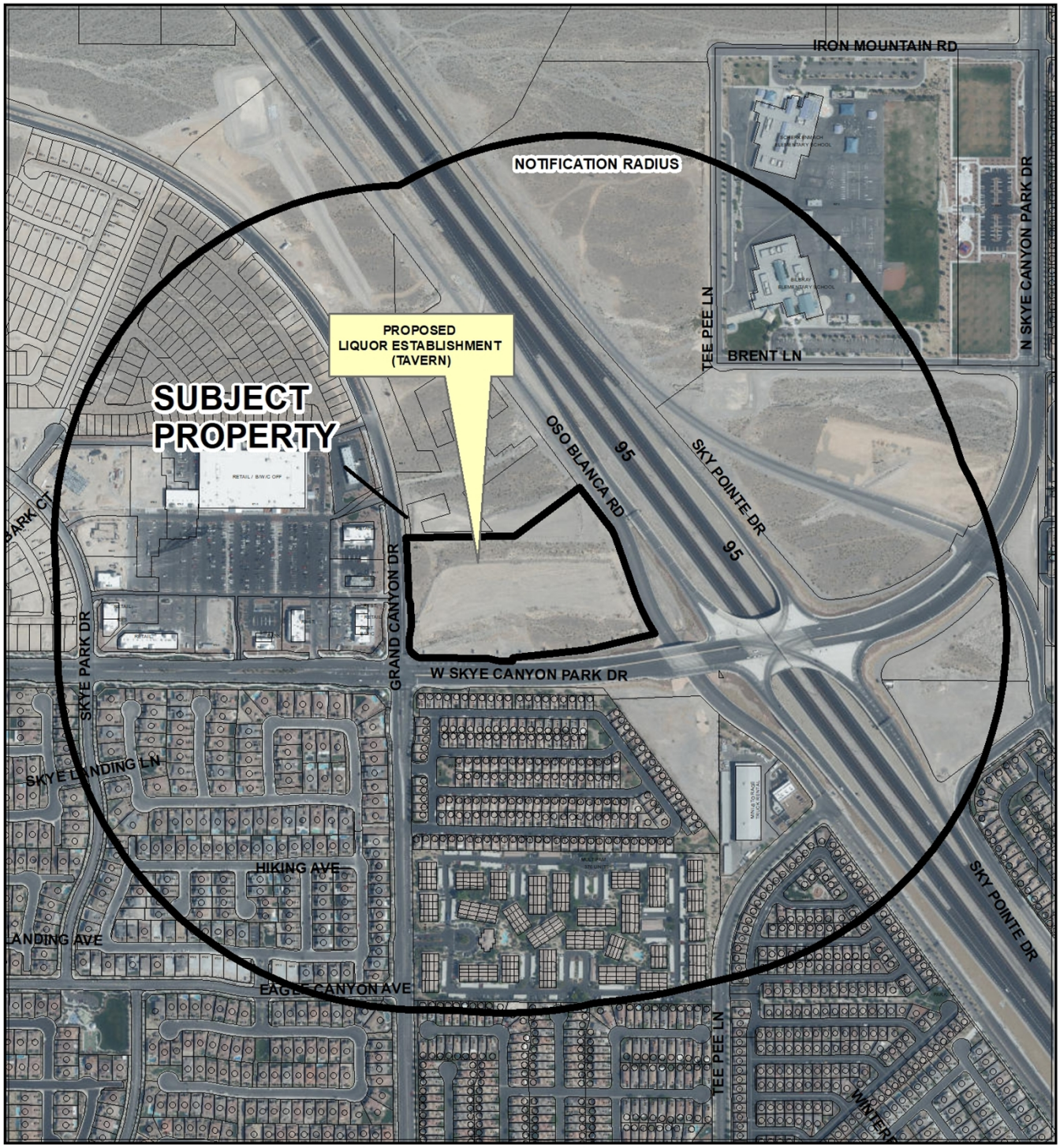
N



CASE: **21-0176-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE
[CC (COMMUNITY COMMERCIAL) GRAND CANYON SPECIAL
LAND USE DESIGNATION



CASE: **21-0176-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE
[CC (COMMUNITY COMMERCIAL) GRAND CANYON SPECIAL
LAND USE DESIGNATION

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0146-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 414

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0146-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Summerlin Development Standards for a Wireless Communication Towers use, except as amended herein.

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

3. 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. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

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 95-foot tall Wireless Communication Tower use at the northwest corner of Far Hills Avenue and Sky Vista Drive.

ISSUES

- A Wireless Communication Tower use is permitted in the P-C (Planned Community) zoning district and COS (Community Open Space) Special Land Use Designation of the Summerlin Development Standards with a Special Use Permit. Staff supports the request.
- The proposed development has been reviewed and conditionally approved by the Summerlin Design Review Committee.

ANALYSIS

The subject undeveloped property consists of a portion of Summerlin West (Village 29) 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. It is zoned P-C (Planned Community) with a COS (Community Open Space) Special Land Use Designation. The applicant proposes to develop a portion of the site with a 95-foot tall Wireless Communication Tower.

Pursuant to the Summerlin Development Standards, Wireless Communication Towers shall comply with the City's Cellular Tower Ordinance and are subject to the Residential Adjacency Standards in this Section. Stealth wireless facilities are subject to an administrative review by the City. Wireless Communication Towers are subject to a Special Use Permit approval within the COS (Community Open Space) Special Land Use Designation.

Per Title 19, a Wireless Communication Facility, Stealth Design is defined as, “A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof mounted antennas (with architectural screening when appropriate); building mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.” There are no minimum Special Use Permit requirements listed.

Per Summerlin Section 2 Development Standards, Non-residential and multi-family residential parcels adjacent to single family parcels shall conform to the following standards along the common property line. Church steeples, utility transmission lines and towers, and municipal utility facilities such as water reservoirs, are exempt from the maximum height provisions. The tower is required to be setback one foot horizontally for each one-foot, six inches of additional elevation to the maximum tower height. The proposed 95-foot tower height requires a setback of 142 and a half feet from the nearest residential property. Per the submitted site plan, this requirement is met as the tower will be set back a minimum of 167 feet from existing residential property adjacent to the east.

As all Title 19 and Summerlin Development Standard requirements are met, staff recommends approval of the Special Use Permit request, subject to conditions.

FINDINGS (21-0146-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 use can be conducted in a manner that is harmonious and compatible with the existing residential land uses adjacent to the east. The tower adheres to the Summerlin residential adjacency requirements.

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

The subject site is physically suitable for the proposed tower use and adheres to the Summerlin residential adjacency requirements.

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 to the property is provided by Sky Vista Drive, a 100-foot wide public right-of-way and is adequate in size to meet the requirements of the proposed Wireless Communication Towers 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.**

   If approved, the proposed wireless communication tower will be subject to building permit and inspection, thereby protecting the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Summerlin Development Standards.**

   The proposed use meets all applicable Summerlin Development Standards.

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 has not recorded.
05/20/20	The City Council approved a request for a 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. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Development Plan Review (MDR-78464) for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The Planning Commission and Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/15/20	The Department of Planning approved a request for a Minor Modification (20-0319-MOD1) to remove parcel "N" from the Summerlin West Village 27 Development Plan on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
05/11/21	The Planning Commission recommended approval of Development Plan Review (21-0167-MDR1) for Summerlin West Village 29. The item is scheduled to be heard by the City Council on 06/16/21.

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

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

Pre-Application Meeting	
03/10/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Wireless Tower development.

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

Field Check	
04/29/21	Staff conducted a routine field check and found an undeveloped area with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	84.99

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	COS (Community Open Space)	P-C (Planned Community)
North	Undeveloped	SF2 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	SF2 (Single Family Detached)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin	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	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 Summerlin Development Standards, the following standards apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
1:1.5 proximity slope	142.5 Feet	167 Feet	Y
Max. Building Height	N/A	95 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 99 S. Sky Vista Dr

Project Name Sky Vista Drive **Proposed Use** Telecommunications Tower

Assessor's Parcel #(s) 137-27-101-004 **Ward #**

General Plan: Existing N/A Proposed N/A **Zoning:** Existing P-C Proposed P-C

Additional Information Construction of Telecommunication tower & enclosure on a portion of the property.

Property Owner Howard Hughes Company LLC Contact Julia Cleaver

Address 10845 W. Griffith Peak Dr. City Las Vegas State NV Zip 89135

E-mail julia.cleaver@howardhughes.com Phone 702-791-4388

Applicant Diamond Communications Contact Thomas Waniewski

Address 820 Morris Turnpike, Suite 104 City Short Hills State NJ Zip 07078

E-mail twaniewski@diamondcomm.com Phone 610-585-6853

Representative Kimley-Horn Contact Rigo Cabrera

Address 6671Las Vegas Blvd South #320 City Las Vegas State NV Zip 89119

E-mail rigo.cabrera@kimley-horn.com Phone 702-786-1844

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 24 day of February, 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

☒ APPROVED
☐ ADDRESS COMMENTS & RESUBMIT

SPT 4/28/21

SUMMERLIN NON-RESIDENTIAL
DESIGN REVIEW COMMITTEE (SNRDRC)

Diamond Communications LLC

HH SKY VISTA DRIVE

SITE ADDRESS (E-911 TBD)

TBD
LAS VEGAS, NV 89119
CLARK COUNTY
LATITUDE: 36° 10' 40.58" N
LONGITUDE: 115° 22' 12.85" W
APN: 137-27-101-004

SUMMERLIN AREA-LAS VEGAS METRO POLICE
11301 REDPOINT DR
LAS VEGAS, NV 89138
PHONE: (702) 828-9400
ATTN.: CUSTOMER SERVICE

FIRE STATION #28 - CLARK COUNTY FIRE & RESCUE
10820 W SAHARA AVE
LAS VEGAS, NV 89135
PHONE: (702) 455-7311
ATTN.: CUSTOMER SERVICE



VICINITY MAP

FROM LAS VEGAS AIRPORT: HEAD SOUTH ON MCCARRAN AIRPORT CONNECTOR/PARADISE RD TOWARD WAYNE NEWTON BLVD 3 FT; KEEP LEFT TO STAY ON MCCARRAN AIRPORT CONNECTOR/PARADISE RD CONTINUE TO FOLLOW MCCARRAN AIRPORT CONNECTOR 2.1 MI; USE THE MIDDLE 2 LANES TO KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-215 W/LAS VEGAS AND MERGE ONTO I-215 W 0.5 MI; MERGE ONTO I-215 W 1.4 MI; CONTINUE ONTO CO RD 215 W 12.3 MI; TAKE EXIT 25 FOR SAHARA AVE 0.4 MI; TURN RIGHT ONTO W SAHARA AVE 0.5 MI; USE THE LEFT 2 LANES TO TURN LEFT ONTO S TOWN CENTER DR 0.4 MI; TURN RIGHT ONTO MARKETWALK PL 236 FT, THE DESTINATION WILL BE ON THE LEFT.

DRIVING DIRECTIONS

MUNICIPALITY:
LAS VEGAS

COUNTY:
CLARK COUNTY

STATE:
NEVADA

TOWER TYPE:
MONOPOLE

TOWER HEIGHT:
80' (95' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
4 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 32003C2150E DATED 09/27/2002 WITHIN FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
DIAMOND COMMUNICATIONS
820 MORRIS TURNPIKE, SUITE 104
SHORT HILLS, NJ 07078
ATTN: TOM WANIEWSKI

POWER COMPANY
NV ENERGY
PHONE: (775) 834-4444
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
HUGHES HOWARD PROPERTIES, INC.
10801 W. CHARLESTON BLVD #3RD
LAS VEGAS, NV 89135
PHONE: (702) 791-4388
ATTN.: JULIE CLEAVER

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
6671 LAS VEGAS BLVD SUITE #320
LAS VEGAS, NV 89119
PHONE: (702) 862-3600
ATTN.: RIGO CABRERA

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
N1	GENERAL NOTES
C1	OVERALL PARCEL PLAN
C1.1	OVERALL SITE PLAN
C2	SITE PLAN
C3	GATE, WALL, & COMPOUND DETAILS
C4	GRADING AND EROSION CONTROL PLAN
C5	GRADING AND EROSION CONTROL DETAILS
C6	ACCESS ROAD DETAILS
C7	SITE SIGNAGE DETAILS
C8	ANTENNA AND TOWER ELEVATION DETAILS
E1	ELECTRICAL NOTES
E2	UTILITY SERVICE ROUTING PLAN
E3	METER RACK DETAILS
E4	ELECTRICAL SINGLE LINE DIAGRAM
E5	ELECTRICAL DETAILS
E6	GROUNDING NOTES
E7	GROUNDING PLAN
E8	GROUNDING DETAILS
E9	GROUNDING DETAILS

SHEET INDEX

CITY OF LAS VEGAS PLANNING/ZONING
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
PHONE: (702) 229-6301
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

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5-0462
4/29/2021

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HH SKY VISTA DRIVE
SITE #: TBD
TBD
LAS VEGAS, NV 89119
CLARK COUNTY

PLANS PREPARED BY:

Kimley»Horn
6671 LAS VEGAS BLVD SOUTH, SUITE 320
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
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D	04/27/21	EQUIP UPDATE	JIV
C	04/02/21	EQUIP UPDATE	JFC
B	01/08/21	SNRDRC REV	JFC
A	11/03/20	PRELIMINARY	JFC

LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:
192135008

DRAWN BY:	CHECKED BY:
JFC	RCL

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

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1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND AT&T SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.06 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.07 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.08 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.09 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "NEVADA 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 642-24441 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.10 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.11 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.12 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C7

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HH SKY VISTA DRIVE
SITE #: TBD

TBD
LAS VEGAS, NV 89119
CLARK COUNTY

PLANS PREPARED BY:

Kimley»Horn

6671 LAS VEGAS BLVD SOUTH, SUITE 320
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

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C	04/02/21	EQUIP UPDATE	JFC
B	01/08/21	SNRDRC REV	JFC
A	11/03/20	PRELIMINARY	JFC

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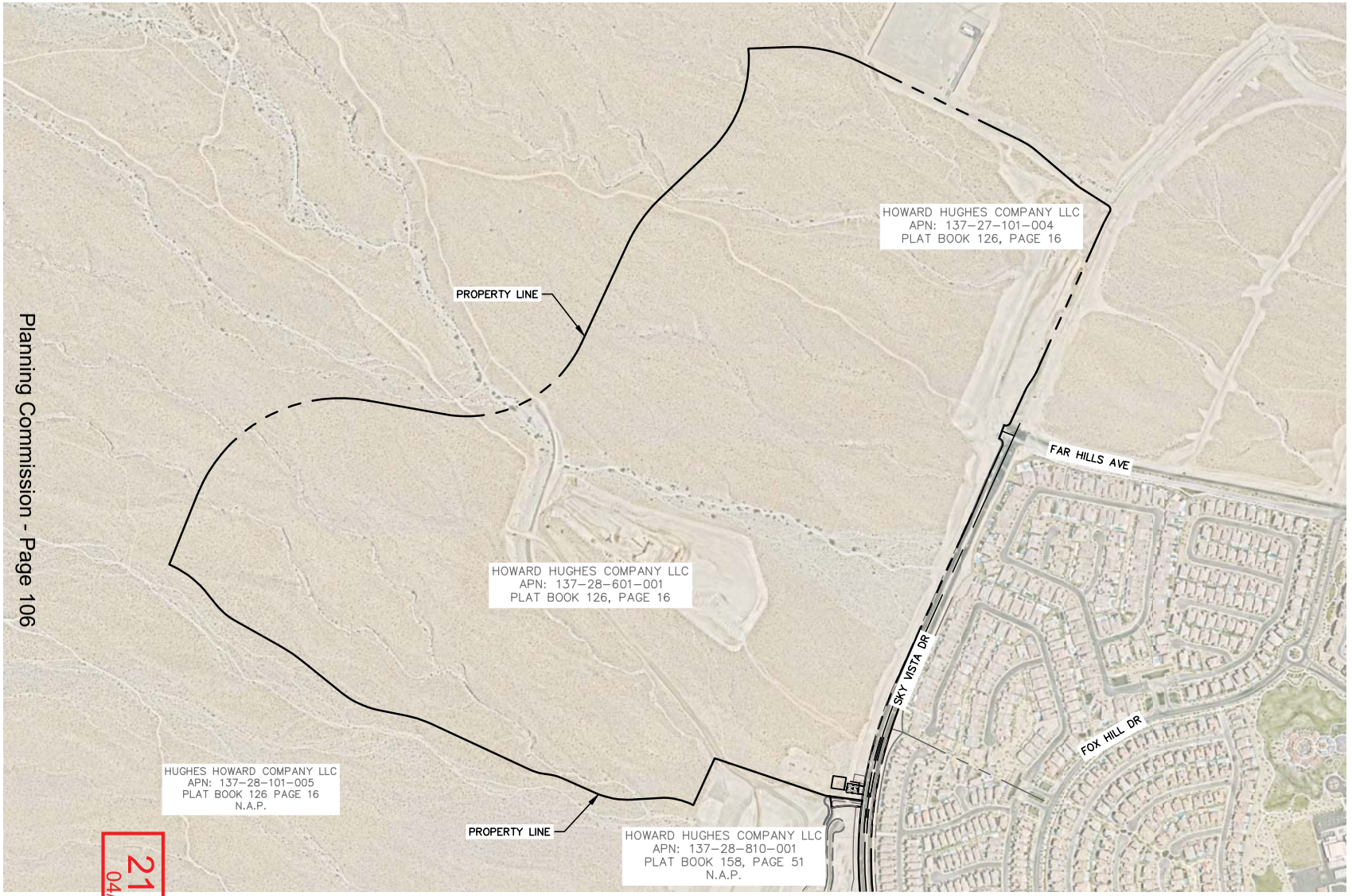
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:
192135008

DRAWN BY: JFC CHECKED BY: RCL

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
N1



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21-0146
04/29/2021

1/C1 OVERALL PARCEL PLAN
SCALE: 1" =600'

NORTH

0 300 600 1200
GRAPHIC SCALE: 1" = 600'

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SHEET TITLE:
OVERALL PARCEL PLAN

SHEET NUMBER:
C1

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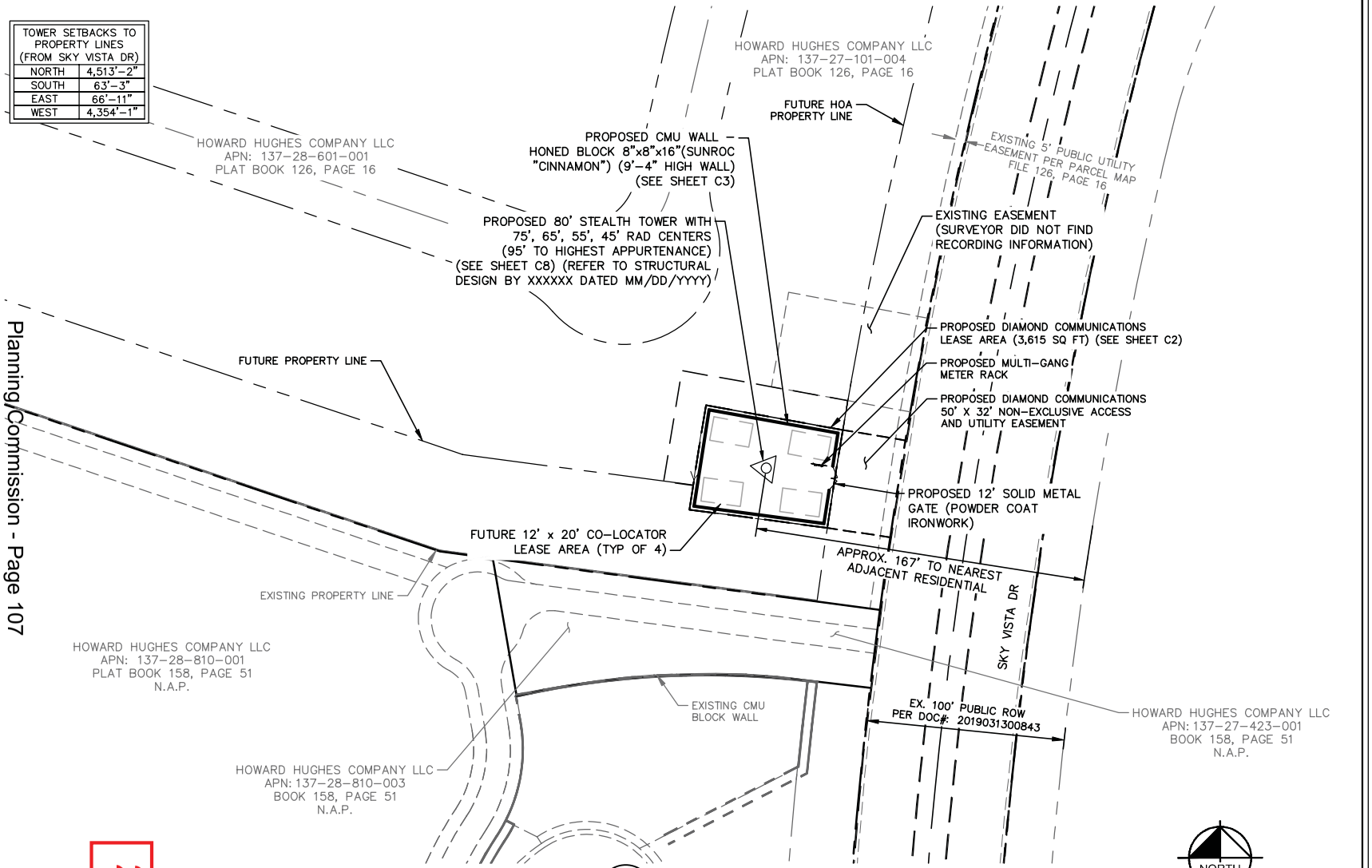
TOWER SETBACKS TO PROPERTY LINES (FROM SKY VISTA DR)	
NORTH	4,513'-2"
SOUTH	63'-3"
EAST	66'-11"
WEST	4,354'-1"



1 / C1.1 OVERALL SITE PLAN
SCALE: 1" = 50'

WALL NOTE:
1. NO PROPOSED GROUND EQUIPMENT TO BE INSTALLED ABOVE THE HEIGHT OF THE CMU BLOCK WALL.

SURVEY NOTE:
1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY PIERSON LAND SURVEYING, LLC DATED 09/21/2020 AND SITE VISIT ON 04/15/2020.

24-0146
04/28/2021

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Diamond Communications LLC

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SITE NAME:
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192135008

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SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C1.1

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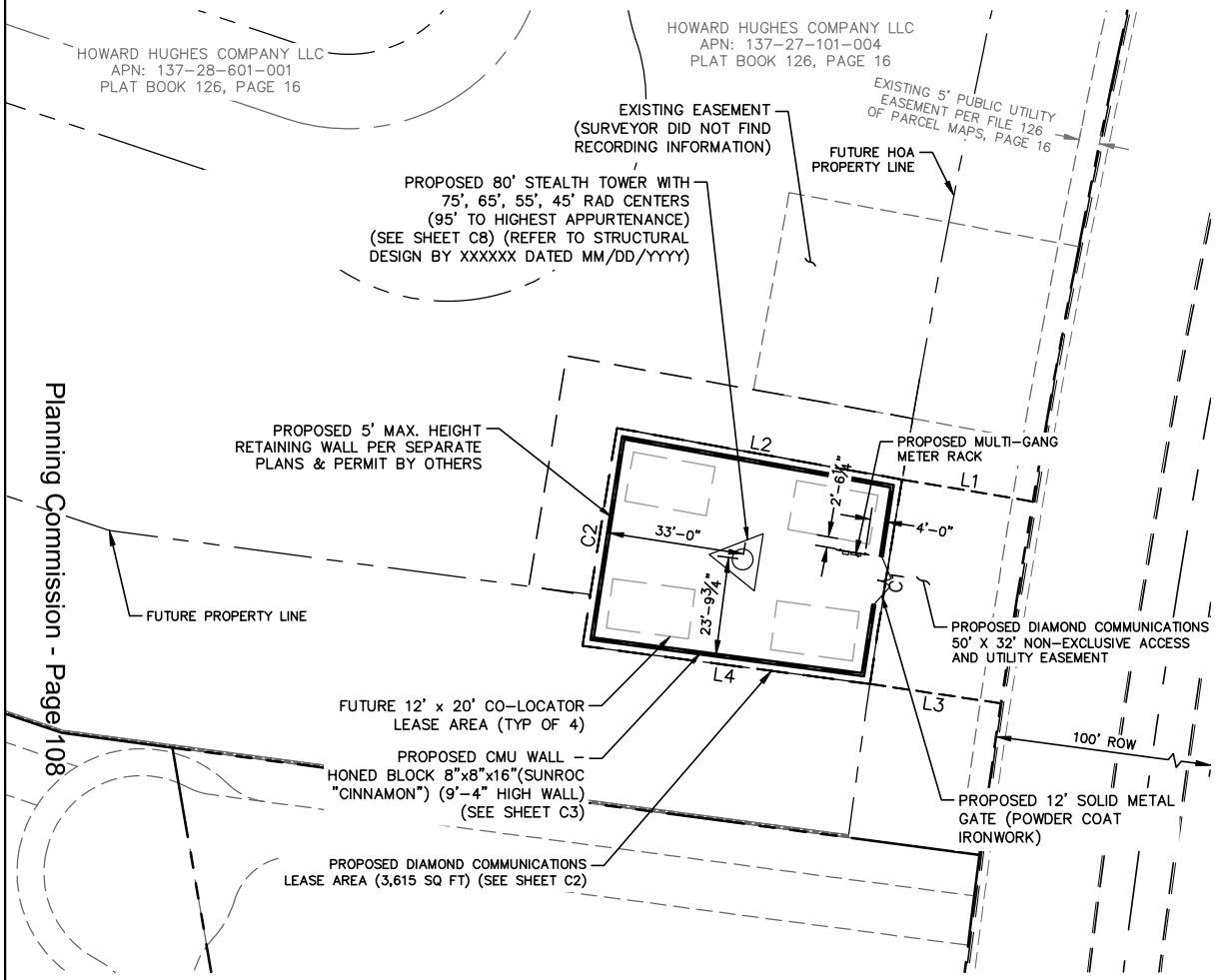

1 / C2 SITE PLAN

SCALE: 1" = 30'

SITE NOTES:

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY PIERSON LAND SURVEYING, LLC DATED 09/21/2020 AND SITE VISIT ON 04/15/2020.
3. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

WALL NOTE:

1. NO PROPOSED GROUND EQUIPMENT TO BE INSTALLED ABOVE THE HEIGHT OF THE CMU BLOCK WALL.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2570.00'	50.00'	S8°58'19"W	50.00'	1°06'53"	25.00'
C2	2640.00'	53.27'	S8°58'13"W	53.27'	1°09'22"	26.64'

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.00	S80°28'14.78"E
L2	70.01	N79°44'46.59"W
L3	32.00	S81°35'07.79"E
L4	70.01	S82°25'22.00"E

NORTH

0 15 30 60

GRAPHIC SCALE: 1" = 30'

21-0446
04/28/2021

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HH SKY VISTA DRIVE
SITE #: TBD
TBD
LAS VEGAS, NV 89119
CLARK COUNTY

PLANS PREPARED BY:

Kimley»Horn

6671 LAS VEGAS BLVD SOUTH, SUITE 320
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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LICENSER:

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:
192135008

DRAWN BY: JFC CHECKED BY: RCL

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2

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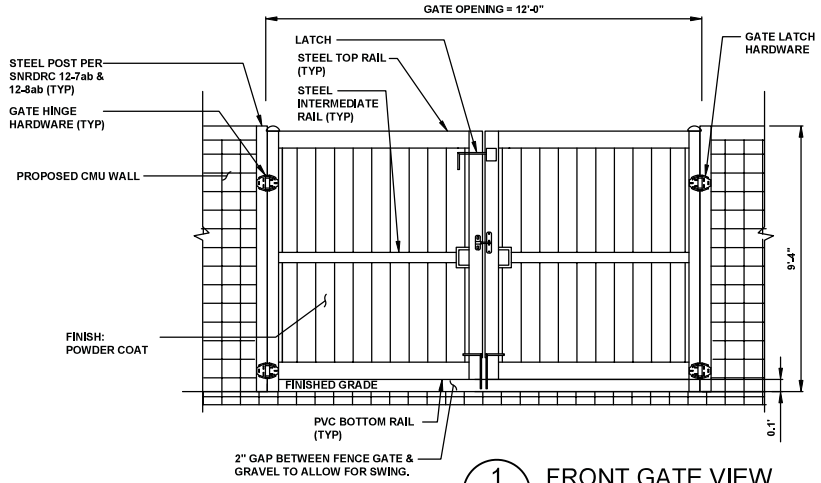
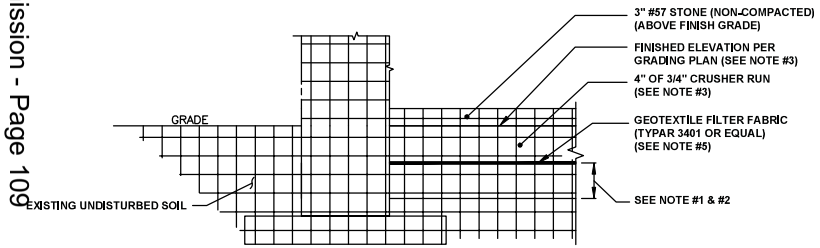


1 C3 FRONT GATE VIEW
NOT TO SCALE



NOTES:

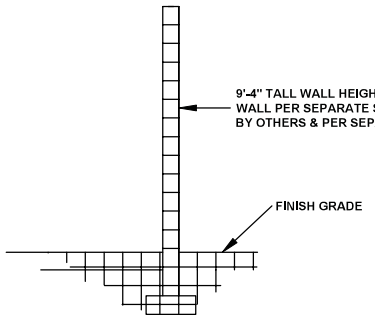
1. EXCAVATE TOP 4" OF SOIL. CLEAR & GRUB 6" BELOW EXCAVATED 4". PROOF ROLL TO DETERMINE SUITABILITY & REPLACE AS REQUIRED W/ STRUCTURAL FILL. COMPACT TO 95% OF MAXIMUM DENSITY, AS DETERMINED PER ASTM D1557, TO A MINIMUM DEPTH OF 6".
2. DEPTH OF FILL TO BE ADJUSTED AS REQUIRED TO MEET FINAL ELEVATION SHOWN ON GRADING PLAN. STRUCTURAL FILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 12" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557.
3. INSTALL 4" OF 3/4" CRUSHER RUN. COMPACT TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557. TOP OF CRUSHER RUN CONSIDERED FINISH GRADE AND IS TO BE SLOPED PER GRADING PLAN
4. PRIOR TO LAYING THE FABRIC & STONE, THE COMPOUND SHOULD BE STERILIZED WITH ENVIRONMENTALLY SAFE WEED KILLER, AND TREATED WITH ENVIRONMENTALLY SAFE HERBICIDE.
5. LAY GEOTEXTILE FABRIC OVER COMPACTED SOIL AND LAP ALL JOINTS A MINIMUM OF 12 INCHES.
6. SITE SHALL BE GRADED TO ALLOW DRAINAGE AWAY FROM TOWER AND SHELTER.

2 C3 TYPICAL COMPOUND DETAIL
NOT TO SCALE

CMU BLOCK/GATE FINISH:

1. CMU BLOCK WILL NEED TO BE STUCCOED (SAND FINISH) & PAINTED "CINNAMON".
2. ALL GATES/METAL SHALL BE PAINTED TO MATCH COMPOUND.

1. MATERIALS:
   - STRUCTURAL STEEL:
     - STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE.
     - STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B.
     - STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
   - CONNECTIONS:
     - DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
   - WELDING:
     - SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
   - BOLTS:
     - A325-X, SIZE AS SHOWN ON DRAWINGS.
   - CONCRETE:
     - ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
   - FIBER REINFORCEMENT:
     - USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
2. HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF GALVANIZED PAINT.
3. CONTRACTOR / STEEL FABRICATOR:
   - VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL
4. CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
5. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
6. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
7. EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE PROPOSED CONCRETE PADS / FOOTINGS (BOTH PADS A & B). SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PROPOSED CONCRETE PADS / FOOTINGS (BOTH PADS A & B) SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
8. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE PROPOSED SLABS (BOTH PADS A & B) AND WASHOUT BENEATH THE SLABS IS PREVENTED.
9. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.



3 C3 SECTION AT WALL
NOT TO SCALE

21-0146
04/29/2021

Planning Commission - Page 109

K:\LAV_Civil\Telecom\192135008 - Sky Vista Drive\CAD\CD\192135008-Macro CD.dwg ---- 04/27/21 3:52 PM by: Javier.Ibarra

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HH SKY VISTA DRIVE
SITE #: TBD
TBD
LAS VEGAS, NV 89119
CLARK COUNTY

PLANS PREPARED BY:

Kimley»Horn
6671 LAS VEGAS BLVD SOUTH, SUITE 320
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

5			
4			
3			
2			
1			
D	04/27/21	EQUIP UPDATE	JIV
C	04/02/21	EQUIP UPDATE	JFC
B	01/08/21	SNRDRC REV	JFC
A	11/03/20	PRELIMINARY	JFC

LICENSER:

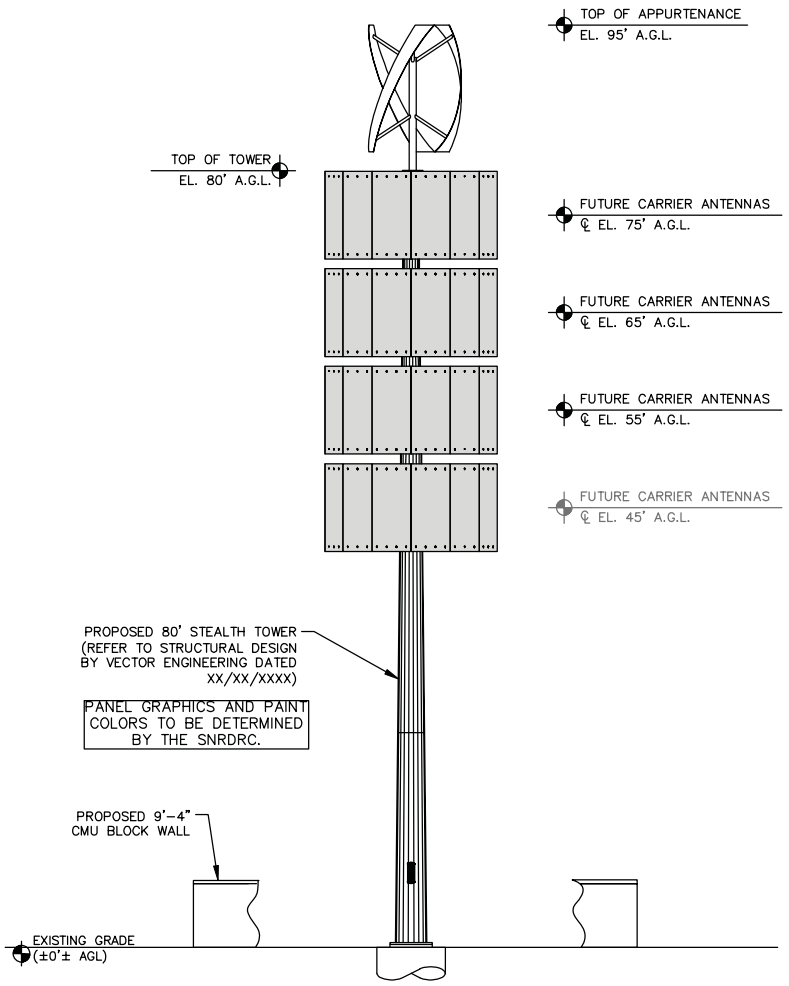
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT NUMBER:
192135008

DRAWN BY: JFC CHECKED BY: RCL

SHEET TITLE:
GATE, WALL, & COMPOUND DETAILS

SHEET NUMBER:
C3



1 / C8 STEALTH TOWER ELEVATION - N VIEW (FACING S)

NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.06, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. PROPOSED PANEL GRAPHICS AND PAINT COLORS DETERMINED BY SNRDRC.

21-0146
04/29/2021

Planning Commission - Page 110

K:\LAV_Civil\Telecom\192135008 - Sky Vista Drive\CAD\CD\192135008-Macro CD.dwg ---- 04/27/21 3:53 PM by: Javier.Ibarra

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HH SKY VISTA DRIVE
SITE #: TBD

TBD
LAS VEGAS, NV 89119
CLARK COUNTY

PLANS PREPARED BY:

Kimley»Horn
6671 LAS VEGAS BLVD SOUTH, SUITE 320
LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

5			
4			
3			
2			
1			
D	04/27/21	EQUIP UPDATE	JIV
C	04/02/21	EQUIP UPDATE	JFC
B	01/08/21	SNRDRC REV	JFC
A	11/03/20	PRELIMINARY	JFC

LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:

192135008

DRAWN BY: JFC CHECKED BY: RCL

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C8

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View looking south southwest

Existing

21-0146
04/29/2021

Kimley»Horn

Diamond Communications - HH Sky Vista Drive
Site Number: Tbd
Site Address: E-911 TBD
Las Vegas, NV 89139
Clark County

Diamond Communications LLC



View looking south southwest

21-0146 Proposed
04/29/2021

Kimley»Horn

Diamond Communications - HH Sky Vista Drive
Site Number: Tbd
Site Address: E-911 TBD
Las Vegas, NV 89129
Clark County

Diamond Communications LLC



View looking north

Existing

21-0146
04/29/2021

Kimley»Horn

Diamond Communications - HH Sky Vista Drive
Site Number: Tbd
Site Address: E-911 TBD
Las Vegas, NV 89139
Clark County

Diamond Communications LLC



View looking north

21-0146 Proposed
04/29/2021

Kimley»Horn

Diamond Communications - HH Sky Vista Drive
Site Number: Tbd
Site Address: E-911 TBD
Las Vegas, NV 89110
Clark County

Diamond Communications LLC



View looking northwest

Existing

21-0146
04/29/2021

Kimley»Horn

Diamond Communications - HH Sky Vista Drive
Site Number: Tbd
Site Address: E-911 TBD
Las Vegas, NV 89149
Clark County

Diamond Communications LLC



View looking northwest

21-0146 Proposed
04/29/2021

Kimley»Horn

Diamond Communications - HH Sky Vista Drive
Site Number: Tbd
Site Address: E-911 TBD
Las Vegas, NV 89139
Clark County

Diamond Communications LLC



21-0146-SUP1 - APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF FAR HILLS AVENUE AND SKY VISTA DRIVE

04/29/2021

Howard Hughes

Randy Gayer
Vice President
Diamond Communications
820 Morris Turnpike, Suite 104
Short Hills, NJ 07078

April 28, 2021

Re: SNRDRC Review | Monopole Cell Tower Revised | Approved | Vistas Park | Summerlin

Dear Randy -

The Summerlin Non-Residential Design Review Committee (SNRDRC) reviewed the above-mentioned submittal for the installation of an 80' Monopole Telecommunications Tower, dated 4/27/21, prepared by Kimley Horn. The submittal is *approved* with the following requirement.

- Paint finish to match existing towers in the Far Hills and Town Center locations.

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Manager, Design Review

21-0146
04/29/2021

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

Diamond
Communications

April 14, 2020

VIA UPLOAD

City of Las Vegas

RE: Diamond Communications' proposed telecommunication project located at 99 South Sky Vista Drive, Las Vegas, NV – APN: 137-27-101-004

To Whom it May Concern:

This is a request to allow Diamond Communications ("Diamond") to construct a new stealth 80' monument on the above referenced property within a 50' by 70' compound with associated equipment. T-Mobile will place its antennas at 75' center line position as the anchor tenant for this site. This parcel is vacant land owned by the Howard Hughes Corporation directly West of Sky Vista Drive, and directly North of Springbough Lane, zoned PC, with no residential use existing on the property. As depicted on Site Plan C-2, the compound will be located 32' from the 100' ROW of Sky Vista Drive and will be surrounded by its own 9'-4" honed block wall. The access road, as it leaves the exiting pavement, will be a 12' wide gravel road, until the lot is developed in future.

Diamond is requesting a City Referral Group Review to construct a new shielded monument design tower. T-Mobile will locate its antennas behind the top shroud so that they are not visible at the 75' center line. There are two additional levels proposed and each will accommodate a future carrier, with the structural capacity for a third location if the need arises in the future. All carrier antennas and equipment will be completely screened in the shroud design and will not be visible. The monument will be painted Sherwin-Williams Homestead Brown as approved by the Summerlin Non-Residential Design Review Committee ("SNRDRC"). The ground equipment will be surrounded by a 9'-4" honed block wall with Cinnamon colored finish. The use, including the color choices were approved by the Summerlin Non-Residential Design Review Committee ("SNRDRC") and Diamond has included the approval letter and signed plans.

Diamond is proposing this project because T-Mobile is adding coverage and capacity to the Sky Vista area and the proposed development to the South and West of the proposed location. T-Mobile is also filing its own temporary structure permit next to the proposed location highlighting the urgency of this project to provide coverage and emergency services to the residents of this area.

Diamond believes this project meets all basis of approval based on the following:

- The proposed communication tower meets the definition of an "Antenna Tower Alternative Structure" since it is a shielded monument design completely encasing the antennas.
- There are no existing structures of a similar height available for collocation – nor of lower height for collocation.
- There are no existing residential uses on the existing lot.
- This project is setback over 160' from single family residences to the East, across the highway.
- SNRDRC has approved the height, including the stealth design. The 80' height accommodates T-Mobile, as well as up to three additional carriers completely enclosed in the stealth design.

21-0146
04/15/2021

- Diamond is providing a decorative 9'-4" honed block wall designed to match similar enclosures approved by SNRDRC which will block any view of the equipment inside.
- The tower is structurally capable and designed to handle up to four telecommunication antenna arrays.
- Per our approval from the SNRDRC, the tower is designed as a stealth tower. Additionally, this design went through extensive review by the Howard Hughes Corporation and was approved to be used on any of their properties.
- The monument is being painted Sherwin-Williams Homestead Brown 7515 per our approval from the SNRDRC. Final colors will be approved by SNRDRC before final permitting and construction.
- No signals, lights or signs will be placed on the tower unless required by the FCC.
- The ground equipment will be screened by a proposed 9'-4" honed block wall per our approval from the SNRDRC.
- The tower is setback over 32' from the 100' Public right of way.

Diamond believes this proposal attempts to minimize the impact of the tower through a stealth design which will accommodate additional carriers, while screening the antennas.

Kindly let me know if you require any additional information to support our application and what the next step will be. I can be reached at (610) 585-6853 or twaniewski@diamondcomm.com.

Sincerely,



Thomas Waniewski
Senior Vice President

21-0146
04/15/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0146-SUP1

SUBJECT: APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Signature — Date: 6/1/21

Please Print Name: Lindsay Haempfer

Company Name: Haempfer Crowell

Sincerely,

Submitted after final agenda

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/07/21
Item 10

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0146-SUP1

SUBJECT: APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC

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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, JUNE 7, 2021.***

Signature

6/4/2021
Date

Julie Cleaver
Please Print Name

HHC
Company Name

Submitted after final agenda

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/07/21
Item 10

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

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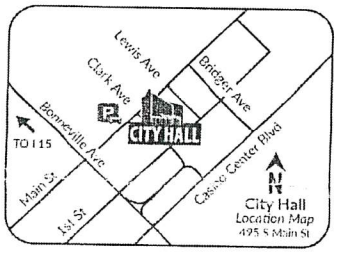
JUN 01 2021
Dept of Planning
City of Las Vegas



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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0146-SUP1
Planning Commission Meeting of **06/08/2021**

21-0146-SUP1
13727212002
ENG STANLEY H
YU QIAN
12157 CASTILLA RAIN AVE
LAS VEGAS NV 89138

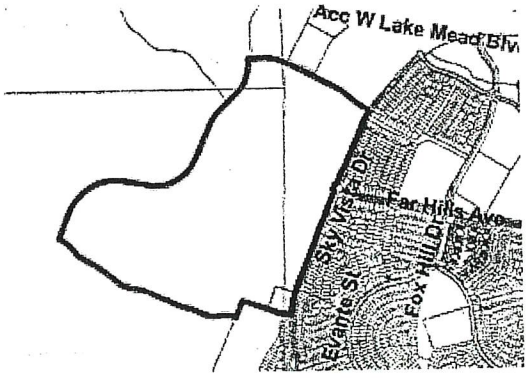
59 BRDFNP1 89138

Application Information

21-0146-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIAMOND COMMUNICATIONS - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION TOWER (STEALTH) USE on a portion of 84.99 acres at the northwest corner of Far Hills Avenue and Sky Vista Drive (APNs 137-27-101-004 and 137-28-601-001), P-C (Planned Community) Zone [COS (Community Open Space) Special Land Use Designation], Ward 2 (Seaman).

THIS AREA IS ALREADY TOO CROWDED & HIGH TRAFFIC. WHERE IS ALL THE WATER COMING FROM? WE DON'T HAVE ENOUGH NATURAL RESOURCES FOR ALL THESE HOMES & PEOPLE. I THOUGHT WE ARE TRYING TO SAVE SOME OPEN SPACE TO HIKE, WALK THE DOGS. THIS IS GETTING VERY CLOSE TO LITTLE RED ROCK. WHERE DO YOU EXPECT PEOPLE TO MT. BIKE? THE HOWARD HUGHES HAS BUILD ENOUGH IN THIS AREA.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*06/08/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Submitted after final agenda
10P

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

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City of Las Vegas

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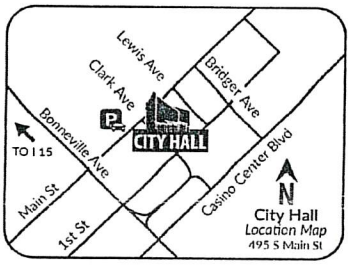

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
21-0146-SUP1
Planning Commission Meeting of **06/08/2021**

The cell service here is very poor. The sooner the better.

21-0146-SUP1
13727319017
LEMMON FAMILY REVOCABLE TRUST
LEMMON DAVID L & DIANE D TRS
229 BASQUE COAST ST
LAS VEGAS NV 89138

59 DRDPMP1 89138

10A

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

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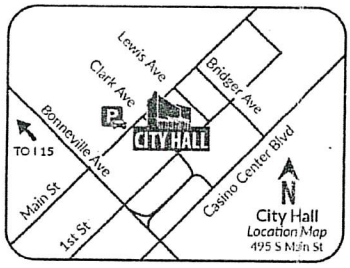
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0146-SUP1

Planning Commission Meeting of **06/08/2021**

21-0146-SUP1
13727414052
JAMES FRANK W & SYLVIA J
PO BOX 640
WARRENTON OR 97146

134 ORDFNP1 97146

10A

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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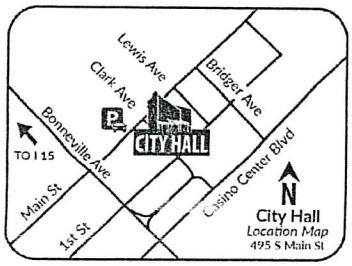

I have lived in this area for several years and would welcome a cell tower. It has been incredibly frustrating trying to get calls and texts to go through.

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0146-SUP1

Planning Commission Meeting of **06/08/2021**

21-0146-SUP1
13727317022
LABORDE WILLIAM C LIVING TRUST
LABORDE WILLIAM C TRS
277 LINDURA CT
LAS VEGAS NV 89138

59 ORDFNP1 89138

10A

Nora Lares

From: noreply@formstack.com
Sent: Friday, June 4, 2021 10:03 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 Application Comments 2021
Submitted at 06/04/21 10:02 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0146
Position:	I SUPPORT the project and all related applications.
Name:	Lynn Hiestand
Residential or Business Address:	12261 Nasino Ave Las Vegas, NV 89138
Phone:	(801) 400-9605
Email:	lynnhiestand@gmail.com

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

Submitted after final agenda

10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
11

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

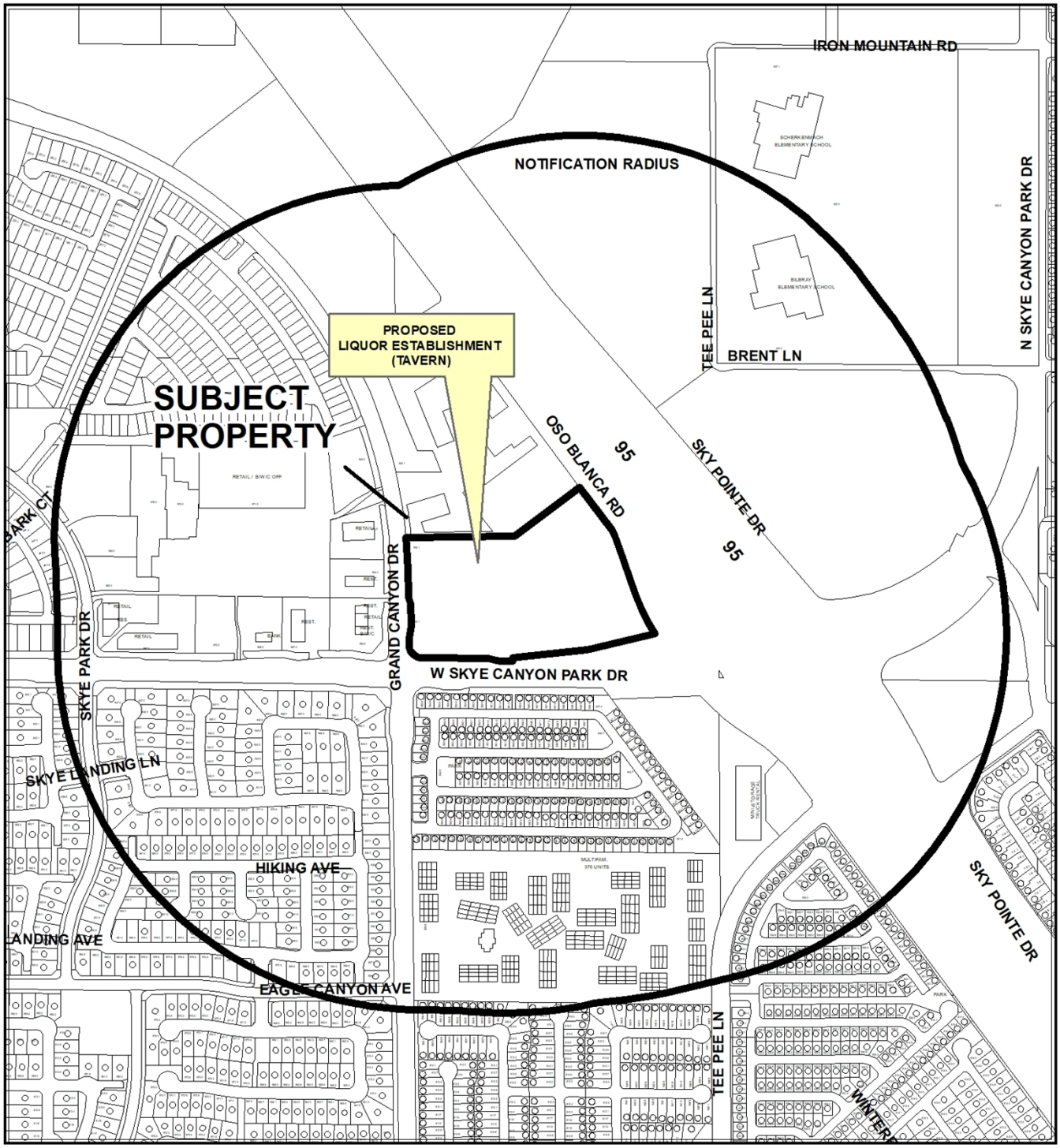
SUBJECT:
21-0176 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC - For possible action on the following Land Use Entitlement project requests at the northeast corner of West Skye Canyon Park Drive and Grand Canyon Drive (APN 125-07-601-012), PD (Planned Development) Zone [CC (Community Commercial) Grand Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

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

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

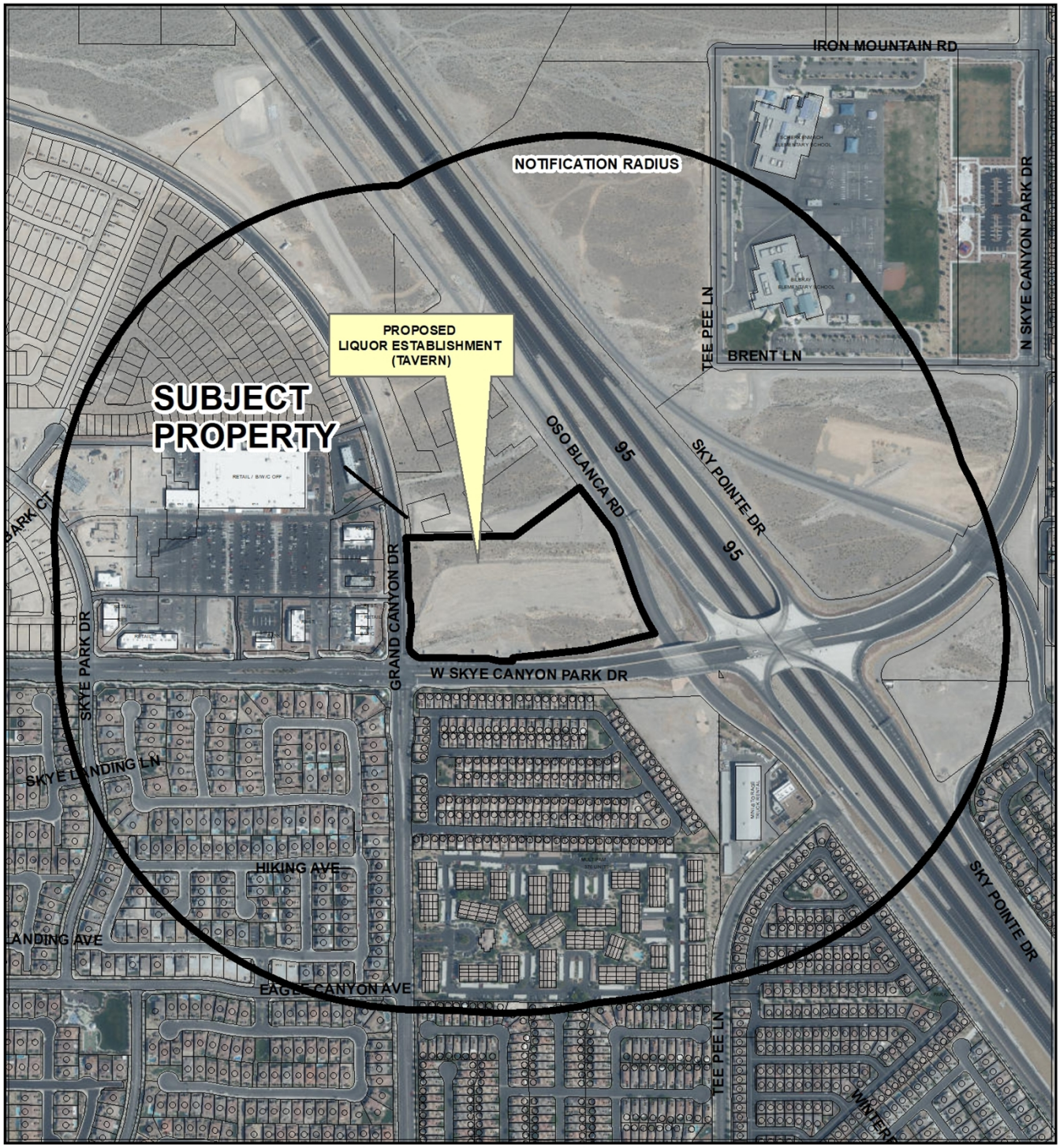


CASE: **21-0176-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE
[CC (COMMUNITY COMMERCIAL) GRAND CANYON SPECIAL
LAND USE DESIGNATION

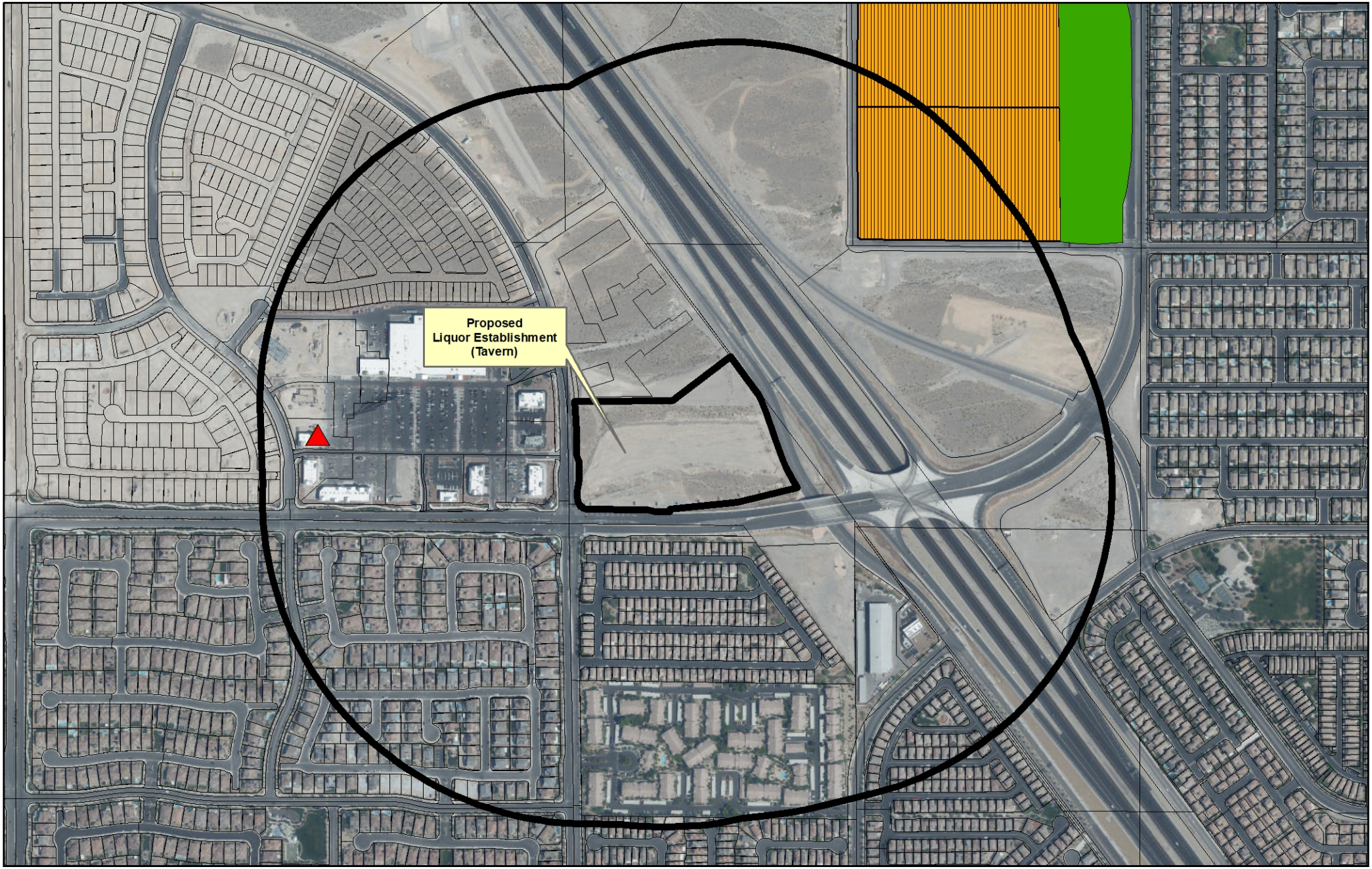
N



CASE: **21-0176-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) ZONE
[CC (COMMUNITY COMMERCIAL) GRAND CANYON SPECIAL
LAND USE DESIGNATION



21-0176-SUP1

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- 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: Thursday, April 22, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0176-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0176-SUP2	Staff recommends APPROVAL, subject to conditions:	21-0176-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 142

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0176-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Grand Canyon Village Master Development Plan and Design Standards for a Liquor Establishment (Tavern) use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0176-SUP2) shall be required, if approved.

3. Conformance to the approved conditions for Site Development Plan Review (21-0175-SDR1).

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. 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.

21-0176-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Grand Canyon Village Master Development Plan and Design Standards for a Gaming (Incidental Gaming Machines Only) use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0176-SUP1) shall be required, if approved.

3. Conformance to the approved conditions for Site Development Plan Review (21-0175-SDR1).

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a 4,000 square-foot Tavern with incidental gaming machines within Pad B of a previously approved shopping center at the northeast corner of W Skye Canyon Park Dr and North Grand Canyon Drive.

ISSUES

- A Special Use Permit is required for a 4,000 square-foot Tavern use.
- A Special Use Permit is required for Gaming (Incidental Gaming Machines Only)

ANALYSIS

The subject site is located within the Grand Canyon Village Master Plan Area with a land use designation of Community Commercial. The Community Commercial land use category allows low to medium intensity retail, office, or other commercial uses and services as an employment center. Community Commercial areas are meant to provide services for a larger portion of the City's population, and with its close proximity to the Master Plan Area of Skye Canyon, the proposed shopping center will also provide services to residents outside of the Grand Canyon Village Master Plan Area.

In December 2020, the Planning Commission approved a request (20-0257) for a proposed shopping center. In May 2021, the square footage of the approved shopping center was reduced to 55,156 square feet through an administrative review (21-0175-SDR1).

The applicant is proposing to include a 4,000 square-foot Tavern with Gaming (Incidental Gaming Machines Only) within a commercial suite in Pad B. The Grand Canyon Village Master Development Plan and Design Standards require a Special Use Permit for each proposed land use.

The Tavern use is defined 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 Gaming (Incidental Gaming Machines Only) use is defined as "An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, incidental to the primary business at the establishment, and no other game or gaming device."

While there are no distance separation requirements listed in the Grand Canyon Village Master Development Plan and Design Standards, it should be noted that Title 19 typically requires that no Liquor Establishment (Tavern) be located within 1,500 feet of any other Liquor Establishment (Tavern), Church/House of Worship, School, Individual Care Center licensed for more than 12 children, or a City park. Two other Liquor Establishments (Taverns) are located within the Skye Canyon Marketplace shopping center directly across Grand Canyon Drive. Skye Bar and Grill is located approximately 73 feet away when measured from property line to property line. The other Tavern was approved by the Planning Commission in December 2020 but has not yet been licensed. Additionally, two schools, James H. Bilbray Elementary School and William and Mary Scherkenbach Elementary School, are located approximately 789 feet away from the subject site. These schools are separated by U.S. Highway 95. There are no requirements for the Title 19 equivalent Gaming Establishment, Restricted as they are generally associated with the approval of a Liquor Establishment (Tavern).

The commercial shopping center was designed to accommodate a variety of commercial uses. The proposed uses can be conducted in a manner that is harmonious and compatible with the existing and future development in the surrounding area. Staff therefore recommends approval of both Special Use Permits subject to conditions.

FINDINGS (21-0176-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 would occupy a suite within an approved shopping center. The proposed use can be conducted in a manner that is harmonious and compatible 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 site will be located within an approved commercial shopping center which was designed to accommodate a wide variety of commercial uses including the 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.**

   Site access is provided by 100-foot W Skye Canyon Park Dr, 80-foot Grand Canyon Drive, and 80-foot Oso Blanca Road; all three collector streets are adequate in size to serve the scale of the proposed use.

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

   The proposed Tavern would not compromise the public health, safety, or welfare, as the proposed Tavern use would be subject to regular inspections to ensure compliance with all applicable code requirements.

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

   There are no minimum requirements set forth by the Grand Canyon Village Master Development Plan and Design Standards for the proposed land use.

FINDINGS (21-0176-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 Gaming (Incidental Gaming Machines) establishment would occupy a suite within an approved shopping center. The proposed use can be conducted in a manner that is harmonious with and compatible 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 site is a proposed shopping center that is designed to accommodate a variety of services and products including the Gaming (Incidental Gaming Machines) use. Staff finds the site to be 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.

Site access is provided by 100-foot W Skye Canyon Park Dr, 80-foot Grand Canyon Drive, and 80-foot Oso Blanca Road; all three collector streets are adequate in size to serve the scale 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 Gaming (Incidental Gaming Machines) establishment would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements.

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

There are no minimum requirements set forth by the Grand Canyon Village Master Development Plan and Design Standards for the proposed land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/19/19	A request for a Technical Review of a three-lot merger and resubdivision Parcel Map (PMP-76472) on 24.10 acres at the northeast corner of Grand Canyon Drive and W. Skye Canyon Park Dr. was administratively approved.
03/04/20	The City Council approved a request for a Major Modification (MOD-77358) of the Grand Canyon Village Master Development Plan to remove 7.49 acres from the Land Use Plan at the southeast corner of Drake Drive and Grand Canyon Drive The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a General Plan Amendment (GPA-77359) from PCD (Planned Community Development) to H (High Density Residential) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-77360) from PD (Planned Development) to R-4 (High Density Residential) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Variance (VAR-77361) to allow a zero-foot front yard setback where 10 feet is required, zero-foot side yard and corner side yard setback where five feet is required, and a zero-foot rear yard setback where 20 feet is required on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-77362) for a proposed three-story, 282-unit multi-family residential development with Waivers of the perimeter landscape buffer standards on 18.06 acres on the east side of Grand Canyon Drive, approximately 400 feet north of W Skye Canyon Park Drive. The Planning Commission recommended approval, staff recommended denial.
12/08/20	The Planning Commission approved a Special Use Permit (20-0257-SUP1) for proposed beer sales at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval.
	The Planning Commission approved a Special Use Permit (20-0257-SUP2) for proposed wine sales at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a Special Use Permit (20-0257-SUP3 for proposed gaming incidental gaming machines only) at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval.
	The Planning Commission approved a Special Use Permit (20-0257-SUP4) for a proposed 4,931 square-foot convenience store at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval
	The Planning Commission approved a Special Use Permit (20-0257-SUP5) for proposed gasoline sales at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval.
	The Planning Commission approved a Special Use Permit (20-0257-SUP6) for a proposed car wash at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval.
	The Planning Commission approved a Site Development Plan Review (20-0257-SDR1) for a proposed 71,168 square-foot shopping center on 12.07 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval.
	The Planning Commission approved a Tentative Map (20-0257-TMP1) for Grand Canyon Commercial, a proposed one-lot commercial subdivision on 12.07 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive. Staff recommended approval
05/15/21	Staff administratively approved a Minor Amendment (20-0175-SDR1) to a previously approved Site Development Plan Review (21-0175-SDR1) to allow a reduction in square-footage from 71,168 to 55,156 square feet.

Most Recent Change of Ownership	
05/28/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits and business licenses associated with the subject site.

Pre-Application Meeting	
03/22/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Tavern and Gaming (Incidental Gaming Machines Only.

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

Field Check	
05/05/21	A routine field check was conducted by staff; staff found an undeveloped site with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	12.04

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North		H (High Density Residential)	R-4 (High Density Residential)
South	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
East	Oso Blanca Road U.S. Highway 95	Right-of-Way	Right-of-Way
West	Shopping Center	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

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	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***
W Skye Canyon Park Dr	Collector Street	Master Plan of Streets and Highways Map	100	Y
Grand Canyon Drive	Collector Street	Master Plan of Streets and Highways Map	80	Y
Oso Blanca Road	Collector Street	Master Plan of Streets and Highways Map	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	55,156 SF	1 per 250 SF	221				
TOTAL SPACES REQUIRED			221		464		Y
Regular and Handicap Spaces Required			214	7	448	16	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0176
Meeting Date	
Total Fee	
Received By/Date	03/25/2021

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

Project Address (Location) Grand Canyon Drive and Skye Canyon Park Drive

Project Name Tavern at Grand Canyon **Proposed Use** Tavern

Assessor's Parcel #(s) 125-07-601-012 **Ward #** Flore - 6

General Plan: Existing PD Proposed n/a **Zoning:** Existing PD Proposed n/a

Additional Information

Property Owner Grand Canyon Village, LLC **Contact** Richard Gordon
Address 10655 Park Run Drive #160 City Las Vegas State NV Zip 89144
E-mail n/a Phone 702-220-4500

Applicant Grand Canyon Village, LLC **Contact** Richard Gordon
Address 10655 Park Run Drive #160 City Las Vegas State NV Zip 89144
E-mail n/a Phone 702-220-4500

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail jjl@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

Grand Canyon Village, LLC, by: GCV Mgmt. Co., Inc., Manager

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

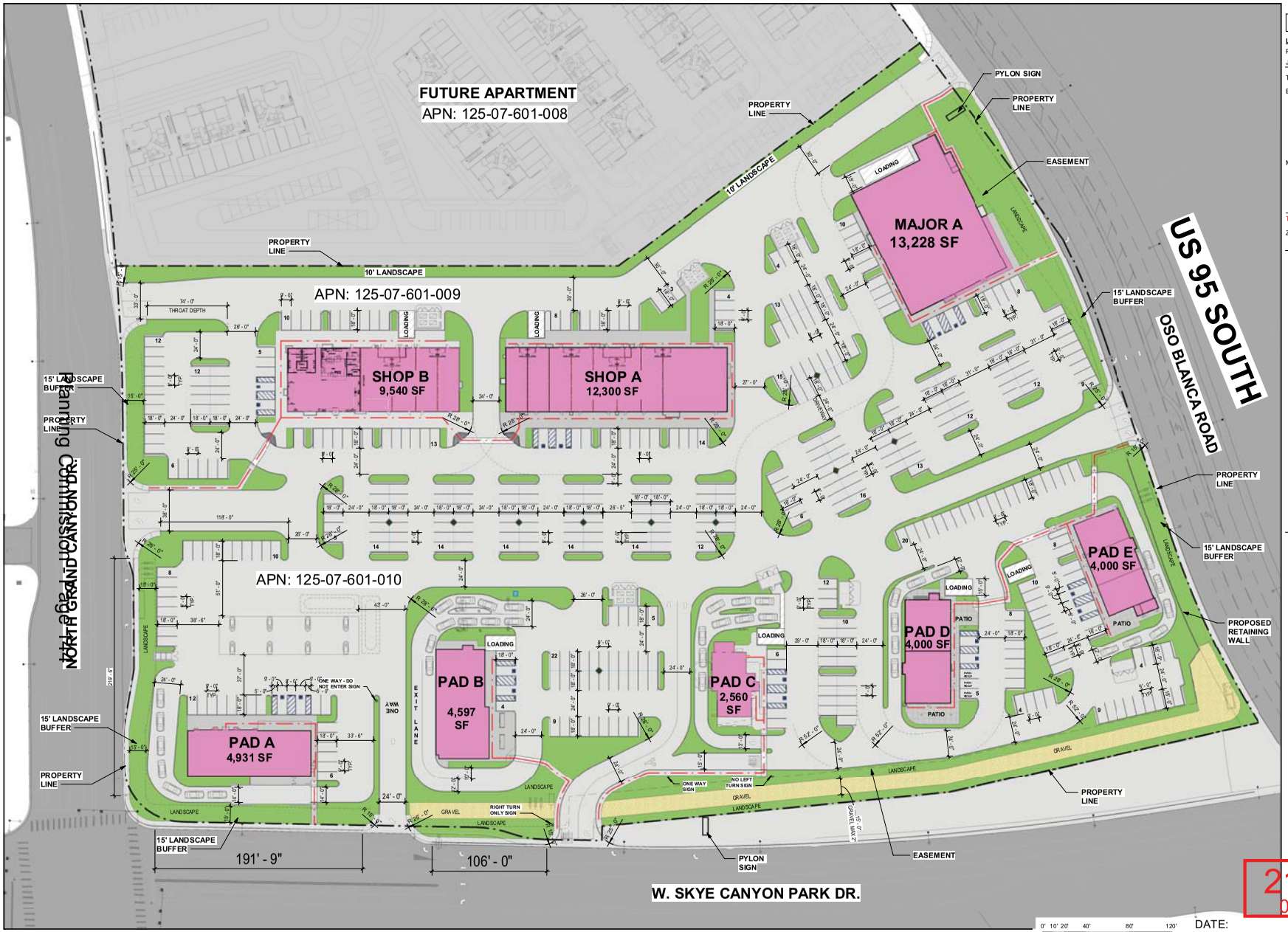
Print Name Richard Gordon, President

Subscribed and sworn before me

This 22nd day of February, 20 21

_____
Notary Public in and for said County and State

Laura Groseth
Notary Public
State of Nevada
My Commission Expires: 07-01-22
Certificate No: 98-3646-1



SITE SUMMARY:

LEGAL DESCRIPTION

PARCEL:	125-07-601-010,125-07-601-009
JURISDICTION:	CITY OF LAS VEGAS
TOTAL LAND:	12.07 ACRES

BUILDING PAD

A	4,931 S.F.
B	4,597 S.F.
C	2,560 S.F.
D	4,000 S.F.
E	4,000 S.F.
	20,088 S.F.

MAJOR/SHOP

MAJOR A	13,228 S.F.
SHOP A	12,300 S.F.
SHOP B	9,540 S.F.
	35,068 S.F.
TOTAL BUILDING AREA	55,156 S.F.

ZONING CLASSIFICATION: PLANNED DEVELOPMENT DISTRICT (PD)

LAND	12.07 ACRES	525,769 S.F.
F.A.R RATIO		0.1

PARKING ANALYSIS:

	AREA	RATIO	REQUIRED
PAD A (COMMERCIAL)	4,931 S.F.	1:250	20 SPACES
CAR WASH-SELF SERVICE			6 STACKING CARS
PAD B (RESTAURANT)	4,597 S.F.		44 SPACES
PUBLIC SEATING	1,345 S.F.	1:50	27 SPACES
REMAINING AREA	3,252 S.F.	1:200	17 SPACES
PAD C (RESTAURANT)	2,560 S.F.		27 SPACES
PUBLIC SEATING	1,024 S.F.	1:50	20 SPACES
REMAINING AREA	1,536 S.F.	1:200	7 SPACES
PAD D (RESTAURANT)	4,000 S.F.		38 SPACES
PUBLIC SEATING	1,200 S.F.	1:50	24 SPACES
REMAINING AREA	2,800 S.F	1:200	14 SPACES
PAD E (RESTAURANT)	4,000 S.F.		38 SPACES
PUBLIC SEATING	1,200 S.F.	1:50	24 SPACES
REMAINING AREA	2,800 S.F	1:200	14 SPACES
MAJOR A (RETAIL STORE)	13,228 S.F.	1:250	53 SPACES
SHOP A (SHOPING CENTER)	12,300 S.F.	1:250	49 SPACES
SHOP B (SHOPING CENTER)	9,540 S.F.	1:250	38 SPACES
TOTAL REQUIRED PARKING			307 SPACES
TOTAL PROVIDED PARKING			464 SPACES
PROVIDED HANDICAPPED PARKING (VAN)			16 SPACES

21-0176
05/11/2021

SCALE : 1" = 40'

DATE: 05/07/2021
NADEL JOB #: 17047

SITE PLAN - SHOPPING CENTER

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT: NADEL NEVADA, INC. ALL RIGHTS RESERVED.

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SUITE 100
LAS VEGAS, NV 89119
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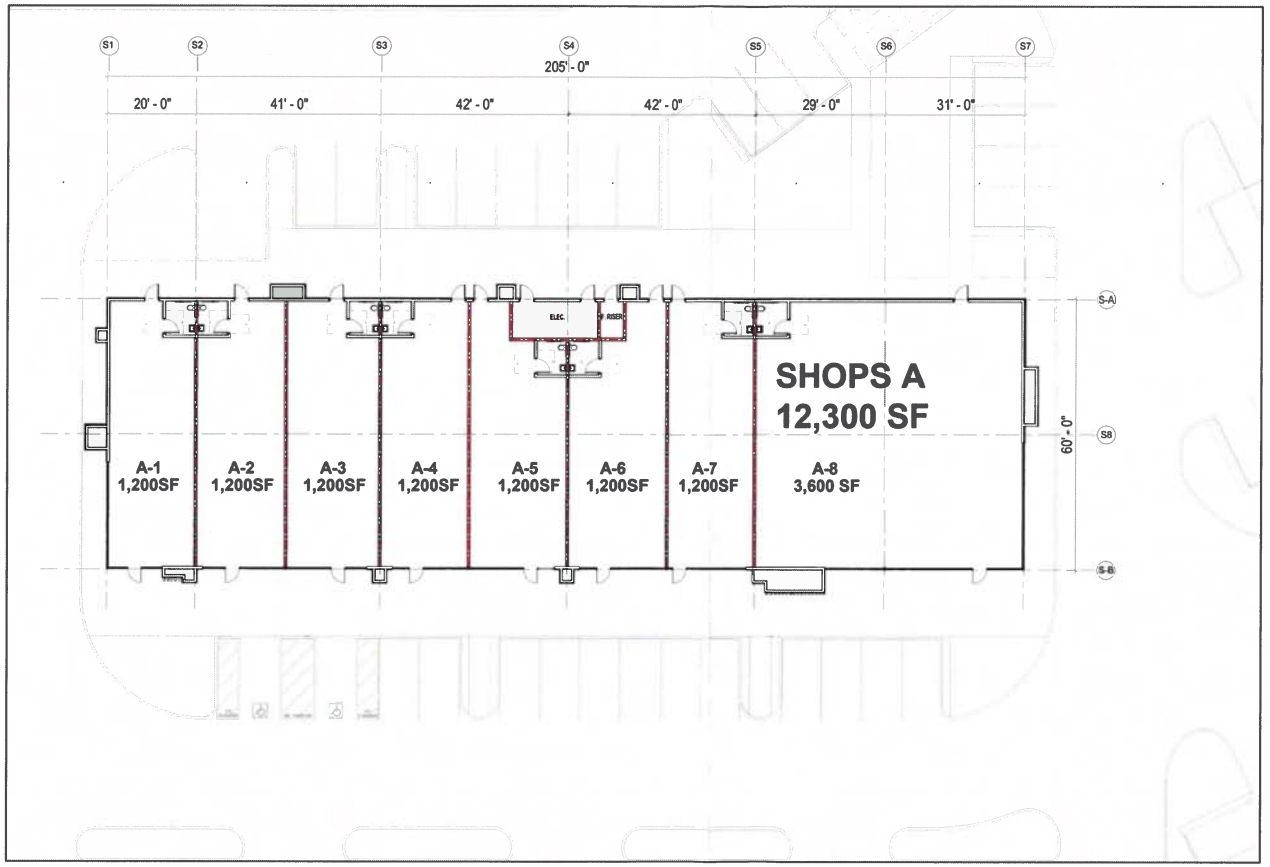

21-0176
05/25/2021

Planning Commission - Page 145

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

North

DATE: 02/25/21
NADEL JOB #: 17047

NADEL

FLOOR PLAN - SHOPS A

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

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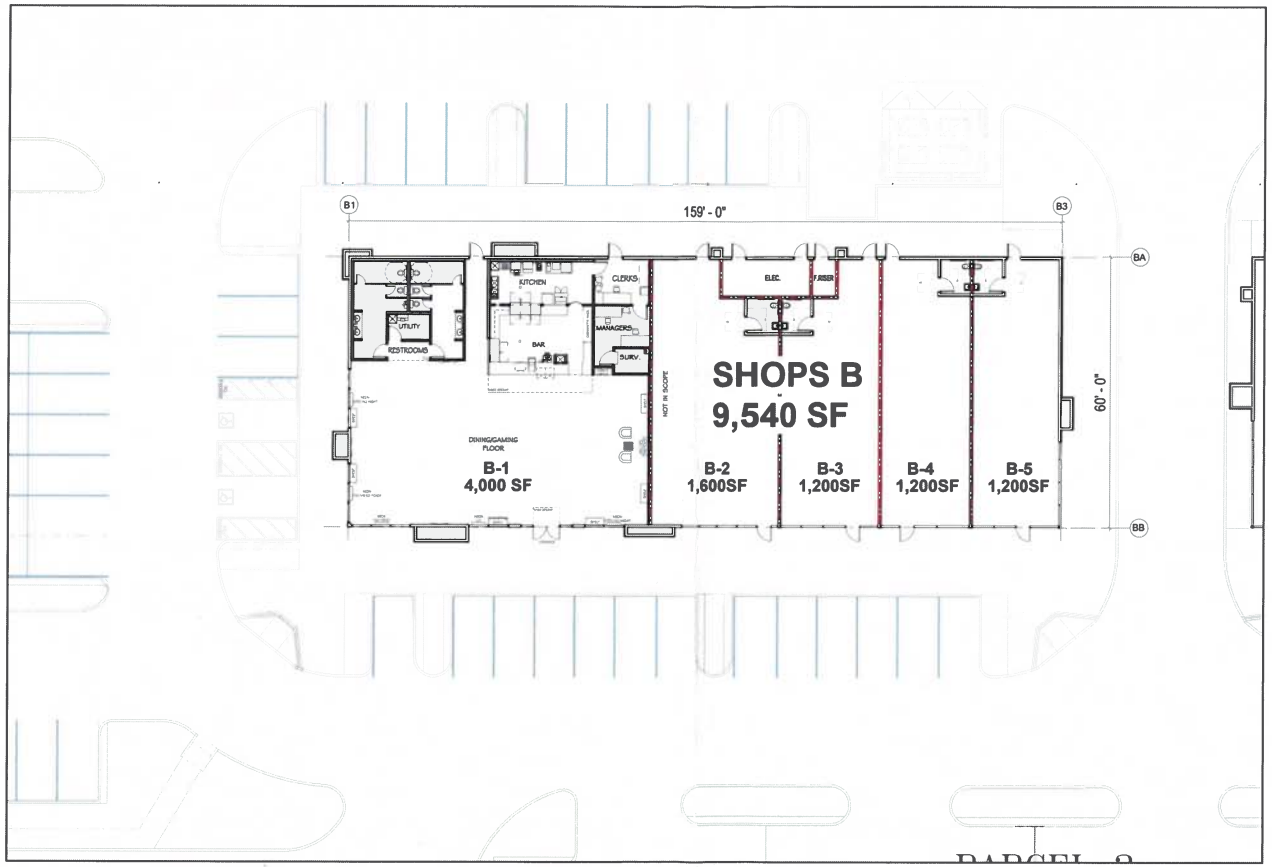
21-0176
05/25/2021



SCALE 3/32" = 1'-0"

North

DATE: 02/25/21
NADEL JOB #: 17047

NADEL

FLOOR PLAN - SHOPS B

GRAND CANYON VILLAGE

NEC SKYE CANYON PARK DR & N.GRAND CANYON DR.

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LAS VEGAS, NV 89119
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WWW.NADELARC.COM



21-0176-SUP1 AND 21-0176-SUP2 - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC
NORTHEAST CORNER OF WEST SKYE CANYON PARK DRIVE AND GRAND CANYON DRIVE

05/05/2021



21-0176-SUP1 AND 21-0176-SUP2 - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC
NORTHEAST CORNER OF WEST SKYE CANYON PARK DRIVE AND GRAND CANYON DRIVE

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21-0176-SUP1 AND 21-0176-SUP2 - APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC
NORTHEAST CORNER OF WEST SKYE CANYON PARK DRIVE AND GRAND CANYON DRIVE

05/05/2021

KAEMPFER CROWELL
ATTORNEYS AT LAW

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702.792.7050

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Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

May 7, 2021

VIA UPLOAD

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

Re: **REVISED *Justification Letter***
APNs: 125-07-601-009 & 010

To Whom It May Concern:

Please be advised, this Firm represents the applicant with regard to the land use applications set forth below. The applicant previously received approval to build a commercial shopping center of approximately 71,168 square foot (20-0257-SUP1; 20-0257-SUP2; 20-0257-SUP3; 20-0257-SUP4; 20-0257-SUP5; 20-0257-SUP6; 20-0257-SDR1). These applications included approvals for a convenience store with fuel pumps and self service car wash on pad A, Quick Service Restaurant with drive thru on pad B and pad C and additional retail buildings. The project is generally located near Grand Canyon Drive and Skye Canyon Park Drive (the "Site"). The Site is approximately 12.07 acres and is located within the Grand Canyon Village Planned Community. The property is zoned planned development.

The applicant is requesting the following applications:

Revisions to Previously Approved Site Development Plan Review

The applicant is proposing the following changes:

- The access drive way on Sky Canyon is updated to have a better circulation.
- One way drive from Pad A to Pad B is closed.
- Drive way on Grand Canyon is updated to have longer throat depth.
- Shops A floor plan has been revised to reduce the square footage from 22,130 sf to 12,300 sf. Elevations are updated accordingly.
- Major B is replaced with Shop B with a tavern use as tenant B-1. Shop B elevations are created accordingly.
- Providing elevations for pad D and pad E.
- Parking has been revised to show 463 spaces where 307 spaces are required.

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05/11/2021

- Colors and materials sheet is updated based on new elevations to add one more paint color

Special Use Permit for Tavern

The applicant is proposing a tavern use in Shop B. This building is located east of Grand Canyon Drive, across from the large developed commercial shopping center with a Smith's Grocery Store anchor and is north of the approved convenience store and self serve car wash. In addition, a multi family project has been approved north of the site. The proposed tavern will be 4,000 square feet and will have 15 gaming machines.

Design of Buildings

The proposed design of the buildings is as follows:

- Single story, wood framed construction, aluminum and fiber cement lap siding. Building elevations are designed with changes in materials, color and architectural features and with various articulated surfaces that are aesthetically interesting.
- The maximum building height is 34 feet which is compliant with Development Standards.
- All mechanical equipment will be screened from view of public streets, adjacent properties and parking areas.

Changes Made To Site Plan on 3/17/21

The applicant has subsequently made some changes to the site plan to reflect the following:

- Western driveway at pad A on Skye Canyon has been added. This is a right in only access from Skye Canyon.
- Curbs at South East corner at pad D and E has been moved one foot away from easement line.
- Parking spaces of pad D have been updated accordingly.
- Fire lane access from Oso Blanca to Major A has been moved to West for better truck turning.
- Medians have been added on Skye Canyon and Oso Blanca.

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- Total provided parking has increased to 464 spaces.

Summary

We believe that the changes to the site plan are minor and enhance the overall commercial shopping center. The special use permit for the tavern is located in an ideal area and is appropriate for the area.

Thank you for your consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL/

21-0176
05/11/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: **21-0176-SUP1 AND 21-0176-SUP2**

SUBJECT: APPLICANT/OWNER: GRAND CANYON VILLAGE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Signature — 06/03/2021 Date

Richard Gordon, President of Manager
Please Print Name

Grand Canyon Village, LLC
Company Name

Sincerely,

Submitted after final agenda

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/03/21
Item 11 (a-b)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
11a

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

SUBJECT:
21-0176-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN 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: June 8, 2021

Agenda Item No.:
11b

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

SUBJECT:
21-0176-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING (INCIDENTAL GAMING MACHINES ONLY) 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: June 8, 2021

Agenda Item No.:
12

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

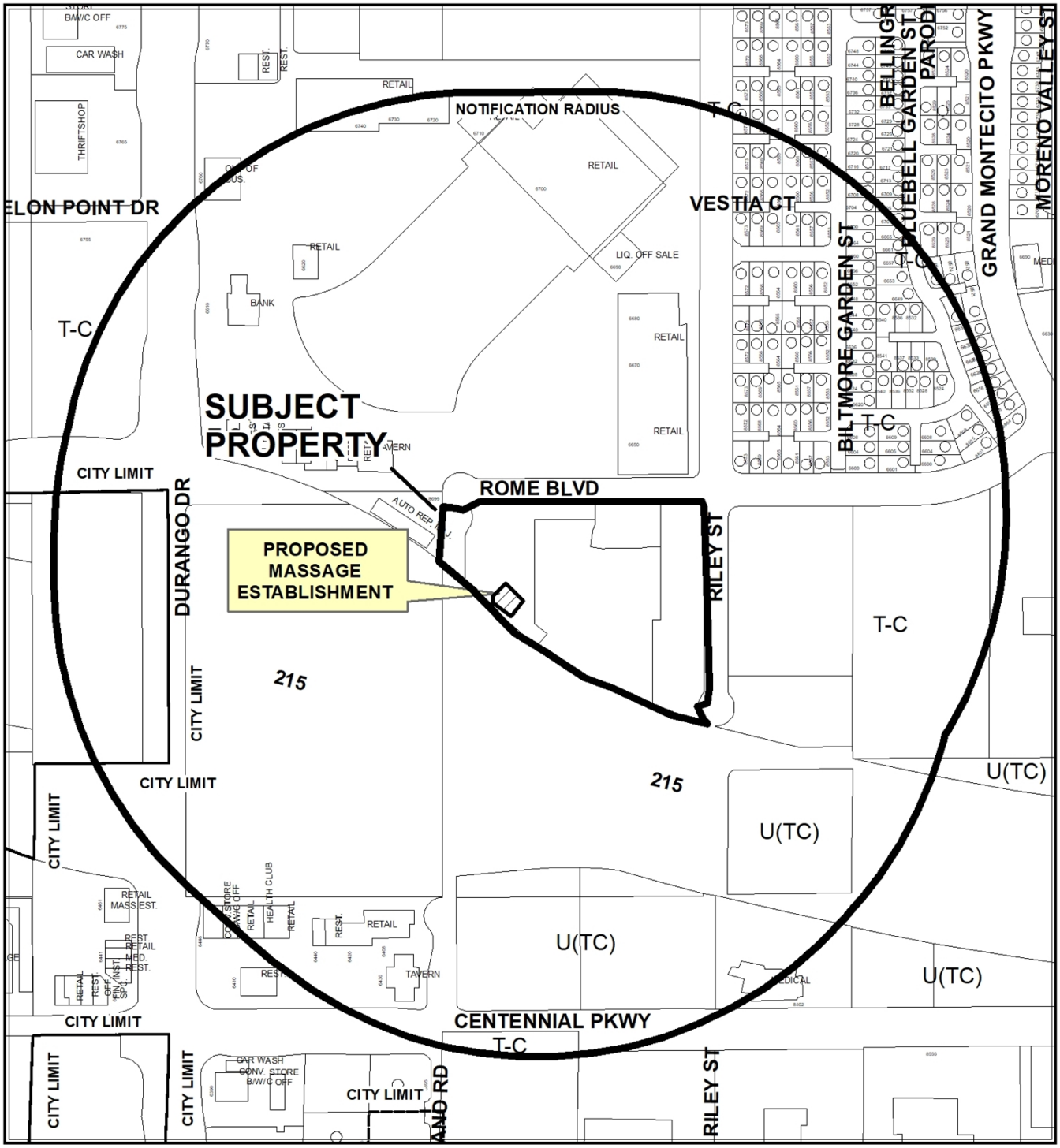
SUBJECT:
21-0181-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 654-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 116-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND TO NOT BE LOCATED ON A SECONDARY THOROUGHFARE OR LARGER WHERE SUCH IS REQUIRED at 8645 West Rome Boulevard, Suite #115 (APN 125-20-812-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

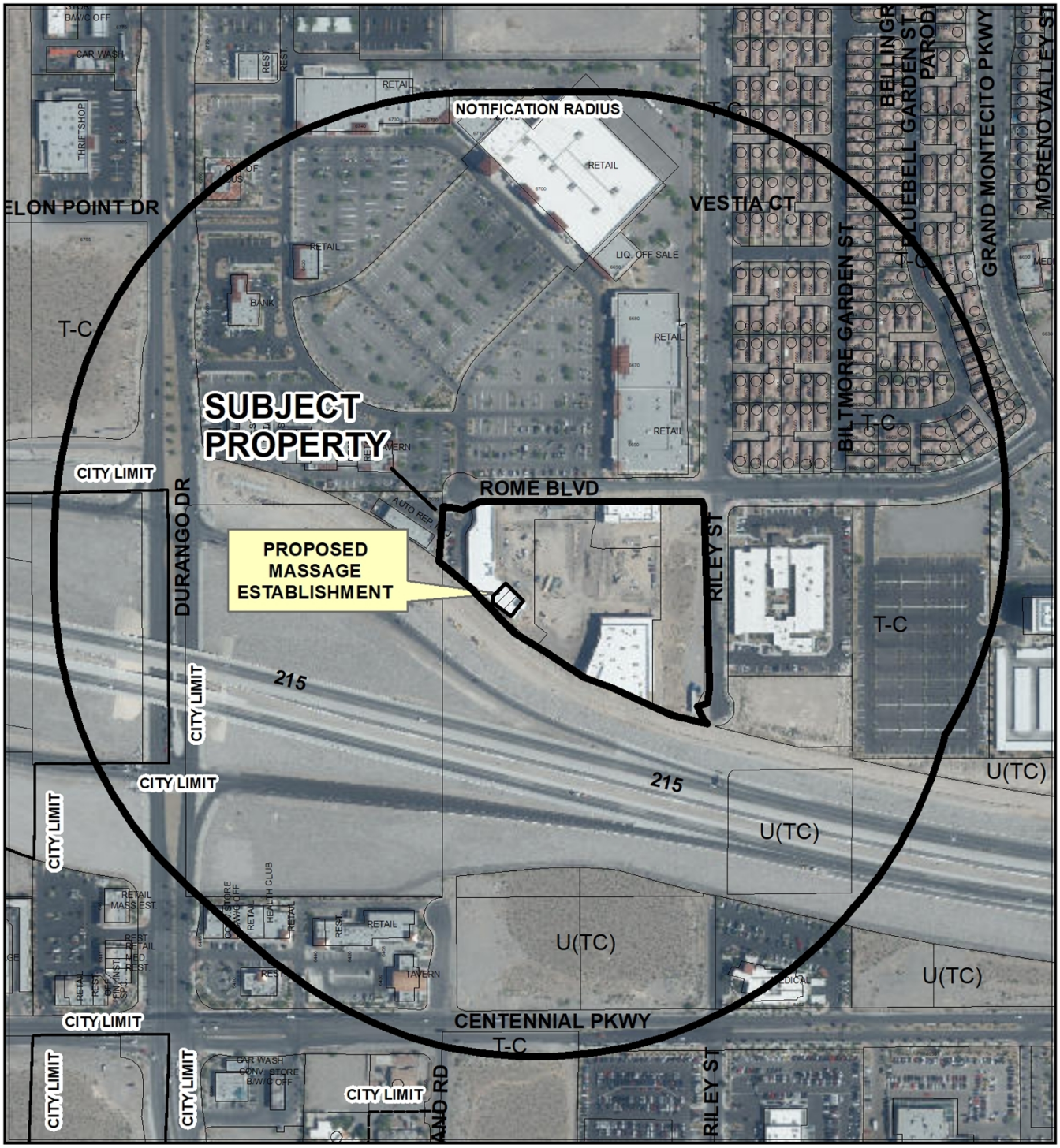
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Executed Confirmation Documentation



CASE:21-0181-SUP1

RADIUS: 1000 FEET

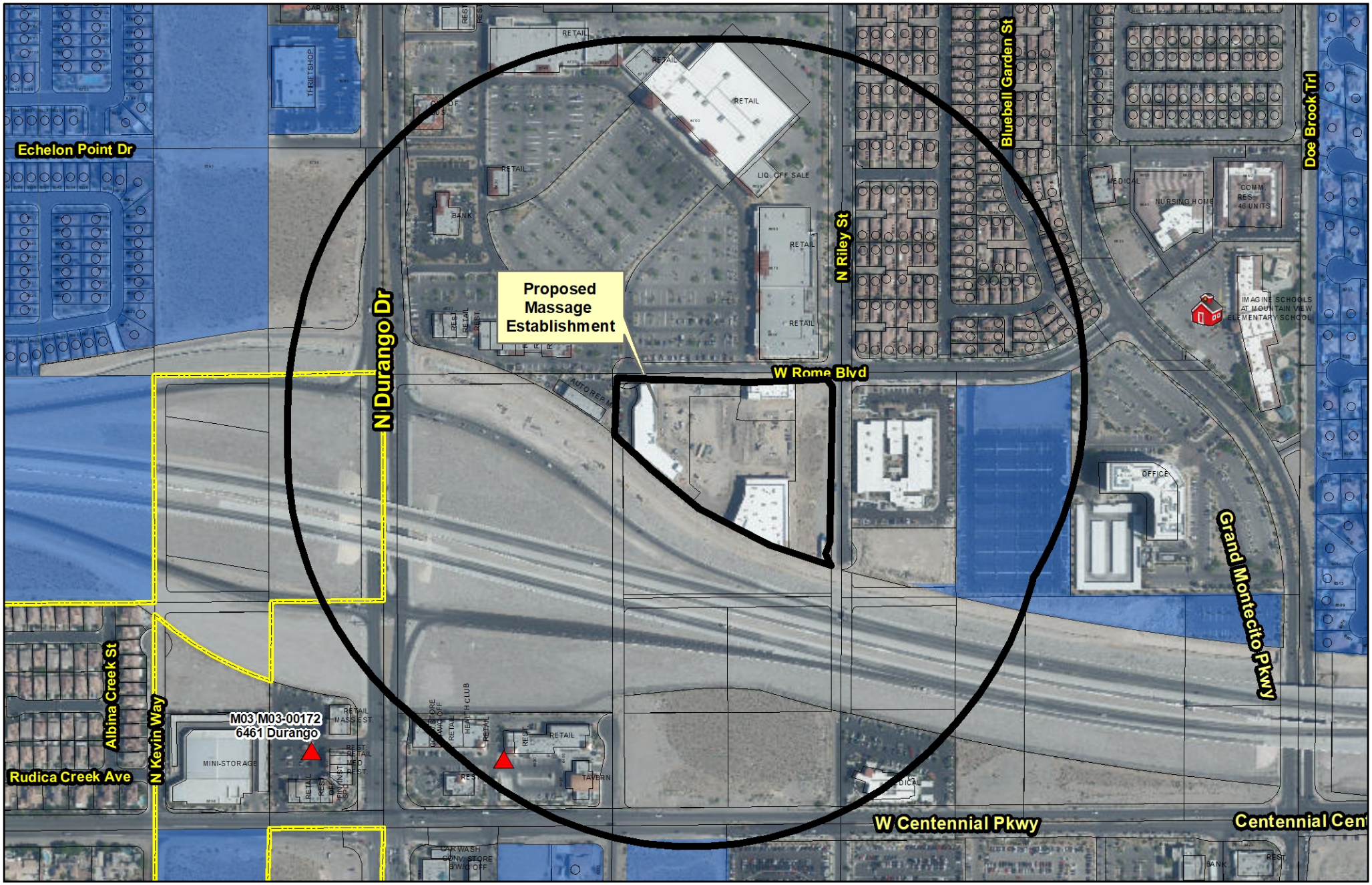
ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [SC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE:21-0181-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [SC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



21-0181-SUP1

Massage Establishment

Business Licenses

- Massage Establishment

Protected Uses

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

- Subject Property
- Residential Property
- 400' & 1000' Buffer

N

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

Date: Monday, May 10, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0181-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 178

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0181-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use, except as amended by condition herein.

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

3. A Waiver from Title 19.12 is hereby approved, to allow a 654-foot distance separation from an existing massage establishment where 1,000 feet is required.

4. A Waiver from Title 19.12 is hereby approved, to allow a 116-foot distance separation from a residentially zoned property where 400 feet is required.

5. A Waiver from Title 19.12 is hereby approved, to allow a Massage Establishment to not be located on a secondary thoroughfare or larger where such is required.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request to allow a Massage Establishment use at 8645 West Rome Boulevard, Suite #115.

ISSUES

- A Massage Establishment use is permitted in the T-C (Town Center) zoning district with the approval of a Special Use Permit.
- A Waiver is requested to allow a 654-foot distance separation from an existing massage establishment where 1,000 feet is required. Staff supports the request.
- A Waiver is requested to allow a 116-foot distance separation from a residentially zoned property where 400 feet is required. Staff supports the request.
- A Waiver is requested to allow a Massage Establishment to not be located on a secondary thoroughfare or larger where such is required. Staff supports the request.

ANALYSIS

The subject is zoned T-C (Town Center) with a SC-TC (Service Commercial - Town Center) Special Land Use Designation. It is home to an existing shopping center and subject to the development standards of the Town Center Development Standards Manual and Title 19. The applicant requests a Special Use Permit to operate a Massage Establishment use within a tenant space of an existing shopping center.

Pursuant to the Town Center Development Standards Manual, Massage Establishments shall comply with all minimum conditions, standards and requirements applicable to the use “Massage Establishment,” as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12. Title19 defines a Massage Establishment use as, “A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the “accessory massage,” as defined in this Title.”

Minimum Special Use Permit Requirements:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   This requirement will be met via condition of approval.

2. The use must be located on a secondary thoroughfare or larger.
   This requirement is not met as the applicant requests a Waiver to not be located on a secondary thoroughfare or larger. The subject site located off of Rome Boulevard, a 60-foot local street. It is adequate in size to continue servicing the needs of the existing shopping center. Therefore, staff recommends approval of the Waiver request.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

   This requirement is not met as a distance separation Waiver is requested to allow a 116-foot distance separation from a residentially zoned property where 400 feet is required. The proposed use will be located within an existing shopping center/commercial subdivision. The actual distance from the proposed use and the residentially zoned property is over 600 feet. Therefore, staff recommends approval of the Waiver request.

4. The use may not be located within 1000 feet of any other massage establishment.

   This requirement is not met as a distance separation Waiver is requested to allow a 654-foot distance separation from an existing massage establishment where 1,000 feet is required. The existing Massage Establishment is located within another shopping center south of the subject site, separated by the Bruce Woodbury Beltway Freeway. Therefore, staff recommends approval of the Waiver request.

5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

   Per the submitted justification letter this requirement is met as the proposed operating hours are between 10:00 a.m. and 10:00 p.m.

While the applicant has requested Waivers to allow the proposed Massage Establishment use, staff finds the subject site to be a unique location within an existing shopping center. The subject site is located within the SC-TC (Service Commercial – Town Center) district, which allows for such uses as low to medium intensity retail, office and other general business uses of a less intense commercial character. Therefore, staff recommends approval of the Special Use Permit request, subject to conditions.

FINDINGS (21-0181-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 use will be located within a tenant space of an approved 61,142 square-foot Shopping Center. The Shopping Center was designed to accommodate a variety of commercial uses. The addition of a Massage Establishment use can be conducted in a manner that is harmonious and compatible with existing development in the surrounding area.

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

   The subject site is home to an existing shopping center with other more intense commercial uses. The proposed Massage Establishment use will not negatively impact the subject property.

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.**

   Rome Boulevard, a 60-foot wide local street, provides access to the site and is adequate in size to accommodate the proposed Massage Establishment use.

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

The subject site is located within the SC-TC (Service Commercial – Town Center) district, which allows for such uses as low to medium intensity retail, office and other general business uses of a less intense commercial character. If approved, the proposed Massage Establishment use will be subject to business license requirements and regular inspections to protect the public health, safety, and welfare.

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

Waivers are requested to allow reduced distance separation requirements from an existing Massage Establishment and from residentially zoned property and to allow the proposed Massage Establishment to not be located on a secondary thoroughfare or larger where such is required. Staff supports the requests.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
03/03/10	The City Council approved a request for a Site Development Plan Review (SDR-36953) for a proposed 6,126 square-foot Auto Repair Garage (Minor) with Waivers of the Town Center Development Standards to allow zero percent build-to-line where 80 percent is required, to allow the parking area to encroach seven feet into the front landscape planter where a maximum of five feet is allowed, a Waiver of Town Center Parking Lot Standards and Waivers of Title 19 landscape buffer standards to allow a zero-foot landscape buffer along portions of the side property lines where eight feet is required on a portion of 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street. The Planning Commission recommended approval, staff recommended denial.
05/16/18	The City Council approved Major Modification (MOD-72805) request of the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) to SC-TC (Service Commercial - Town Center).
	The City Council approved Special Use Permit (SUP-72807) request for a proposed Auto Repair Garage, Minor Use.
	The City Council approved a request for a Site Development Review (SDR-72808) for a proposed 61,142 square-foot shopping center at the southwest corner of Rome Boulevard and Riley Street.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/11/18	The Planning Commission approved Special Use Permit (SUP-74837) for a proposed 3,347 square-foot Liquor Establishment (Tavern).
	The Planning Commission approved Special Use Permit (SUP-74838) for a proposed 3,347 square-foot Gaming Establishment, Restricted use.
01/28/19	Parcel Map (PMP-73656) request for a two-lot parcel map was recorded.

Most Recent Change of Ownership	
06/10/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/26/18	Building Permit (#PRC18-00217) was processed for three new buildings at the Durango Beltway Plaza. The permit was finalized on 06/02/19.

Pre-Application Meeting	
03/24/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Massage Establishment use.

Neighborhood Meeting	
05/27/21	A neighborhood meeting is scheduled for May 27, 2021.

Field Check	
04/29/21	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Small parking lot, Undeveloped	SC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Shopping Center	MC-TC (Montecito - Town Center)	T-C (Town Center)
South	CC 215	Right-of-Way	Right-of-Way
East	Convalescent Care Facility (Under Construction)	MC-TC (Montecito - Town Center)	T-C (Town Center)
West	Auto Repair Garage (Minor)	SC-TC (General Commercial – 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	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*
Rome Boulevard	Local	Title 13	60	Y
Riley Street	Local	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	
Shopping Center	61,130 SF	1:250	245				
TOTAL SPACES REQUIRED			245		295		Y
Regular and Handicap Spaces Required			238	7	286	9	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Massage Establishments shall be located at least 1,000 feet away from other existing Massage Establishments.	To allow a 654-foot distance separation from an existing massage establishment	Approval
Massage Establishments shall be located at least 400 feet away from residentially zoned properties.	To allow a 116-foot distance separation from a residentially zoned property	Approval
Massage Establishments shall be located on a secondary thoroughfare or larger.	To allow a Massage Establishment to not be located on a secondary thoroughfare or larger	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 8675 W. Rome Blvd, Ste 115

Project Name _____ **Proposed Use** Massage Establishment

Assessor's Parcel #(s) 125-20-802-005 **Ward #** _____

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

Additional Information _____

Property Owner Durango Beltway Plaza, LLC Contact John Murillo

Address 8350 W. Sahara AVE. Ste 210 City Las Vegas State NV Zip 89117

E-mail John@gratnc.com Phone (702)253-5751

Applicant MANAGE BY JIELIAN, LLC Contact HOWARD M PERCIVAL

Address 7616 HOMING PIGEON STREET City NLV State NV Zip 89084

E-mail HMPe SPECKY.NET Phone 702-716-8455

Representative N/A Contact N/A

Address N/A City N/A State N/A Zip N/A

E-mail N/A Phone N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Haskel Inv

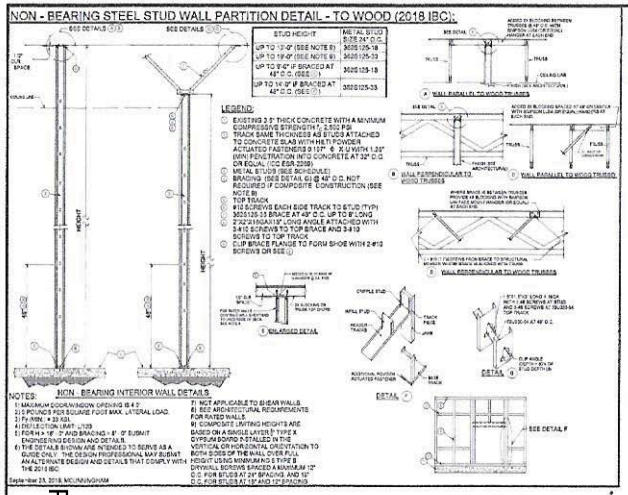
Subscribed and sworn before me

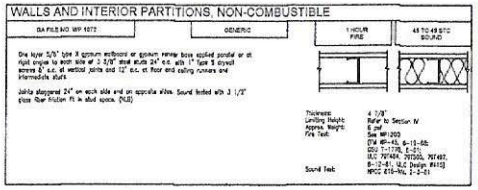
This 9th day of April, 20 21

Notary Public in and for said County and State

N. HOVLAND
Notary Public-State of Nevada
APPT. NO. 17-1177-1
My Appt. Expires 02-28-2025

21-0181

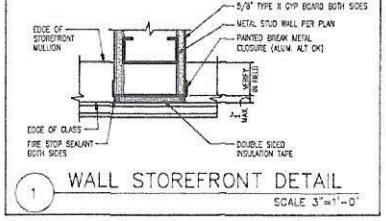




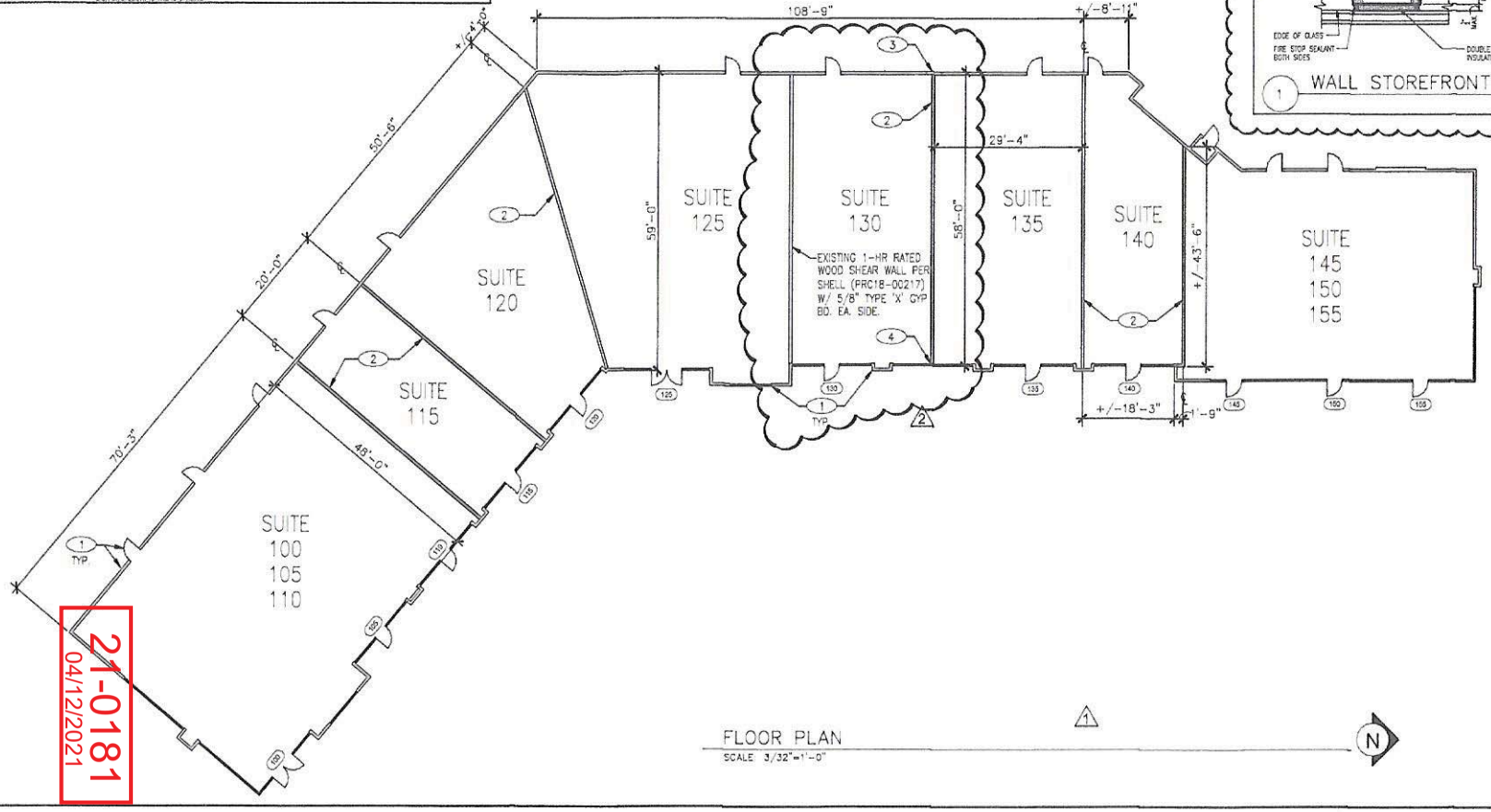
FLOOR PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
1	EXISTING SHELL
2	NEW 1-HR RATED, FULL HEIGHT DEMISING WALL - SEE STANDARD DETAIL & CA FILE NO. MP 1072, SEE SHEET A2.0 & A2.1 FOR FIRESTOP DETAILS.
3	REMOVE SHELL, DOOR & INFILL WALL - EXTERIOR FINISH TO MATCH EXISTING
4	BREAK-METAL END OF WALL W/ FIRE STOP SEALANT @ EXISTING WINDOW AND MULLION SYSTEM. SEE DETAIL 1 THIS SHEET.



1 WALL STOREFRONT DETAIL
SCALE 3"=1'-0"



FLOOR PLAN
SCALE 3/32"=1'-0"

21-0181
04/12/2021

Planning Commission - Page 172

momen ENGINEERS, LLC
CIVIL & STRUCTURAL ENGINEERING
3755 S. DURANGO DRIVE, SUITE 206
LAS VEGAS, NEVADA 89147
TEL: (702) 605-1447 FAX: (702) 538-4466
consultants

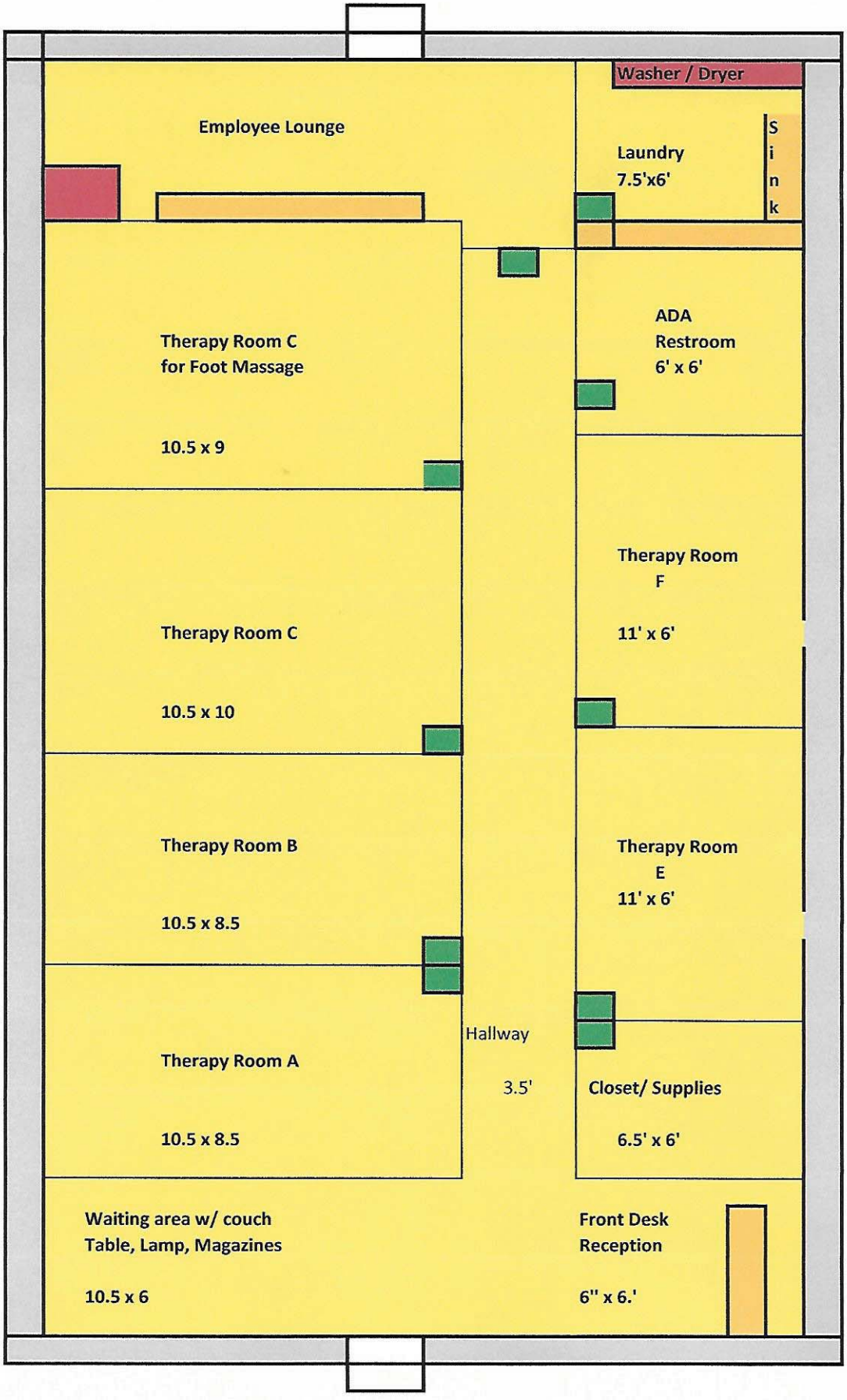
STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER — No. 22121 — RICHARD ROLIN — 06/24/2020

© Copyright Momen Engineers, LLC

DURANGO BELTWAY PLAZA
SHOP A - DEMISING WALLS
8635 W. ROME BLVD
LAS VEGAS, NV 89149

Rev	Date	By	Description
1	06/05/2020		PERMIT ISSUE
2	08/07/2020		PLANS CHECK CORRECTIONS
3	09/24/2020		OWNER REVISION

Drawn By: G.G.
Checked By: R.Rolin
Date: 06/05/2020
Project Number: 103119
Sheet Title: FLOOR PLAN
Sheet Number: A1.0



21-0181
04/11/2021



21-0181-SUP1 - APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC
8645 WEST ROME BOULEVARD, SUITE #115

04/29/2021

March 30, 2021

JUSTIFICATION LETTER for establishing Massage by Jielian, LLC
at 8675 West Rome Blvd. #115, Las Vegas, NV 89149

To the City of Las Vegas Planning Commission:

On Feburary 23, 2021, my wife and I registered ***Massage by Jielian, LLC*** with the NV Secretary of State; another step towards Jielian's achievement of the American Dream.

COVID-19 hit the massage industry extremely hard. Close hands-on human contact for significant periods of time made and still makes such work very risky. Just days before the governor declared a Pandemic, shutting down businesses for months, we were about to start paperwork to open our own facility. It was the wrong place and the wrong time. Luckily, we avoided much grief and loss. A year later, we are both strong, healthy, and vaccinated. As fellow Las Vegans are getting their shots, it's time to create a new sense of normalcy and get back to business. First and foremost, we will set and maintain the highest standards possible, and institute all reasonable procedures, to protect the health, safety, and welfare of every individual entering our premises daily!

We believe this location is ideal for our business and our service will contribute to the community! The suite is off to one side of a very popular shopping center that we ourselves frequent. There are great anchor stores and restaurants. The suite next door offers another vital service (nails and lashes). We spoke with the owner several times and would love to be cooperative business neighbors. The suite is directly across the parking lot from the new EOS gym of which we are members. Many people who frequent gyms seek occasional or routine massages. Some people who work out at a gym wind up needing a massage!

With friends and relatives owning massage establishments in various states, we know the time and patience needed to grow the business. Our intent is to grow it from the ground up in small, positive steps. We will open the business ourselves, operating daily from 10 AM to 10 PM. As clientele increases, additional State and City licensed massage therapists (MT's) will be added, one at a time. Complying with the City's *Responsible Party* regulation, an additional person will be hired and registered with the City if we cannot be present on site during operating hours. We anticipate that within the first 3-4 months, 1 or 2 additional MT's will be brought on board. Our goal is to need 4-6 licensed MT's on board at least weekends, if not daily, by the end of the first year.

We understand that the nature of this business requires a Neighborhood Meeting prior to Planning Commission approval. We will gladly host such a meeting with the assistance of the City in setting it up. We also understand that waivers must be granted because (1) our proposed business location is within 1,000 feet of an existing massage establishment, and (2) the business will not be located on a secondary thoroughfare. We respectfully request the Planning Commission's consideration in these matters.

21-0181
04/1/2021

Currently licensed by the Nevada State Board of Massage Therapy, Jielian will be the primary individual providing massage services. We understand she must also apply for and maintain a City of Las Vegas Massage Therapist License. She not only brings massage training and experience to this venture, she owned and operated a women's clothing store. She understands the basics of quality customer service and customer loyalty. I'm not a licensed MT. In our "Domestic LLC," my role will be to help Jielian manage and run the business, and help clean and maintain the facility.

Personal Background

Jielian was first introduced to the art of massage by an uncle, a doctor, in China. Forced into retirement as a sample tester at a government owned oil field at only age 50, Jielian brought her daughter to the US to enter college. The daughter later returned to China; Jielian stayed. Jielian took English classes at UNLV, a 200-hour Reflexology course and, later, the full 550-hour massage therapist course. Sandra J. Anderson, Director of the Nevada State Board of Massage Therapy personally attended Jielian's graduation. We remain in contact with the Director who says she will gladly have someone from NSBMT work with us ensuring complete compliance in our new business! We are fortunate to cultivate vital relationships with government entities.

My last six pre-retirement years were spent working in Las Vegas casino security. However, my 36-year post-graduate career was devoted to middle and upper management of non-profit communal agencies. I spent fifteen years as director of an agency providing employment training and placement for adults with mental retardation, muscular dystrophy, Down Syndrome, multiple sclerosis, cerebral palsy, autism, brain injury, and spinal trauma. I did everything from budgeting and purchasing to advertising and fund raising, hiring, training, and supervision. Surely, I can manage a small storefront business.

We thank the City of Las Vegas Planning Commission for this opportunity to present our business proposal. We respectfully request your full consideration and look forward to your positive response.

Howard M Percival

Jielian Q Percival

21-0181
04/11/2021

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

CASE: 21-0181-SUP1

SUBJECT: APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Signature

6/3/2021
Date

HOWARD M PERCIVAL
Please Print Name

MASSAGE BY JILLIAN, LLC
Company Name

Submitted after final agenda

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/03/21
Item 12

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0181-SUP1

SUBJECT: APPLICANT: MASSAGE BY JILLIAN, LLC - OWNER: DURANGO BELTWAY PLAZA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** 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.

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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, JUNE 7, 2021.***

Signature

6/2/2021
Date

Haskel Iny
Please Print Name

Durango Beltway Plaza, LLC
Company Name

Submitted after final agenda

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/02/21
Item 12

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
13

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

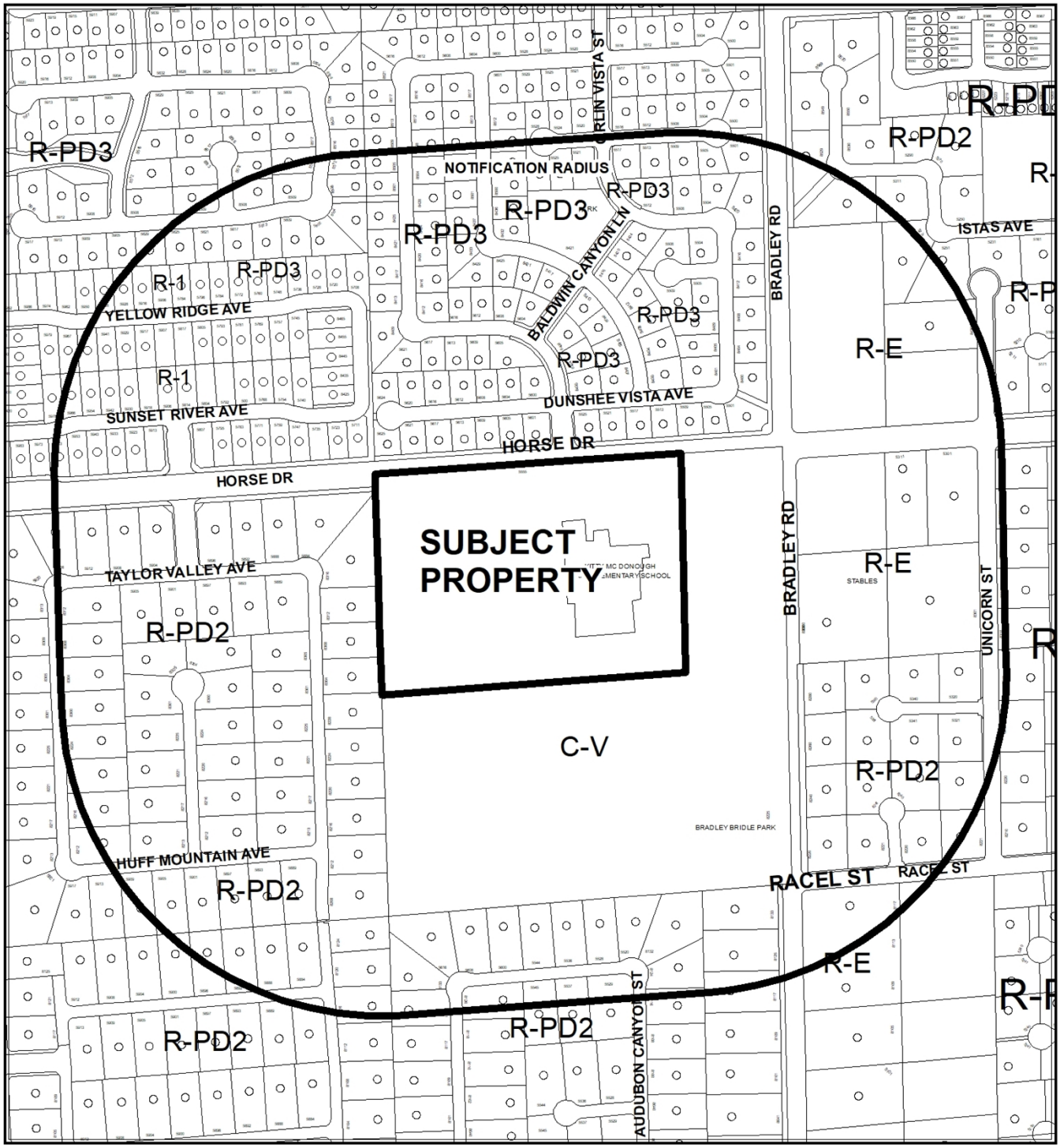
SUBJECT:
21-0187-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 15.02 acres at 5555 Horse Drive (APN 125-12-301-005), C-V (Civic) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Supporting Documentation
3. Photo(s)
4. Justification Letter
5. Submitted after Final Agenda – Revised Staff Report, Executed Confirmation Documentation and Protest/Support Postcards



CASE: **21-0187-MSP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 355 710 Feet

CASE: **21-0187-MSP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0187
Meeting Date	03/30/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 5555 Horse Drive, Las Vegas, NV 89131

Project Name Kitty McDonough Ward Elementary School LED Sign **Proposed Use** Public School

Assessor's Parcel #(s) 125-12-301-005 **Ward #** 6 - Michele Fiore

General Plan: Existing X Proposed _____ **Zoning:** Existing C-V Proposed C-V

Additional Information Replacing an existing wall mounted sign with a 3' x 6' wall mounted LED Sign on the north elevation of an existing school building (facing Horse Drive). There are no other signs on this building elevation.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 ext. 5419

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name JEFF WAGNER

Subscribed and sworn before me

This 26th day of March, 2021

_____

Notary Public in and for said County and State

State of Nevada County of Clark

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025

SIGNATURE DESIGNEE

Agenda items that are developed for approval by the Clark County School District Board of School Trustees (Board) frequently require a District administrator to represent the Board for signing project documents. This expedites the paperwork process and enables smooth transition between phases in the progress of construction-related projects.

Staff requests the resolution to authorize Jeff Wagner, Chief of Facilities, to act as the Board's designee to sign all construction project related documents, including documents granting easements for public utilities, utility design applications, construction contracts, design services agreements, and other documents and correspondence necessary pertinent to the acquisition and disposition of ownership rights to lands under local, state, or federal jurisdiction for educational and related school facilities.

The Resolution has been reviewed by the office of the General Counsel and approved as to form.

Discussion and possible action on approval to authorize Jeff Wagner, Chief of Facilities, to act as the Clark County School District Board of School Trustees designee to sign all construction project related documents, including documents granting; rights-of-way, easements, agreements, applications, and leasing of building or property needed for the Clark County School District, and other documents, and correspondence pertinent to the development of lands under local, state, or federal jurisdiction for educational and related school facilities.

21-0187
03/30/2021

SIGNATURE DESIGNEE

RESOLUTION

Be it hereby resolved by the Board of School Trustees of the Clark County School District (Board) that on this 22nd day of October, 2020, Jeff Wagner, Chief of Facilities, is hereby authorized on behalf of the Board to sign all construction project related documents, including documents granting; rights-of-way, easements, agreements, applications, and leasing of building or property needed for the Clark County School District, and other documents, and correspondence pertinent to the development of lands under local, state, or federal jurisdiction for educational and related school facilities.

BOARD OF SCHOOL TRUSTEES
CLARK COUNTY SCHOOL DISTRICT

Lola Brooks, PRESIDENT

Danielle Ford, CLERK

APPROVED AS TO FORM:

Eleissa Lavelle
General Counsel

STATE OF NEVADA
COUNTY OF CLARK

On this 23rd day of October, 2020, personally appeared before me, a Notary Public in and for said county and state, Lola Brooks and Danielle Ford, known to me to be the President and Clerk of the Board of School Trustees, Clark County School District, a political subdivision of the State of Nevada, and upon oath did each depose that they are the officers of said subdivision as above designated.

Notary Public in and for the
above county and state

GAILE C FERGUSON
Notary Public, State of Nevada
Appointment No. 17-1369-1
My Appt. Expires January 27, 2021

21-0187
03/30/2021

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 So. Cameron St.
Las Vegas, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074290 & #0073739

KITTY McDONOUGH WARD ELEMENTARY SCHOOL
5555 HORSE DR.
LAS VEGAS, NV 89131

Project Tracking Number: 28069
Project Name: NEW BUILDING SIGNAGE AND MESSAGE UNIT
Account Executive: SCOTT A. HILL
Designer: Design Approvals
Drawing By:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
1 11/12/2019 ARG
2 10/19/2020 ARG
3 01/11/2021 MF
4 03/03/2021 ARG
5 03/16/2021 CM

Description: SITE PLAN
Classification: SP-1
Reference Drawing:
O.E.M Serial:
Sheet: 0.1

21-0187
05/11/2021



BG-1 NEW WALL MOUNTED 20mm LED DISPLAY

SCALE: 3/4" = 1'-0"

QTY = ONE (1) REQ'D

SCOPE OF WORK:

A YESCO TO REMOVE & DISCARD EXISTING WALL MOUNTED 5'X16' S/F INTERNALLY CABINET.

B MANUFACTURE & INSTALL ONE NEW 3'X6' INTERNALLY ILLUMINATED UPPER CABINET WITH ACRYLIC FACE & 1ST SURFACE DIGITALLY PRINTED SCHOOL LOGO FACE. LOWER CABINET TO BE A 20MM FULL COLOR LED UNIT. LED BRIGHTNESS TO BE 650 NITS FOR NIGHT-TIME READ & ADJUSTABLE TO LOCAL ORDINANCE.

CUSTOMER TO PROVIDE HIGH RESOLUTION ART WORK FOR GRAPHIC FACE

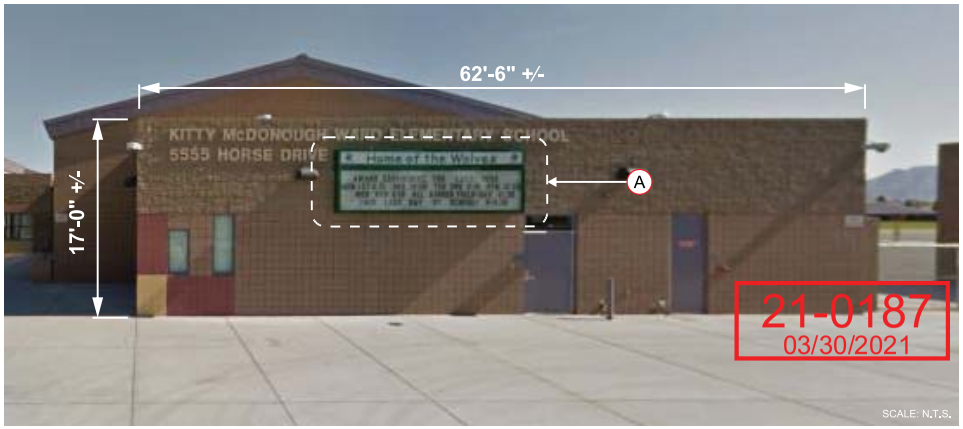
SIGN AREA:

7 ft² - ANIMATED

18 ft² - TOTAL



PROPOSED



EXISTING

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 So. Cameron St.
Las Veagas, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074289, #0074290 & #0075739

©YESCO LLC This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO LLC. See your account representative or contact your nearest YESCO LLC office.

Client Name & Address:
KITTY McDONOUGH WARD ELEMENTARY SCHOOL
5555 HORSE DR.
LAS VEGAS, NV 89131

Project Tracking Number: 28069

Project Name: NEW BUILDING SIGN W/ LED MESSAGE UNIT

Account Executive: SCOTT A. HILL

Designer: ADOLFOR GONZALEZ

Design Approvals

Checked by: 0

Creative Director: 0

Estimating: 0

Account Executive: 0

Client: 0

Rev. / Date / Designer	
0	11/12/2019 ARG
1	10/19/2020 ARG
2	01/11/2021 MF
3	03/03/2021 ARG
4	03/16/2021 CM

Description: BUILDING SIGN

Classification: BG-1

Reference Design:

O.E.M Serial:

Sheet: 1.0



21-0187-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
5555 HORSE DRIVE

05/05/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

March 18, 2021

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

Re: Master Sign Plan for Kitty McDonough Ward Elementary School

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of a master sign plan at Kitty McDonough Ward Elementary School (School), located at 5555 Horse Drive, Las Vegas, NV 89131, Assessor's Parcel Number 125-12-301-005 and zoned Civic (C-V).

The sign plan consists of a wall sign, which includes an LED display. A portion of the sign will be animated with minimum 6-second message displays followed by a break in messages as required by the City of Las Vegas Development Code (Title 19). The sign will be located on the north building elevation and will be used to identify the School and convey School related information to parents.

The District would appreciate your consideration of a recommendation of approval. Please contact Lucia Gonzalez at 702-799-5214 extension 5419 if you should have any questions or require additional information.

Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: Paul Dobiesz II, Construction Analyst/Contract Specialist
File

21-0187
03/30/2021

Main Office: 5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-CCSD (2273)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0187-MSP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 301

PROTESTS 0

APPROVALS 0

Submitted after final agenda
Item 13

SS

** CONDITIONS **

20-0187-MSP1 CONDITIONS

Planning

1. Conformance to the standards of Title 19.08.120(B)(11) Animated Signs Containing a Changeable Electronic Message.

2. No off-premise advertising message shall be displayed on any sign contained within this Master Sign Plan.

3. Conformance to the sign elevations and documentation as submitted and date stamped 05/11/21 (sign plan) and 03/30/21 (elevations) in conjunction with this request, except as modified 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 signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage. Final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. Minor modifications to the approved sign plan in conformance with this approved sign plan and Title 19 may be approved by the Department of Planning.

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

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

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The Clark County School District is proposing a Master Sign Plan to replace an existing internally illuminated wall sign with an internally illuminated, animated LED display wall sign at a public primary school located at 5555 Horse Drive.

ISSUES

- Pursuant to Title 19.10.020(H), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(H).
- For public and semipublic institutions within the C-V zoning district, Title 19.10 allows signs in addition to those allowed by the base standards on a case-by-case basis subject to review and approval by the Planning Commission.
- A condition of approval requires conformance to the standards of Title 19.08.120(B)(11), Animated Signs Containing a Changeable Electronic Message, which limit the brightness, duration of images and transition time between animated messages of the proposed signage.

ANALYSIS

The school property is zoned C-V (Civic). Pursuant to Title 19.10.020(H), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(H). Animated signs and electronic message units are prohibited by the P-O zoning district sign standards. However, pursuant to Title 19.10.020(H)(3) standards for signage within the C-V (Civic) District, "additional signs may be permitted in conjunction with public institutions subject to review and approval of the Planning Commission as to each use." For this reason staff has determined that a Master Sign Plan for the animated signage will be required for review by the Planning Commission, which has prompted the applicant's request.

The proposed replacement sign is smaller than the existing internally illuminated wall sign (18 square feet versus 80 square feet) and would be placed in the same location on the north elevation of the main school building next to the sign identifying the school. The full color LED animated portion of the sign is seven square feet. Both signs together make up approximately five percent of the wall face to which they are attached (the north elevation is much larger).

SS

Title 19.08.120(C) Residential Protection Standards state that signs placed between 40 and 200 feet from property planned or zoned for residential use may be internally illuminated or directly lit, but not contain bare bulbs, exposed neon tubing, animation or an electronic message unit. Animated signs, flashing signs and electronic message units are prohibited within 200 feet of property zoned for any residential use, including multi-family residential uses, unless the sign design, location or orientation ensure that light from the sign will not be visible from the property zoned for residential use.

In this case, the proposed animated sign would be located 227 feet from property zoned R-PD3 (Residential Planned Development – 3 Units per Acre) on the north side of Horse Drive in conformance with the Residential Protection Standards. In addition, landscaping along the Horse Drive frontage provides some screening that mitigates direct viewing of the sign. The sign otherwise conforms to all other sign standards for the P-O zoning district.

FINDINGS (21-0187-MSP1)

With the exception of the request to allow an animated LED display for the proposed wall sign, the proposed Master Sign Plan adheres to all other Title 19 requirements. The proposed wall sign is compatible with the design of the existing primary school and will operate in a manner that does not adversely impact neighboring residential properties. Staff therefore recommends approval of the Master Sign Plan, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/16/05	The City Council approved a request for a General Plan Amendment (GPA-5612) to amend a portion of the Centennial Hills Interlocal Land Use Plan from DR (Desert Rural Density Residential) to PF (Public Facilities) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. The Planning Commission and staff recommended approval.
03/16/05	The City Council approved a request for a Rezoning (ZON-5613) from R-E (Residence Estates) to C-V (Civic) on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. The Planning Commission and staff recommended approval.
03/16/05	The City Council approved a request for a Site Development Plan Review (SDR-5614) for a proposed Primary Public School on 15.02 acres adjacent to the south side of Horse Drive, approximately 290 feet west of Bradley Road. The Planning Commission and staff recommended approval.

SS

Most Recent Change of Ownership	
09/09/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no business licenses or relevant building permits related to this site.

Pre-Application Meeting	
03/25/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Master Sign Plan application.

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

Field Check	
05/05/21	The site contains an existing primary school in good condition. An existing internally illuminated sign cabinet with changeable letters is located on the north elevation of the main school building near the entrance.

Details of Application Request	
Site Area	
Gross Acres	15.02

SS

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South	Undeveloped	PF (Public Facilities)	C-V (Civic)
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)

Master and Neighborhood Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
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 19.08.120 for the P-O (Professional Office) zoning district, the following sign standards apply:

Wall Signs: *[Sign BG-1: north elevation of main school building]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	Horse Drive frontage 1 total
Maximum Area	10% of building elevation	Less than 10% of building elevation
Maximum Projection	2 Feet	10 inches
Illumination	Internal/External	Internal/LED with animation

SS

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0187-MSP1

SUBJECT: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Signature

6/2/2021
Date

Linda L. Penn
Please Print Name

Clark County School District
Company Name

Sincerely,

Submitted after final agenda

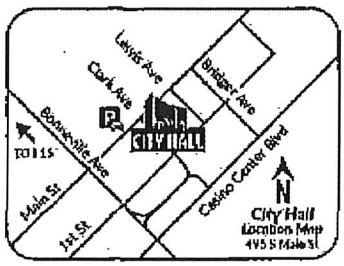
Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/02/21
Item 13

RE01555524

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

Return Service Requested
Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.
21-0187-MSP1
Planning Commission Meeting of 06/08/2021

JUN 01 2021

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

RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

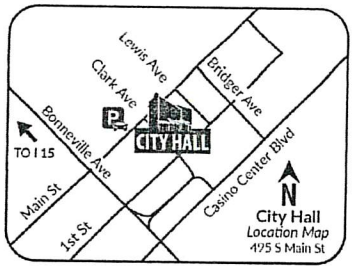
21-0187-MSP1
12512714011
ROBINSON ANDRE LIVING TRUST AGMT
BANK WELLS FARGO N A TRS
PO BOX 13519
ARLINGTON TX 76094

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



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0187-MSP1

Planning Commission Meeting of **06/08/2021**

RECEIVED
JUN 03 2021
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

21-0187-MSP1
12512310008
KOPEC STANLEY K & FRANCES C
8228 FULTON RANCH
LAS VEGAS NV 89131-2038

13A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
14

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

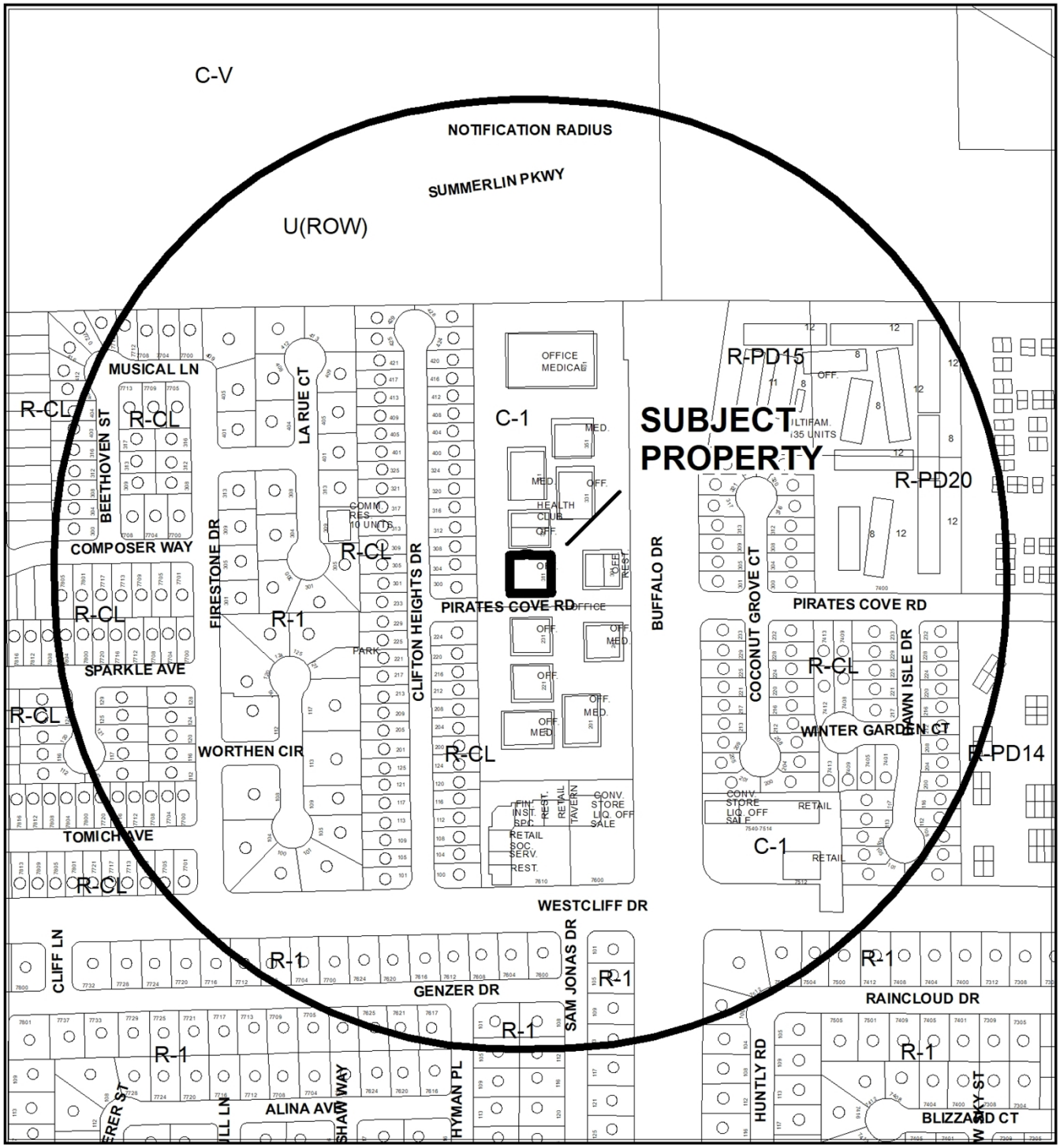
SUBJECT:
21-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,060 SQUARE-FOOT MORTUARY OR FUNERAL CHAPEL USE at 311 North Buffalo Drive, Suite B (APN 138-28-819-008), C-1 (Limited Commercial) 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.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

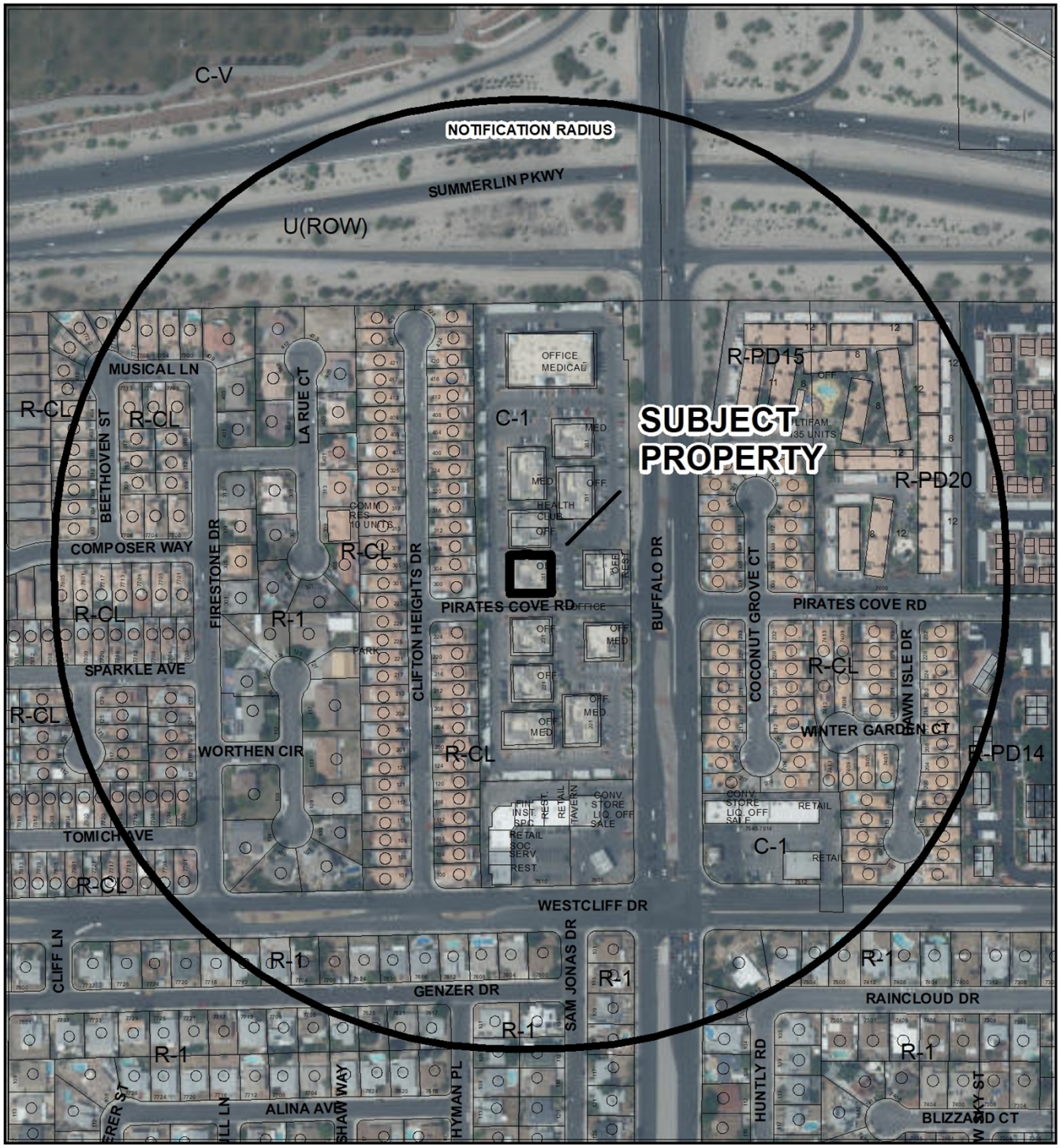
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcard
7. Submitted after Final Agenda – Executed Confirmation Documentation and Protest/Support Postcards



CASE: **21-0189-SUP1**

RADIUS: 1000 FEET

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



CASE: **21-0189-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: INSPIRED LIFE HOLDINGS – OWNER: 401 BUFFALO HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0189-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 618

PROTESTS 1

APPROVALS 0

JB

**** CONDITIONS ****

21-0189-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 2,060 square-foot Mortuary or Funeral Chapel use within an existing office complex at 311 North Buffalo Drive, Suite B.

ISSUES

- A Mortuary or Funeral Chapel use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The subject tenant space currently operates as an office for the proposed Mortuary or Funeral Chapel use.

ANALYSIS

The subject site is located in the C-1 (Limited Commercial) zoning district, which allows for retail and personal services in major retail corridors. The applicant has proposed to utilize the subject tenant space as a Mortuary or Funeral Chapel use totaling 2,060 square feet at 311 North Buffalo Drive, Suite B. The subject tenant space is currently licensed to operate as an office only use for the proposed Mortuary or Funeral Chapel use.

The Mortuary or Funeral Chapel use is described in Title 19.12 as “a facility in which one or both of the following activities occur: 1) Dead bodies are prepared for burial or cremation. 2) Funeral services are conducted”. This use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. There are no minimum requirements for this Special Use Permit. The subject site is intended to provide viewing service only at the subject site. In the submitted justification letter date stamped 04/06/21 the applicant has indicated, “All decedent preparation activities including embalming, as well as actual cremation activities will be conducted at an outside facility. Currently, we are utilizing Hites Funeral home and Crematory, located at 436 West Sunset Road to conduct all decedent preparation and cremation activities.” The floor plan date stamped on 04/06/21 indicates that the subject tenant space will support this activity via a flexible viewing service area, with a 300 square foot area of non-fixed seating.

Based on existing current Title 19 parking requirements, this site would now require 310 parking spaces for the commercial development. The subject site will provide 521 total parking spaces throughout the development which complies with Title 19.12 parking development standards.

A Mortuary or Funeral Chapel use at the subject site can be conducted in a compatible and harmonious manner with the surrounding existing uses located in the vicinity and future land uses as projected by the General Plan. As such, staff recommends approval of the proposed use subject to conditions. If denied, no Mortuary or Funeral Chapel use would be permitted to be established at this site.

FINDINGS (21-0189-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 Mortuary or Funeral Chapel use will be located off a primary arterial, surrounded by light commercial, which makes it a compatible use with existing development, and with the Service Commercial (SC) General Plan Land Use designation for the area.

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

   The subject site can physically accommodate the proposed Mortuary or Funeral Chapel use in an existing commercial development, 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 proposed Mortuary or Funeral Chapel use is located just off of Buffalo Drive, a 150-foot Primary Arterial Street as designated 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 Mortuary or Funeral Chapel use would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

There are no applicable conditions for a Mortuary or Funeral Chapel use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/08/83	The City Council approved a Petition of Annexation (A-0010-83) of property generally located west of Lorenzi Boulevard between Westcliff Drive and Washington Avenue.
04/21/93	The City Council approved a request for a Rezoning (Z-0023-93) of property located on the west side of Buffalo Drive, between Westcliff Drive and the Summerlin Parkway, from the N-U (Non-Urban) zoning district to the C-1 (Limited Commercial) zoning district. Associated with this request was Plot Plan Review for a proposed 100,736 square-foot office complex. The Planning Commission and staff recommended approval.
01/19/94	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-0023-93(1)] for a proposed clock tower on property located on the southwest corner of Buffalo Drive and Summerlin Parkway. The Planning Commission and staff recommended approval.
03/02/99	The Board of Zoning Administrators approved a request for a Variance (V-0008-99) to allow a 14-foot, seven-inch front yard setback where 20 feet the minimum setback allowed on property is located at 301 North Buffalo Drive. Staff recommended approval. NOTE: This Variance is no longer required, as the current front yard setback for the C-1 (Limited Commercial) zoning district is 10 feet.
05/20/13	The Department of Planning approved a request for a Minor Amendment (SDR-49156) to an approved Plot Plan Review (Z-0023-93) for a 775 square-foot addition to an existing 5,360 square-foot Restaurant at 301 North Buffalo Drive.

Most Recent Change of Ownership	
12/10/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/09/21	A business license (# G69-00975) was processed for a Funeral Home and Cemetery (Inspired Life Cremations) at 311 North Buffalo Drive, Suite B. The license was denied pending the approval of a Special Use Permit for the proposed land use.
02/22/21	A building permit (# I-1299084) was issued for inspection management program (Inspired Life Creations) at 311 North Buffalo Drive, Suite B. The permit has not been finalized.
03/20/21	A business license (# G69-01306) was issued for a Management or Consulting Service (Inspired Life Cremations) at 311 North Buffalo Drive, Suite B. *Cremations take place at Hites Funeral Home & Crematory located at 438 W. Sunset Road, Henderson, 89014. No cremations will be performed at this address.*

Pre-Application Meeting	
03/25/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit.

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

Field Check	
04/22/21	A field inspection was conducted by staff which revealed a well maintained commercial tenant space with no trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Right-of-Way (Summerlin Parkway)	Right-of-Way (Summerlin Parkway)	Right-of-Way (Summerlin Parkway)
South	General Retail, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Buffalo Drive	Primary Arterial	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	
Office, Other Than Listed	96,597 SF - 2,060 SF 94,537 SF	1:400 SF (Z-0023-93)	237				
Restaurant	2,567 SF (Dining Area)	1:50 SF	52				
	3,572 SF (Remaining Floor Area)	1:200 SF	18				
Mortuary or Funeral Chapel	2,060 SF (299 Gathering Area)	100 square feet of non-fixed seating area in the gathering room	3				
TOTAL SPACES REQUIRED			310		521		
Regular and Handicap Spaces Required			318	8	501	20	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) 21-0189-SUP1 – SPECIAL USE PERMIT

Project Address (Location) 311 North Buffalo Drive, Suite B (APN 138-28-819-008), Funeral Home (with Funeral Chapel & Offices)

Project Name Inspired Life Holdings Project - Funeral Home **Proposed Use** Funeral Chapel and Offices

Assessor's Parcel #(s) APN 138-28-819-008 **Ward #** 2 - SEAMAN

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

Additional Information Special Use Permit for a proposed 2,060 square-foot Funeral Chapel Use for a site currently zone C-1 (Limited Commercial), where viewing services will be performed in an existing gathering room with approximately 299 SF.

Property Owner 401 BUFFALO HOLDINGS L L C Contact Sal Guy (signs) Steve Chitren (O.Contact)

Address 3145 ST ROSE PKWY # 200 City Henderson State NV Zip 89052

E-mail Steve@sheqlv Phone (702) 274-9940

Applicant Inspired Life Holdings Contact Toney Jevon Banks & Kirk Williams

Address 4760 S. Pecos Rd., Suite 103-20 City Las Vegas State NV Zip 89121

E-mail Jevon.Banks@inspiredlifeco.com; kirk.williams@inspiredlifeco.com Phone 1-800-723-1465

Representative Simpson Coulter Studio Contact Carlos Ruiz

Address 151 E. Warm Springs Rd. City Las Vegas State NV Zip 89119

E-mail cruiz@simpsoncoulter.com Phone (702) 435-1150

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Sal Guy

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

Print Name Sal Guy

Subscribed and sworn before me

This 5th day of April, 2021

Danette L. Almodovar

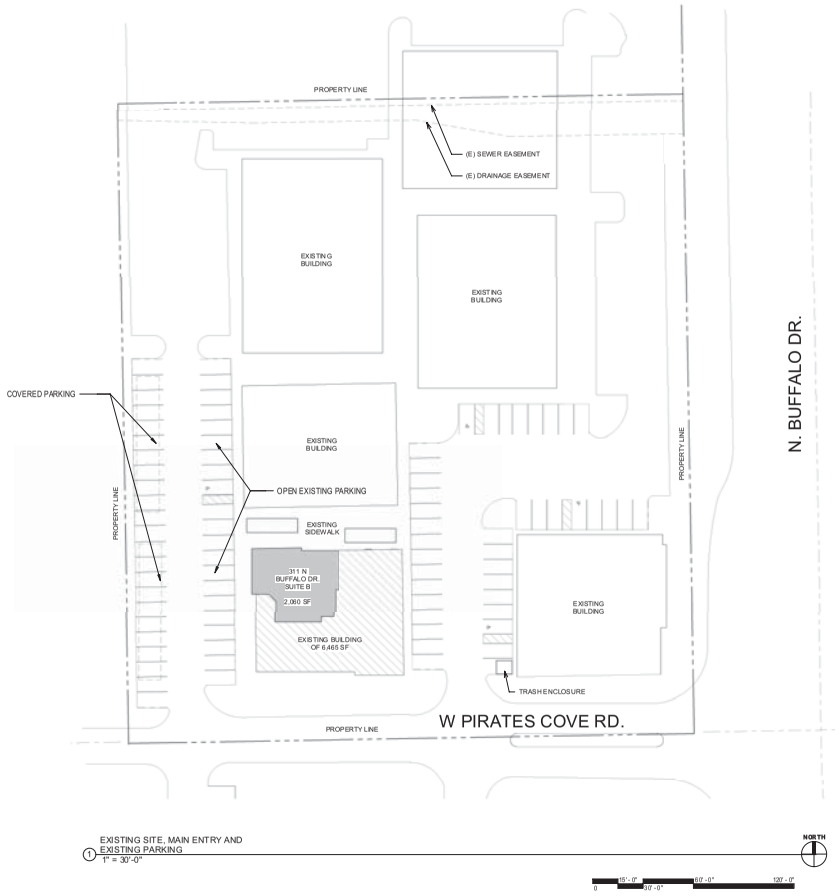
Notary Public in and for said County and State

DANETTE L. ALMODOVAR
Notary Public State of Nevada
No. 05-97772-1
My Appt. Exp. July 30, 2021

21-0189
04/05/2021

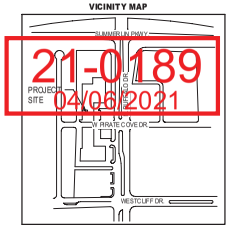
SITE INFORMATION	
PROPERTY SIZE:	129,096 S.F. / 2.96 ACRES
JURISDICTION:	CITY OF LAS VEGAS
APN:	138-28-819-008
ZONING:	C-1 FUNERAL CHAPEL (E) SETBACKS: FRONT YARD = 10'-0" SIDE YARD = 10'-0" REAR YARD = 20'-0"
TENANT SIZE:	2,060 S.F.
% OF LOT COVERED BY BDG FOOTPRINT:	6,465 S.F. / 129,096 S.F. = 5% TENANT: 2,060 S.F. / 129,096 S.F. = 1.5%

PARKING ANALYSIS	
PARKING REQUIRED:	1 SPACE / 4 FIXED SEATS OR 1 SPACE / EA. 100 SF OF NON-FIXED SEATING IN GATHERING ROOM WHICHEVER GREATER INCLUDING 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT
GATHERING ROOM: 300 SF EMPLOYEES (MAX.):	NON-FIXED SEATING = 200 SF = 2 SPACES 3 = 3 SPACES
SPACES REQUIRED:	5
SPACES PROVIDED:	5



1 EXISTING SITE, MAIN ENTRY AND EXISTING PARKING
1" = 30'-0"

VICINITY MAP



NOT TO SCALE

NORTH

21-0189
04/06/2021

STUDIO

Simpson Coulter | STUDIO
151 E. Warm Springs Rd.
Las Vegas, NV 89119
702-435-1150
www.simpsoncoulter.com

REVISIONS

NO.	DATE	DESCRIPTION

CONSULTANT

STAMP

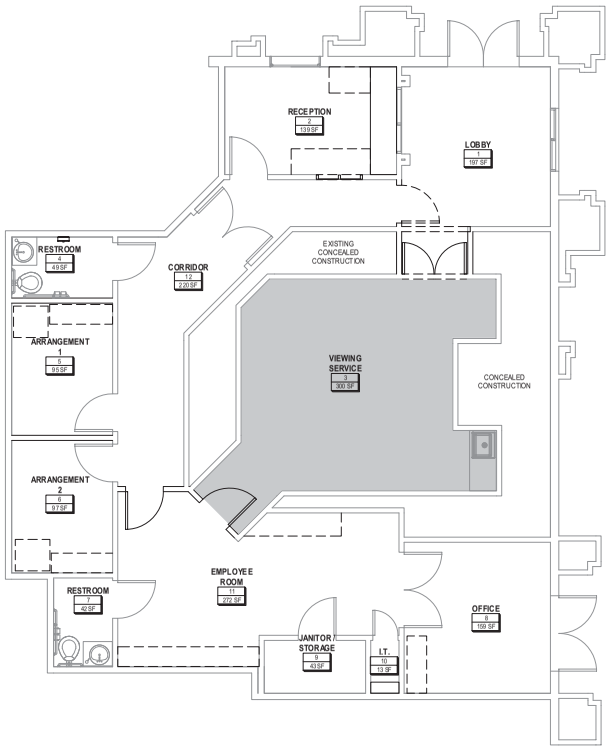
WADE J. SIMPSON REGISTERED No. 2068 04.02.21 ARCHITECT STATE OF NEVADA

OWNER: 401 BUFFALO HOLDINGS LLC

PROJECT NAME: INSPIRED LIFE HOLDINGS - FUNERAL HOME
311 N. BUFFALO DRIVE, SUITE B

SHEET TITLE: EXISTING SITE, MAIN ENTRY AND EXISTING PARKING

DATE	04/02/21
PROJECT NO.	2021-05
SUBMITTAL	PERMIT PACKAGE
SHEET NO.	A1.01

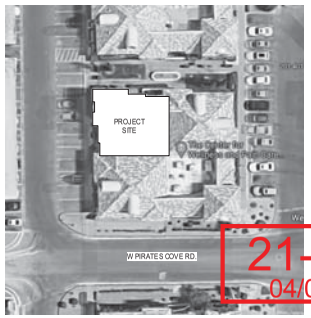


PROPOSED MODIFICATION OF EXISTING FLOOR PLAN LAYOUT FOR SUITE B

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

4' 8' 16' 32'

KEY PLAN



NOT TO SCALE

21-0189
04/06/2021

SHEET NOTES

1. DEMO / REMOVE VAULT FLOOR ITEMS AND PREP FOR VINYL PLANK THROUGHOUT, WITH EXCEPTION TO RESTROOMS AND JANITOR CLOSET.
2. REMOVE AUTOMATIC DOOR OPENER AT VAULT AND CAP ELECTRICAL WIRES. ADD OUTLETS AT VAULT.
3. CERAMIC TILE AND SURROUNDS TO BE INSTALLED IN RESTROOMS AND JANITOR CLOSET. FIXTURES TO BE REPLACED IN RESTROOMS.
4. DRYWALL TO BE REPLACED AS NEEDED. PREP AND PAINT WALLS THROUGHOUT.
5. MILLWORK TO BE PAINTED AT RECEPTION, VAULT AND VIEWING ROOM.
6. NEW FRAME AND DOOR TO BE INSTALLED FOR EMPLOYEE ROOM.
7. DOUBLE DOOR AND FRAME TO BE REPLACED AND RELOCATED AFTER RECEPTION DOOR.
8. DEMO MILLWORK AND CAP WATER.
9. REMOVE COUNTER AND WINDOW. PATCH WALL AND PAINT GYP BD. TO MATCH ADJACENT SURFACE.

FLOOR FINISH LEGEND

EXISTING OFFICE SPACES WITH MINOR REMODELING

EXISTING OFFICE SPACE FOR FUNERAL VIEWING SERVICE

SUITE B SCHEDULE OF AREAS

ROOM NUMBER	ROOM NAME	S.F.
	CONCEALED CONSTRUCTION	4 SF
	CONCEALED CONSTRUCTION	23 SF
	CONCEALED CONSTRUCTION	23 SF
	CONCEALED CONSTRUCTION	258 SF
	CONCEALED CONSTRUCTION	10 SF
	CONCEALED CONSTRUCTION	16 SF
	CONCEALED CONSTRUCTION	101 SF
1	LOBBY	197 SF
2	RECEPTION	139 SF
3	VIEWING SERVICE	300 SF
4	RESTROOM	49 SF
5	ARRANGEMENT 1	95 SF
6	ARRANGEMENT 2	97 SF
7	RESTROOM	42 SF
8	OFFICE	159 SF
9	JANITOR / STORAGE	43 SF
10	I.T.	13 SF
11	EMPLOYEE ROOM	272 SF
12	CORRIDOR	220 SF
		2060 SF

SC STUDIO
Simpson Coulter | STUDIO
151 E. Warm Springs Rd.
Las Vegas, NV 89119
702-435-1150
www.simpsoncoulter.com

REVISIONS

NO.	DATE	DESCRIPTION

CONSULTANT

STAMP

WADE J. SIMPSON REGISTERED No. 2068 04.02.21 ARCHITECT STATE OF NEVADA

OWNER 401 BUFFALO HOLDINGS LLC

PROJECT NAME INSPIRED LIFE HOLDINGS - FUNERAL HOME
311 N. BUFFALO DRIVE, SUITE B

SHEET TITLE PROPOSED MODIFICATION OF EXISTING FLOOR PLAN LAYOUT FOR SUITE B

DATE 04/02/21

PROJECT NO. 2021-05

SUBMITTAL PERMIT PACKAGE

SHEET NO.

A1.02



21-0189-SUP1 - APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC
311 NORTH BUFFALO DRIVE, SUITE B

04/22/2021

April 7, 2021

City of Las Vegas
333 N Rancho Dr.
Las Vegas, NV 89106

RE: Justification Letter

Application No.	:	21-0189-SUP1 – SPECIAL USE PERMIT
Project Name	:	Inspired Life Holdings Project – Funeral Home
Address	:	311 North Buffalo Drive, Suite B., Las Vegas, NV 89145 - APN 138-28-819-008
Owner	:	401 Buffalo Holdings LLC

The owner of the existing property located at 311 North Buffalo Drive, Suite B., Las Vegas, NV 89145, identified with APN 138-28-819-008 is intending to also use the existing office building suite of 2,060 square-foot for a Funeral Chapel, proposing to modify a gathering space of 300 SF into a non-fixed seating space for Viewing Services. To accommodate for this service, the Suite B requires minor changes to the interior floor plan of the 2,060 SF existing one-story, part of a 6,465 square foot building of this site. The site count with parking in excess of the required for this use, and we are confident that our project fits with all other businesses, transportation, utilities, densities, traffic, growth, development factors, public health and safety of this location.

Under the current parameters established by the Unified Development Ordinance for City of Las Vegas, the site of this project is currently zoned C-1 (Limited Commercial), requiring a Special Use Permit to operate a Funeral Chapel for Viewing Services. We are very positive that introducing the Viewing Services to this facility is not negatively impacting other buildings and activities close or in the vicinity of our project, especially when the size of the room intended for viewing is of only 300 SF, and there are not embalming, or cremation services held at this location. We believe this is a service that will be well received by the community of the area, helping them navigate these circumstances under the certainty that all our operations will be conducted in the most reserved manner, bringing quiet and peaceful service to the surviving members of families and friends requiring our services.

The operation of Viewing Services will be managed by three employees, and the regular business hours of operations are Monday through Friday from 9:00 AM to 5:00 PM (PST), unless special arrangements are made for family member services with a different schedule in accordance with the wishes of surviving friends and family. All decedent preparation activities including embalming, as well as actual cremation activities, will be conducted at an outside facility. Currently we are utilizing Hites Funeral Home and Crematory, located at 436 W. Sunset Rd, Henderson, NV 89011 to conduct all decedent preparation and cremation activities.

21-0189
04/06/2021

1571 E. WARM SPRINGS RD. LAS VEGAS NV 89119 • 702.435.1150 • www.simpsoncoulter.com

Our establishment takes care of the necessary paperwork, permits, and other details, such as making arrangements with the cemetery and meeting with families. We are licensed by the Nevada State Board of Funeral and Cemetery Services as a direct cremation facility, and as such, are limited in the services we can provide to families. With a growing population in the City of Las Vegas, including an increasing number of seniors, there is a need for more funeral and memorial service options in our valley. We believe our project not only fits well within the business climate of the area, but is an added and needed benefit to the larger community of Las Vegas. Thank you so much for your time and consideration

Respectfully yours,

Simpson Coulter Studio

Digitally signed by C. Ruiz
Date: 2021.04.06 13:41:16 -07'00'

Architect Representative

21-0189
04/06/2021

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

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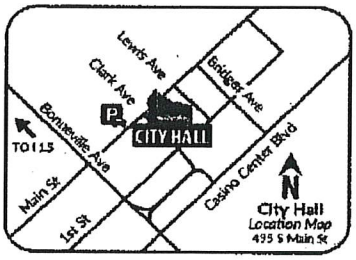
Official Notice of Public Hearing



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JUN 01 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0189-SUP1
Planning Commission Meeting of **06/08/2021**

21-0189-SUP1
13827413005
GRAZIANO CHRISTOPHER P
101 N LUNA WAY # 265
LAS VEGAS NV 89145-0193

14P

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0189-SUP1

SUBJECT: APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Kirk Williams — Signature

6.2.21 — Date

KIRK WILLIAMS — Please Print Name

INSPIRED LIFE HOLDINGS — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Received 06/02/21
Item 14

06/01/2021 09:25 First United Mgt. (FAX)702 527 6841 P.001/001

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

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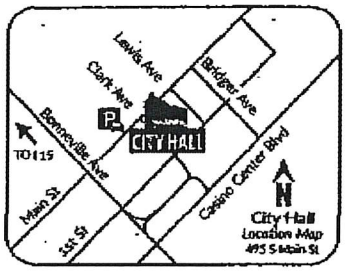

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0189-SUP1
Planning Commission Meeting of **06/08/2021**

21-0189-SUP1
13827420289
ROZEN ORIT YAKSHIN
2540 ANTHEM VILLAGE DR 190
HENDERSON NV 89052

Submitted after final agenda

14P

5/28

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

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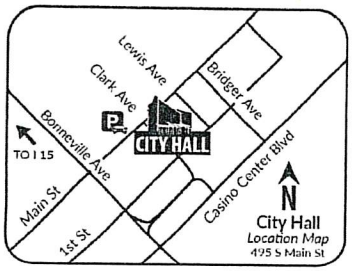

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0189-SUP1

Planning Commission Meeting of **06/08/2021**

21-0189-SUP1
13827410003
VELASCO AVA G
309 COCONUT GROVE CT
LAS VEGAS NV 89145-0132

59 DRDFNP1 89145

14P

I am concerned that this business may deter future buyers from Purchasing my home. Having a business associate with death nearby will cause neighbors to experience sad feelings when they spot a family who is mourning the loss of a loved one. Having this around all the time will be unhealthy for neighbors' mental health.

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

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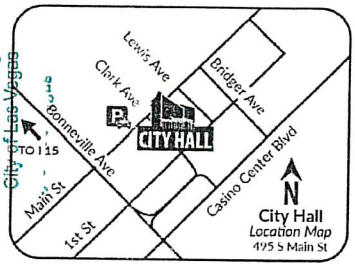
JUN 03 2021



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0189-SUP1

Planning Commission Meeting of **06/08/2021**

21-0189-SUP1
13828813023
RAYHILL JOSEPH J & JODI
404 CLIFTON HEIGHTS DR
LAS VEGAS NV 89145

14P

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

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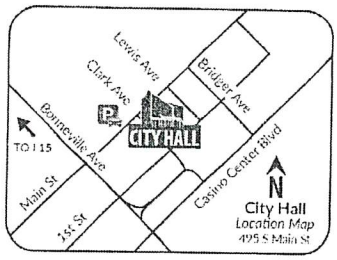
City of Las Vegas



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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21-0189-SUP1
Planning Commission Meeting of ~~06/08/2021~~

21-0189-SUP1
13828813025
KNOX JAMES M JR
324 CLIFTON HEIGHTS DR
LAS VEGAS NV 89145-4167

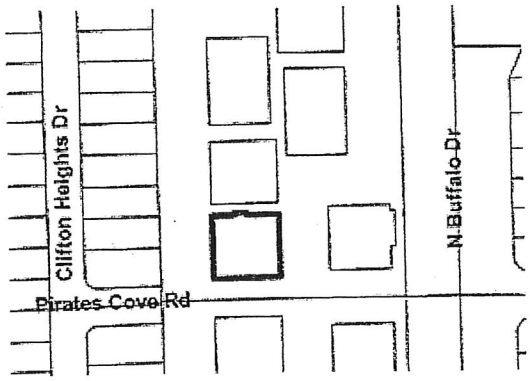
59 ORDFNP1 89145

Application Information

21-0189-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSPIRED LIFE HOLDINGS - OWNER: 401 BUFFALO HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,060 SQUARE-FOOT MORTUARY OR FUNERAL CHAPEL USE at 311 North Buffalo Drive, Suite B (APN 138-28-819-008), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

Traffic, chemicals

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***06/08/2021***
Time:	~~6:00 PM~~
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

14P

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

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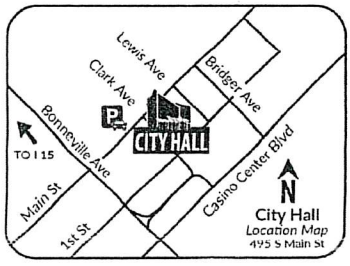
City of Las Vegas



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0189-SUP1

Planning Commission Meeting of **06/08/2021**

21-0189-SUP1
13827410001
CRESSEL JASON C & STEPHANIE L
301 COCONUT GROVE CT
LAS VEGAS NV 89145-0132

59 DRDFNP1 89145

14A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
15

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

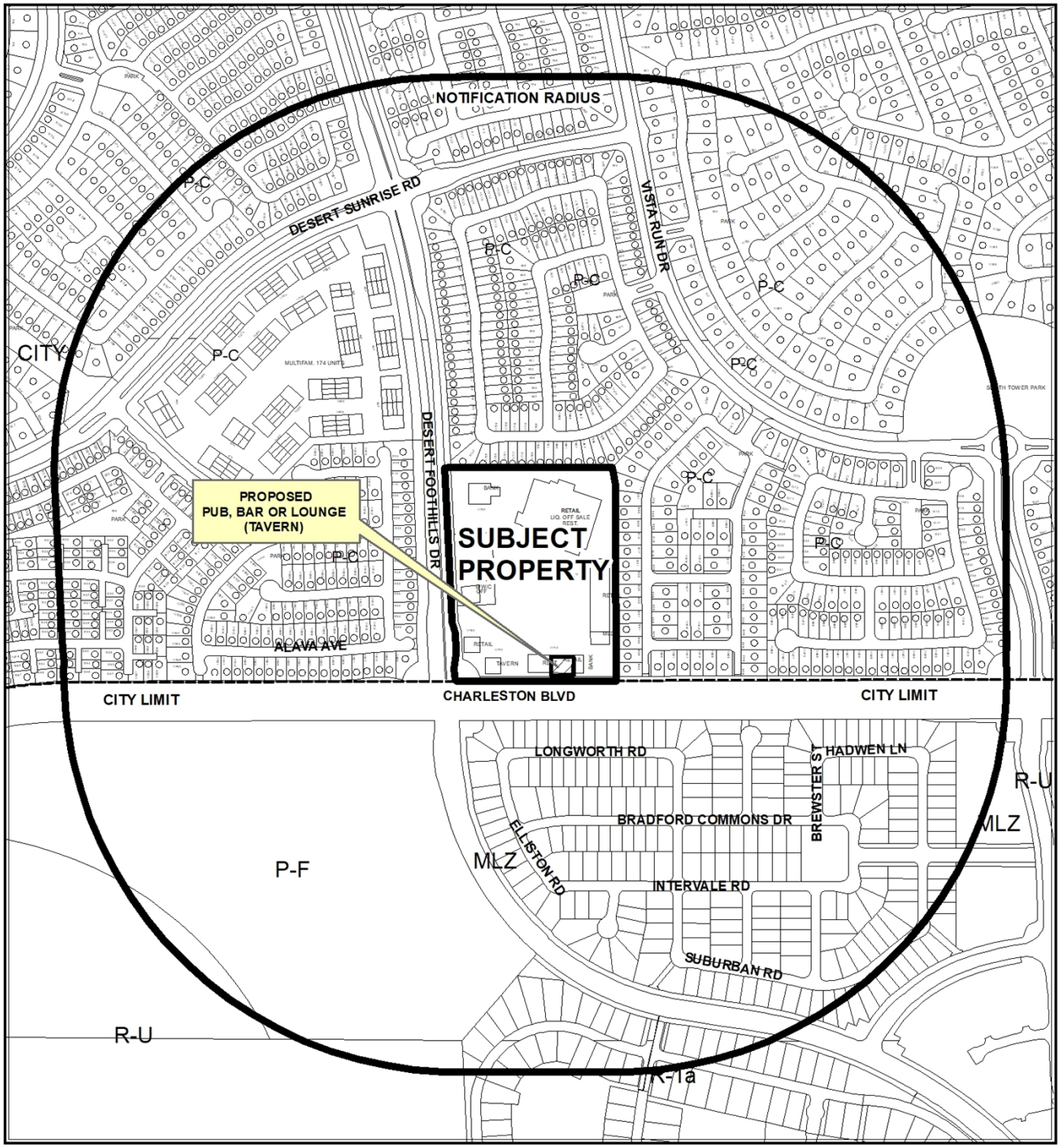
SUBJECT:
21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin 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.	8	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. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Executed Confirmation Documentation, Protest/Support Postcards and Documentation Not Vetted – E-comments



0 437.5 875 Feet

CASE: **21-0203-SUP1**

RADIUS: 1500 FEET

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

N



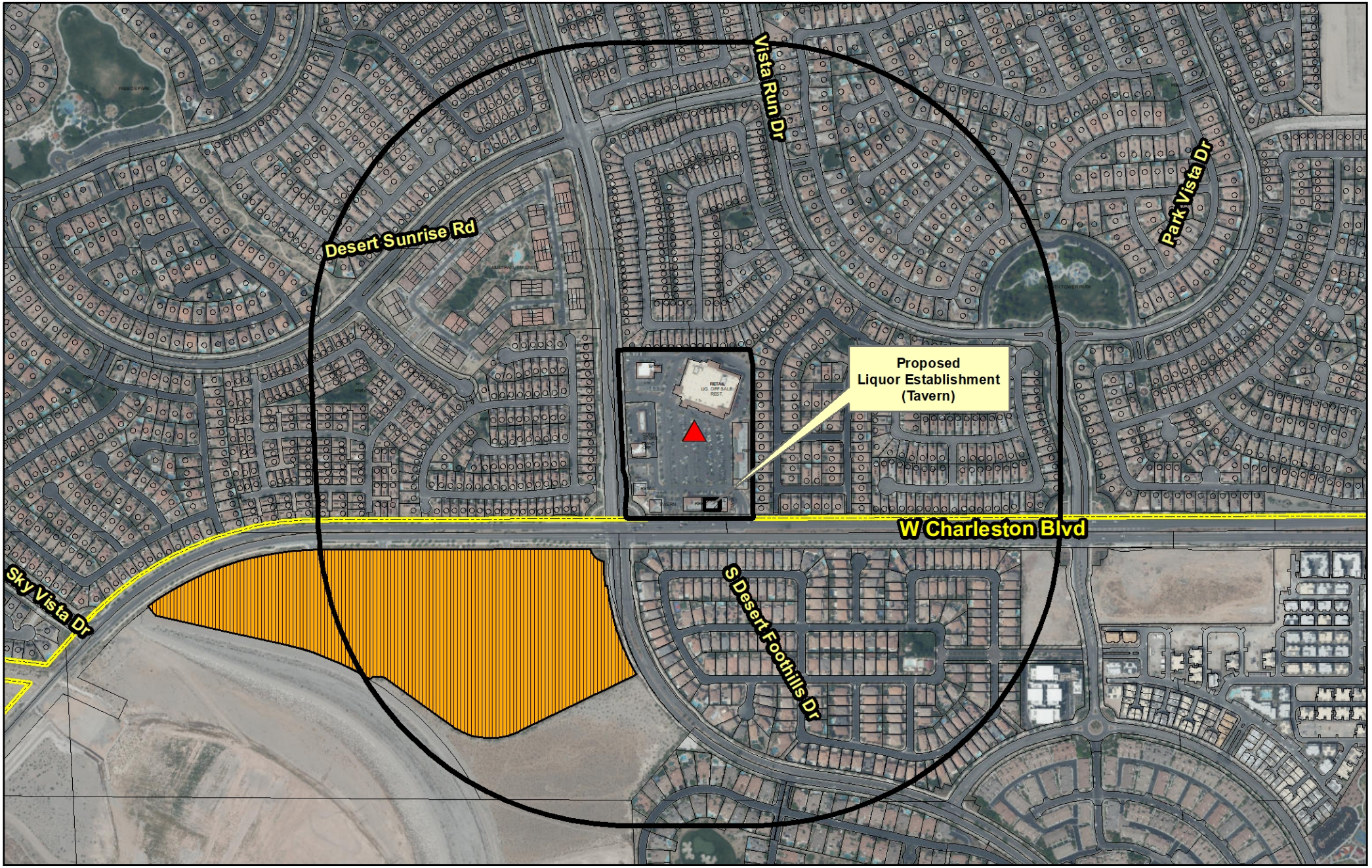
0 437.5 875 Feet

CASE: 21-0203-SUP1

RADIUS: 1500 FEET

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

N



21-0203-SUP1

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- 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: Tuesday, May 11, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0203-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1308

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

21-0203-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 (Tavern) use at 11710 West Charleston Boulevard, Suite #120.

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. Per the submitted justification letter, the applicant proposes to operate a Restaurant within a tenant space of the existing shopping center. Beer and wine are proposed to be offered in conjunction with meals. The submitted plans depict a 1,431 square-foot tenant space with a 400 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 280 feet away, south of Charleston Boulevard and west of Desert Foothills Drive. Both of these streets are at least 100 feet in width.

As the proposed use adheres to the requirements of the Summerlin Development Standards, staff recommends approval of the Special Use Permit request, subject to conditions.

FINDINGS (21-0203-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 commercial shopping center that includes other compatible uses. The addition of the 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 commercial shopping center which was designed to accommodate a variety of uses and parking needs, including the proposed Pub 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 Charleston Boulevard and Desert Foothills Drive, 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 the Summerlin Development Standards.**

   There are no minimum requirements listed for the Pub, Bar, or Lounge use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
02/09/98	The City Council approved a Summerlin Development Plan Review (SV-0042-97) for Summerlin Village 20 within which the subject property is located.
02/12/98	The Planning Commission approved a Tentative Map (TM-0002-98) for 39 lots of Village 20 within the subject property is located.
11/30/04	The Planning Commission approved a Tentative Map (TMP-5708) for a two-lot commercial subdivision of property which included the subject property, at the northeast corner of Desert Foothills Drive and Charleston Boulevard.
05/25/05	The City Referral Group approved a Site Development Plan Review (CRG-6661) for a 56,000 square-foot grocery store at the northeast corner of Charleston Boulevard and Desert Foothills Drive.
03/31/06	A Final Map (FMP-6056) of a one-lot commercial subdivision was administratively approved for property, which included the subject property, at the northeast corner of Desert Foothills Drive and Charleston Boulevard.
05/08/12	The Planning Commission approved a request for a Special Use Permit (SUP-44665) for a proposed Pub, Bar and Lounge (Tavern) at 11760 West Charleston Boulevard. Staff recommended approval.
11/03/15	The Planning Commission approved a request for a Review of Condition (ROC-61355) to delete condition #1 which states, “the hours of operation shall be from 10 am to 3 am daily” at 11760 West Charleston Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
01/24/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/26/08	Building License (#L16-00293) was issued for a Tavern use at 11710 West Charleston Boulevard, Suite #110. The license is listed as active.
12/10/14	Building License (#G62-08871) was issued for a Nutrition Store at 11710 West Charleston Boulevard, Suite #120. The license is listed as inactive as of 01/21/20.

Pre-Application Meeting	
03/31/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tavern use.

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

Field Check	
04/29/21	Staff conducted a routine field check and found an existing vacant tenant space within an active shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	10.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	VC (Village Commercial)	P-C (Planned Community)
North	Single Family, Detached	SF (Single Family Detached)	P-C (Planned Community)
South	Single Family, Detached	Clark County	Clark County
East	Single Family, Detached	SF (Single Family Detached)	P-C (Planned Community)
West	Single Family, Detached	SF (Single Family Detached)	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	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Desert Foothills Drive	Collector	N/A	80	N/A
Charleston Boulevard	Primary Arterial	Planned 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	102,600 SF	1:250 SF	411				
TOTAL SPACES REQUIRED			411		484		Y
Regular and Handicap Spaces Required			402	9	462	22	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 11710 WEST CHARLESTON BLVD., STE 120, LAS VEGAS, NV 89135

Project Name LEMONGRASS & LIME VISTA **Proposed Use** BEER & WINE COOLER

Assessor's Parcel #(s) 13734818002 **Ward #** 2

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

Additional Information _____

Property Owner The Vista Commons Center LLC **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Applicant Lemongrass & Lime Summerlin LLC **Contact** Dee Mallas

Address 7219 W. Sahara Ave. #105 City Las Vegas State NV Zip 89117

E-mail info@lemongrassllme.com Phone 702-566-4727

Representative Dee Mallas **Contact** Dee Mallas

Address 7219 W. Sahara Ave. #105 City Las Vegas State NV Zip 89117

E-mail DeeM@EB5NV.com Phone 702-528-3593

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Englhard

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of ORANGE

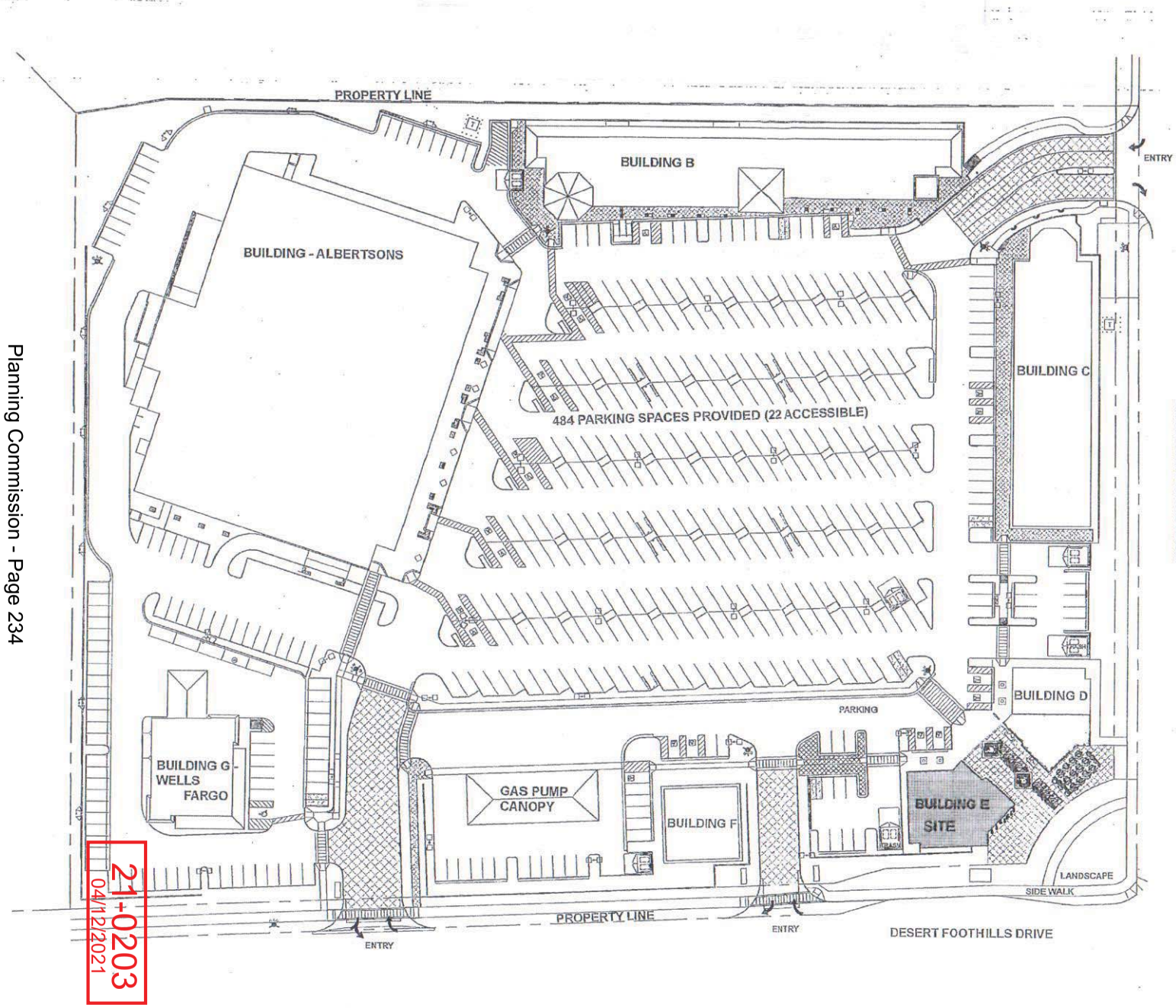
Subscribed and sworn to (or affirmed) before me on this 12 day of APRIL, 2021 by MICHAEL ENGLHARD proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (seal)

JUDI LOWENTHAL
COMM. # 2273342
NOTARY PUBLIC · CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JAN. 25, 2023

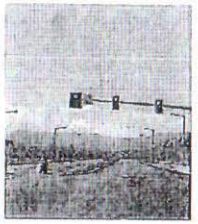
21-0203
04/12/2021

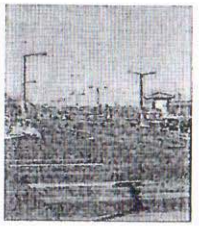
The proposed LEMONGRASS & LIME IS BUILDING C



Parking Requirement						
Use	Gross Floor Area or Number of Units	Required			Provided	
		Parking Ratio	Parking		Parking	
			Regular	Handicapped	Regular	Handicapped
Shopping Center	102,800 s.f.	1:250	402	9	*462	*22
SubTotal			402	9	*462	*22
TOTAL (including handicap)			411		*484	









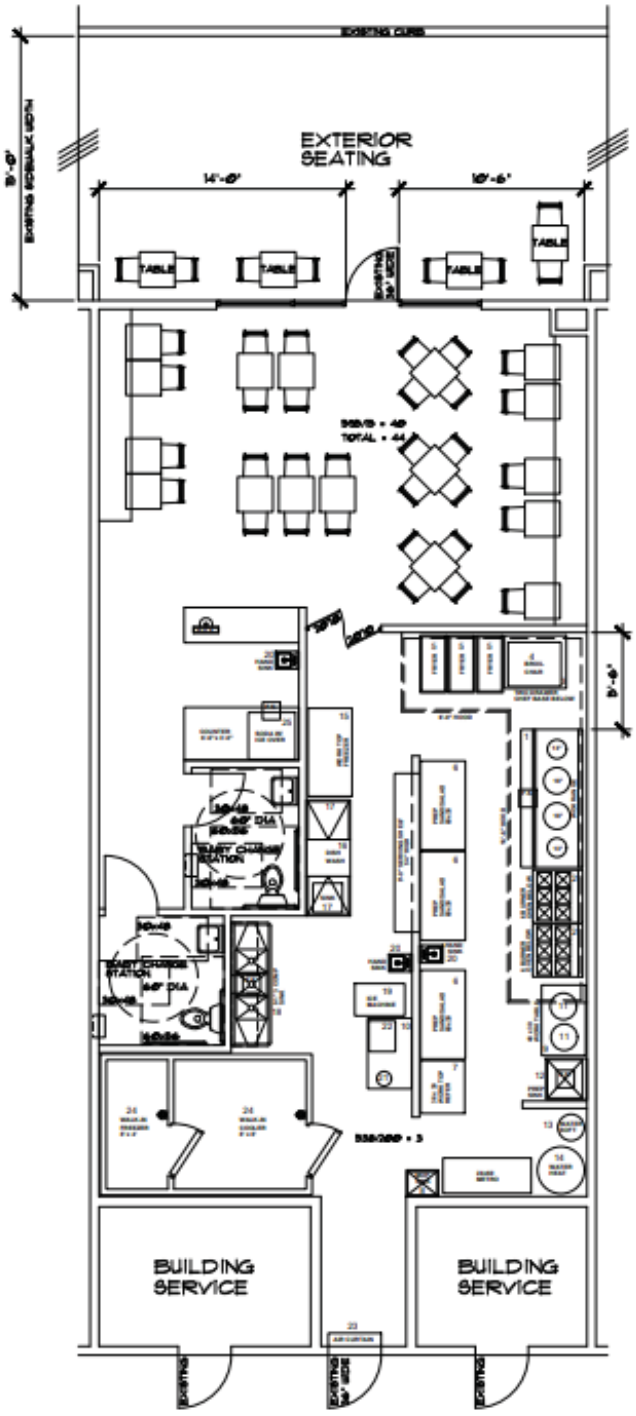
SITE PLAN

NORTH

21-0203
04/12/2021

Interior square footage 1431 sq ft

Exterior square footage 400 sq ft



DESIGN PLAN

21-0203
05/10/2021



21-0203-SUP1 - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC
11710 WEST CHARLESTON BOULEVARD, SUITE #120

04/29/2021

JUSTIFICATION LETTER

Re: Beer & Wine Application for Lemongrass & Lime Vista

Location: 11710 West Charleston Blvd.,Ste 120, Las Vegas, NV 89135– City of Las Vegas

Issue:

We are a Thai Restaurant located in the Vista Common and we are applying for a Beer & Wine License. Our intended use is to provide Asian beer and wine, as part of our overall theme and experience at the restaurant. We would also like our customers to experience the different flavors not just from Asia, but beer and wine from other parts of the world, which will complement their meal.

Restaurant Information:

Number of Employees: estimated 110-15

Hours of Operation: Mon – Sat 11am – 10pm, Sun 11pm – 9pm

This is a new establishment so we are applying for a beer and wine license only for this specific location - 11710 West Charleston Blvd.,Ste 120, Las Vegas, NV 89135– City of Las Vegas

Owner: Dee Mallas

Dee Mallas

21-0203
04/12/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0203-SUP1

SUBJECT: APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Dee Mallas — 6/2/2021

Signature — Date

DEE MALLAS

Please Print Name

LEMONGRASS & LIME SUMMERLIN LLC.

Company Name

Submitted after final agenda

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/02/21
Item 15

JUN-02-2021 09:42 AM P.01

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

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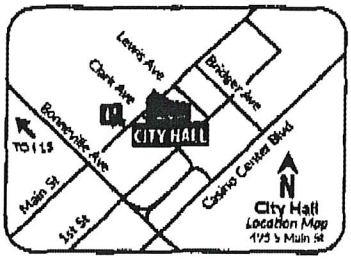

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JUN 07 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13734817053
ILES BEVERLY G TRUST
ILES BEVERLY G TRS
6217 CATHEDRAL OAKS RD
SANTA BARBARA CA 93117-1654

130 DROFNP1 93117

Submitted after final agenda

15P

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

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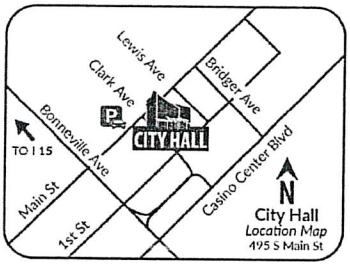

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13735312003
MENGES PAMELA S
11628 KINGS ARMS LN
LAS VEGAS NV 89138-6033

59 ORDFNP1 89138

ISP

LAS VEGAS NV 890

1 JUN 2021 PM 4 L

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

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City of Las Vegas

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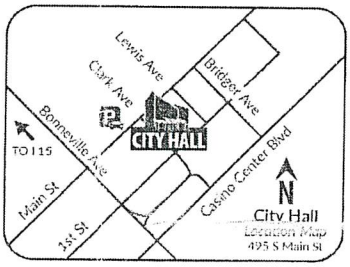

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[redacted] I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13735418011
THOMPSON GARY E
8500 SILKWOOD CT
LAS VEGAS NV 89134

ISP

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

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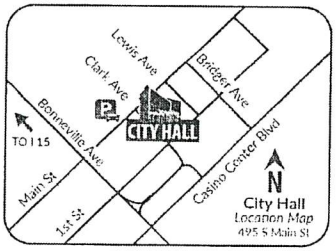
City of Las Vegas



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13734817132
LIN MING
KO SHU-HSIN
1270 CHUCKANUT CREST DR
BILLINGHAM WA 98229

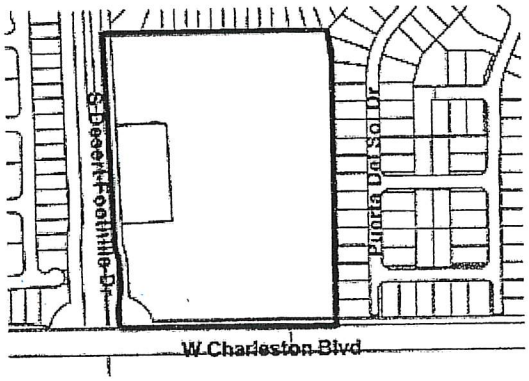
136 DRDFMP1 89229

Application Information

21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman).

We dont need another Bar in the area

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***06/08/2021***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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

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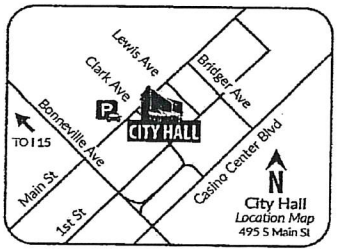

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13734817126
LIN MING
KO SHU HSIN
1270 CHUCKANUT CREST DR
BELLINGHAM WA 98229

136 DRDFMP1 98229

Application Information

21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman).

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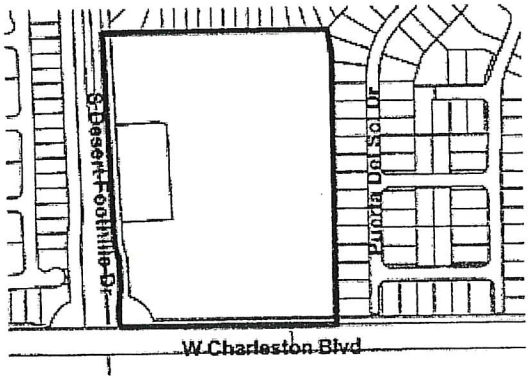

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Public Hearing Information

Meeting:	Planning Commission
Date:	***06/08/2021***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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

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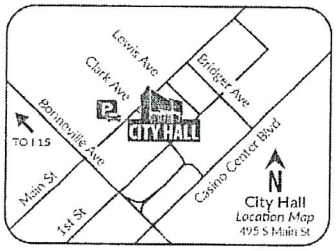

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13734817109
GORHAM BRUCE A & JULIE A
REVOCABLE LIVING TRUST
GORHAM BRUCE A & JULIE A TRS
845 CANTERRA ST # 2050
LAS VEGAS NV 89138

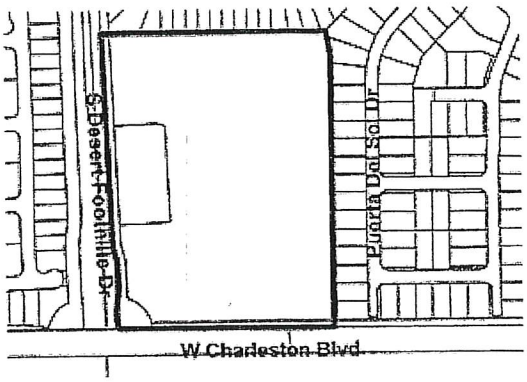
59 DRDFNP1 89138

Application Information

21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman).

NO TAVERN! As home owners living within walking distance of VISTA Commons Center, we object to the granting of a special use permit for the purpose of tavern construction by Lemongrass & Lime Summerlin, LLC. Ours is a quiet residential neighborhood with several schools nearby. As traffic increases with ongoing home construction, we have seen many accidents between vehicles entering and exiting VISTA Commons on Desert Foothills Drive. To minimize this danger, the highway department recently made traffic flow changes that resulted in confusion and high frequency illegal U-turns at nearby intersections. Increasing the likelihood of impaired drivers exiting VISTA Commons Center increases the level of danger for those of us who live, walk, shop, and drive in this residential area.

Application Location



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Department of Planning
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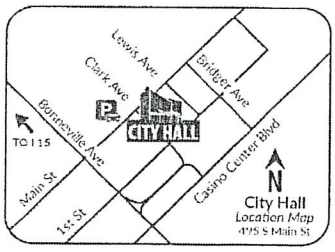

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13734817035
GORHAM BRUCE A & JULIE A
REVOCABLE LIVING TRUST
GORHAM BRUCE A & JULIE A TRS
845 CANTERRA ST # 2050
LAS VEGAS NV 89138

89 DRDFNP1 89138

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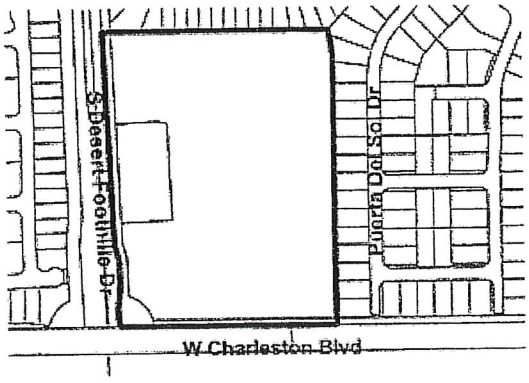

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Public Hearing Information

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ISP

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Department of Planning
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Las Vegas, Nevada 89101

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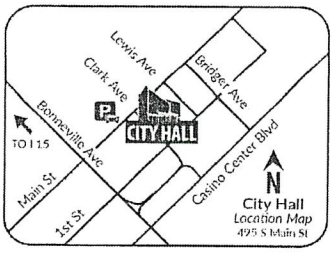

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0203-SUP1
Planning Commission Meeting of **06/08/2021**

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21-0203-SUP1
13734817016
GORHAM BRUCE A & JULIE A
REVOCABLE LIVING TRUST
GORHAM BRUCE A & JULIE A TRS
845 CANTERRA ST # 2050
LAS VEGAS NV 89138

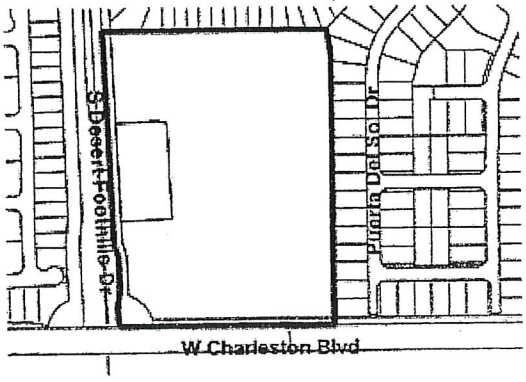
89 DRDFMP1 89138

Application Information

21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman).

NO TAVERN! As home owners living within walking distance of VISTA Commons Center, we object to the granting of a special use permit for the purpose of tavern construction by Lemongrass & Lime Summerlin, LLC. Ours is a quiet residential neighborhood with several schools nearby. As traffic increases with ongoing home construction, we have seen many accidents between vehicles entering and exiting VISTA Commons on Desert Foothills Drive. To minimize this danger, the highway department recently made traffic flow changes that resulted in confusion and high frequency illegal U-turns at nearby intersections. Increasing the likelihood of impaired drivers exiting VISTA Commons Center, increases the level of danger for those of us who live, walk, shop, and drive in this residential area.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***06/08/2021***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

ISP

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

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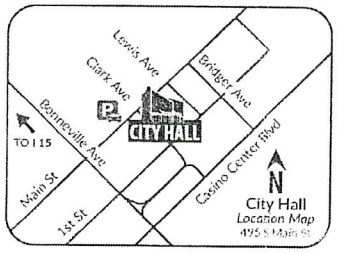

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
16402112178
WARMINGTON DAVID
BARR ADRIENNE
1380 ROBARD ST
LAS VEGAS NV 89135

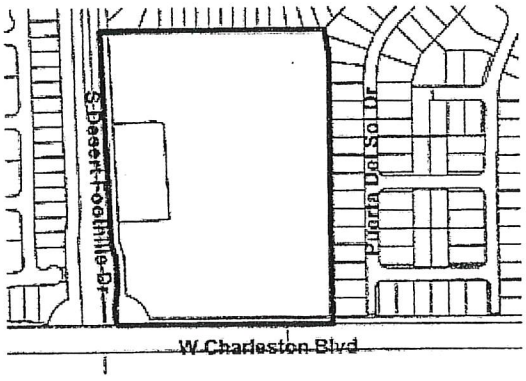
59 ORDFNP1 89135

Application Information

21-0203-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEMONGRASS & LIME SUMMERLIN, LLC - OWNER: VISTA COMMONS CENTER, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,431 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) USE WITH A 400 SQUARE-FOOT OUTDOOR AREA at 11710 West Charleston Boulevard, Suite #120 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Seaman).

more local restaurants with a unique menu and outdoor dining is a welcome addition

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*06/08/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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15P

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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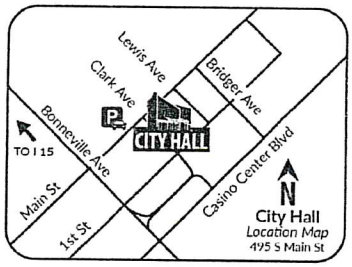
Dept of Planning
C. of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

21-0203-SUP1
13735413031
PAHLMANN RACHEL M
PAHLMANN RAY A & KATRINA
220 CHESTNUT RIDGE CIR
HENDERSON NV 89012

29 DRDFNP1 89012

15A

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

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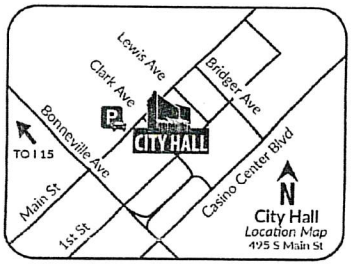
City of Las Vegas



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21-0203-SUP1
13734816089
WALSH DUSTIN
11832 AMPUCIA CT
LAS VEGAS NV 89138

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0203-SUP1

Planning Commission Meeting of **06/08/2021**

We love John Cutter & Al's Garage and very much support a bar & Patio set up, We have gone to their recent out door events and they are awesome!

59 DROPMP1 89138

ISA

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

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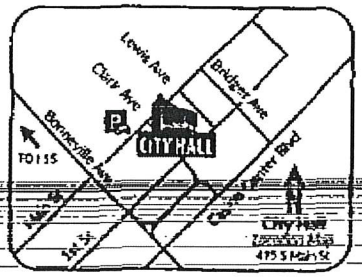
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0203-SUP1
Planning Commission Meeting of 06/08/2021

21-0203-SUP1
13734816063
PEDERSON RODNEY ALLEN & BARBARA JEAN
11817 BUSSERO CT
LAS VEGAS NV 89138-4572

59 DRDFNP1 89139

ISA

Nora Lares

From: noreply@formstack.com
Sent: Sunday, June 6, 2021 3:30 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 06/06/21 3:29 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0203-s
Position:	I OPPOSE the project and all related applications.
Name:	summer straus
Residential or Business Address:	920 Douglas Flat Pl Las Vegas, NV 89138
Phone:	(702) 326-1169
Email:	summerstraus@gmail.com
Comments:	There is already a bar in this plaza, one bar is MORE then enough, Another bar is not needed. There is a SCHOOL across the street. Dozens of Children have to cross busy Charleston to walk home from school, another bar, will only increase the amount of drunk driver on Desert Foothills. Speeding and accidents are bound to increase, with yet more people thinking they are okay to have drinks and drive

Submitted after final agenda

ISP
Pg 1 of 2

home. "its only around the corner - I am okay to drive" thought process will have them drinking and driving up and down our neighborhood that is filled with children, joggers, walkers, bike riders, mothers pushing their children in strollers.

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15
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 7, 2021 6:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 06/07/21 6:17 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0203
Position:	I SUPPORT the project and all related applications.
Name:	Gregory Imming
Residential or Business Address:	11830 Tevare Lane Las Vegas, NV 89138

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15A

Nora Lares

From: noreply@formstack.com
Sent: Saturday, June 5, 2021 4:08 PM
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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/05/21 4:08 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0203
Position:	I SUPPORT the project and all related applications.
Name:	Danyell Padgett
Residential or Business Address:	768 Vinator Street Las Vegas, NV 89138
Email:	MajesticBen@Yahoo.com

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ISA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
16

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

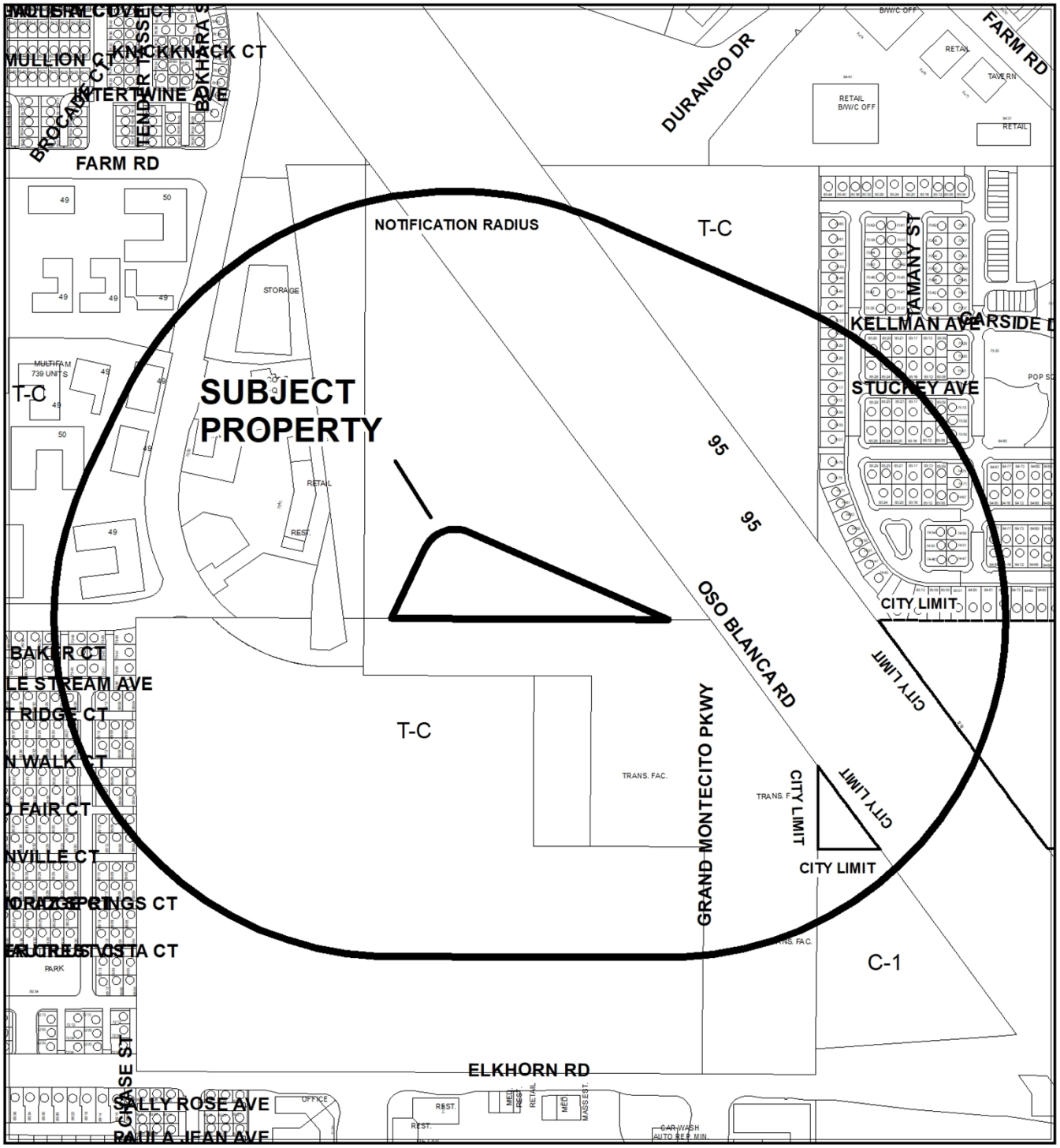
SUBJECT:
21-0230 - PUBLIC HEARING - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC - For possible action on the following Land Use Entitlement project requests on 2.79 acres at the northeast corner of Oso Blanca Road and Durango Drive (APN 125-17-703-001), T-C (Town Center) Zone [SC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	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 Confirmation Documentation and Protest Postcard



0 337.5 675 Feet

CASE: 21-0230

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



CASE: **21-0230**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0230-SUP1	Staff recommends APPROVAL, subject to conditions:	21-0230-SDR1
21-0230-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0230-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 57

NOTICES MAILED 136

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

21-0230-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Mini-Storage Facility use, except as amended by condition herein.

2. Approval of and conformance to the Conditions of Approval Site Development Plan Review (21-0230-SDR1) shall be required, if approved.

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

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

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

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

21-0230-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0230-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 04/15/21, except as amended by conditions herein.

4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a three-story building where two stories is the maximum allowed.

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

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

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, 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.

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

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

Public Works

10. Access to this site shall be through Bureau of Land Management (BLM) Right-of-Way Grant N-73902A&B. The applicant shall obtain rights for utility service not provided through City of Las Vegas BLM grants or verify that separate grants exists prior to issuance of permits. BLM rights granted to the City of Las Vegas may only be used for the express purpose of such grants.

11. Contact the Regional Transportation Commission (RTC) [Brij Gulati - 702-676-1734] to coordinate construction of this site with RTC projects such as the proposed "Park and Ride" located between this site and Oso Blanca Road. Provide written proof of such coordination concurrent with submittal of any construction plans.

12. This site shall connect to the public sewer located at the intersection of Oso Blanca Road and Grand Montecito Parkway. Ensure the City of Las Vegas has legal access to both onsite and offsite public sewer lines.

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all 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 and Special Use Permit request for a proposed Mini-Storage development generally located at the northeast corner of Oso Blanca Road and Durango Drive.

ISSUES

- A Mini-Storage Facility use is permitted in the T-C (Town Center) Zone [SC-TC (Service Commercial) Town Center Special Land Use Designation] with the approval of a Special Use Permit. Staff supports the request.
- A Waiver is requested to allow a three-story building where two stories is the maximum height allowed. Staff supports the request.

ANALYSIS

The subject undeveloped parcel is zoned T-C (Town Center) with an SC-TC (Service Commercial) Town Center Special Land Use Designation. The site abuts a US 95 off-ramp to the north and is accessed via a BLM Grant easement off Oso Blanca Road. Site development is subject to the Town Center Development Standards Manual (TCDSM). Where the TCDSM is silent (such as for perimeter landscape buffers), LVMC Title 19 applies. The applicant proposes to develop the site with a three-story, 101,850 square-foot, 794-unit Mini-Storage Facility.

The Town Center Development Standards Manual does not offer a definition for the Mini-Storage Facility use. Per Title 19, a Mini-Storage Facility use is defined as, “A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.” The proposed development adheres to this definition as 794 units are proposed to be offered ranging in size from 25 square feet to 300 square feet.

Mini-Storage Facility Minimum (TCDSM) Special Use Permit Requirements:

a) No more than one manager or security residence shall be permitted.
This requirement is met, as the floor plan depicts one security office on the first floor.

b) Within the Main Street District, all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.
This requirement is not applicable as the site is not located within the Main Street District.

c) No business shall be conducted from or within a mini-warehouse facility.
This requirement is met as no business is proposed to be conducted from or within a mini-warehouse facility.

d) Retail sales of stored items on the premises is prohibited.
This requirement is met as no retail sales of stored items on premise is proposed.

e) The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
This requirement is met as no commercial repair of motor vehicles, boats, trailers or other like vehicles is proposed.

f) The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
This requirement is met as no operation of spray painting equipment, power tools, welding equipment or other similar equipment is proposed.

g) The production, fabrication or assembly of products shall be prohibited.
This requirement is met as no production, fabrication or assembly of products is proposed.

h) Within the Employment Center District, the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehouse use, provided the business is conducted out of the same office as that of the mini-warehouse facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-warehouse complex.

This requirement is not applicable as the site is not located within the Employment Center District.

i) Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.
This requirement is not applicable as the site is not located within the Employment Center District.

j) All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.
This requirement is met as no outdoor storage is proposed.

k) Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.
This requirement is met as the submitted elevations depict architectural enhancements including faux storefront windows and varying stone veneer and pre-finished aluminum metal finishes giving the building an office appearance.

The submitted site plan depicts a Mini-Storage development with no direct access to the right-of-way. The proposed development is located on an irregularly shaped parcel of land that must be accessed through the adjacent parcel to the south. The applicant has provided supplemental documentation which notes there are two existing BLM right-of-way grants to the City. One right-of-way grant is between Oso Blanca and the southern property line of the site (recorded at 20020904) and the second right-of-way grant is at the southeast edge of the site (recorded at 20090122). The Department of Public Works has added conditions regarding utility service and coordination with the Regional Transportation Commission (RTC) regarding the future "park and ride" development.

While a Waiver is requested to allow an increased building height, staff finds the request appropriate as the site abuts a US 95 off ramp to the north. The increased height will have no negative impact on the existing commercial development in the surrounding area. Therefore, Staff recommends approval of both entitlement requests, subject to conditions.

FINDINGS (21-0230-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 Mini-Storage Facility use can be conducted in a manner that is harmonious and compatible with the existing commercial land uses in the surrounding area.

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

The proposed Mini-Storage development is physically suitable for the type and intensity of the proposed land use. The design is well integrated into the irregular shape of the land parcel.

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

   Access to the site would be from Oso Blanca Road via an easement through the property to the south (APN 125-17-801-006). The applicant has submitted supplemental documentation notating two existing BLM right-of-way grants to the City.

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

   If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   The proposed use meets all minimum requirements for the Mini-Storage Facility use listed within the Town Center Development Standards Manual.

FINDINGS (21-0230-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 Mini-Storage Facility would be located on a major thoroughfare adjacent to a freeway and away from residential uses. The development will be near commercial services of similar intensity.

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

   Aside from a Waiver request to allow a three-story building where two are allowed, all other applicable city plan requirements are met.

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

   Access to the site would be from Oso Blanca Road via an easement through the property to the south (APN 125-17-801-006). The applicant has submitted supplemental documentation notating two existing BLM right-of-way grants to the City.

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

   The proposed Mini-Storage development is compatible with the adjacent uses. The building façade features architectural enhancements including faux storefront windows and varying stone veneer and pre-finished aluminum metal finishes giving the building an office appearance. The proposed landscape materials adhere to the Southern Nevada Regional Plant List recommendations.

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 designed as to appear as an office or retail facility. The aesthetic features are not unsightly, undesirable or obnoxious in appearance.

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

   If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development - 7 Units Per Acre), R-PD11 (Residential Planned Development - 11 Units Per Acre), R-PD13 (Residential Planned Development - 13 Units Per Acre), R-PD18 (Residential Planned Development - 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) Zones to T-C (Town Center) on 1,468 acres within the area designated "Town Center" on the Northwest Amendment to the General Plan. The Planning Commission and staff recommended approval.
04/07/04	The City Council approved a request for a Site Development Plan Review (SDR-3795) for a proposed 293,355 square-foot retail center with waivers of the Town Center Development Standards requiring onsite open space features, parking spaces to be set back a minimum of 15 feet from property lines, parking lots to be located away from street frontages and pedestrian walkways to be provided between parking lots and rows of parking spaces on 46.00 acres at the northwest and northeast corners of Severence Lane and Oso Blanca Road and at the northeast corner of Oso Blanca Road and Durango Drive. The Planning Commission and staff recommended approval. The approval expired 04/08/06.
01/05/05	The City Council approved requests for 13 Special Use Permits (SUP-5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, and 5435) for various uses within a proposed retail center at the northwest and northeast corners of Severence Lane and Oso Blanca Road and at the northeast corner of Oso Blanca Road and Durango Drive. The Planning Commission and staff recommended approval of all requests. The approvals expired 01/06/07.
09/06/17	The City Council accepted a withdrawal without prejudice request for Site Development Plan Review (SDR-70240) for a proposed two-story, 28,118 square-foot hospital with a waiver to allow a four-foot landscape buffer along a portion of the south project boundary where eight feet is required on a 2.79-acre portion of 15.78 acres at the northeast corner of Oso Blanca Road and Durango Drive. The Planning Commission recommend approval (final action). Planning Staff recommended approval. The item was subsequently appealed to the City Council.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/14/18	Parcel Map (PMP-71781) was recorded for a Technical Review of a two-lot Parcel Map on 15.78 acres at the northeast corner of Oso Blanca Road and Durango Drive.

Most Recent Change of Ownership	
02/16/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to development of this site.

Details of Application Request	
Site Area	
Net Acres	2.79

Pre-Application Meeting	
04/13/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mini-Storage development.

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

Field Check	
04/29/21	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	2.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	U.S. 95 Freeway	Right-of-Way	Right-of-Way
South	Transit Passenger Facility (partially undeveloped)	PF-TC (Public Facilities – Town Center)	T-C (Town Center)
East	U.S. 95 Freeway	Right-of-Way	Right-of-Way
West	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Town Center Parkway Trail – Durango Drive)	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

*Durango Drive is not directly adjacent to the site, and therefore no improvements are necessary as part of this Site Development Plan Review.

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual and Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	121,532 SF	N/A
Min. Lot Width	N/A	520 Feet	N/A
Min. Setbacks			
• Front	15 Feet	44 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	30 Feet	Y
Max. Lot Coverage	N/A	27.9%	N/A
Max. Building Height	2 Stories	3 Stories/38 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*A Waiver is requested to allow an increased building height.

Pursuant to Title 19.08 and the Town Center Development Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	22 Trees	22 Trees	Y
• South	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y
• East	N/A	N/A	N/A	N/A
• West	1 Tree / 30 Linear Feet	7 Trees	8 Trees	Y
TOTAL PERIMETER TREES		**59 Trees**	**60 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	N/A		N/A	N/A
• West	8 Feet		8 Feet	Y

Open Space – Town Center					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
121,532 SF	20%	24,306 SF	40%	49,861 SF	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Durango Drive	Primary Arterial	Master Plan of Streets and Highways Map/ Town Center Development Standards Manual	137	Y
Oso Blanca Road	Frontage Road Town Center Collector	Master Plan of Streets and Highways Map/ Town Center Development Standards Manual	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	
Mini-Storage Facility	794 units	One per 50 storage units, plus 5 outside the security fence	21				
TOTAL SPACES REQUIRED			21		21		Y
Regular and Handicap Spaces Required			20	1	20	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings are allowed to have a maximum of two stories in the SC-TC district	To allow a three-story building	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0230
Meeting Date	04/15/2021
Total Fee	
Received By/Date	

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

Project Address (Location) Durango and Oso Blanca

Project Name Oso Blanca Mini Storage **Proposed Use** Mini Storage Facility

Assessor's Parcel #(s) 125-17-703-001 **Ward #** 6

General Plan: Existing SC-TC Proposed SC-TC **Zoning:** Existing TC Proposed TC

Additional Information SDR, SUP and Variance to allow a 3-story mini storage facility

Property Owner Northwest 95, LLC Contact Lenny Badger

Address 1635 Village Center Circle, Suite 100 City Las Vegas State NV Zip 89134

E-mail lbadger@fcglv.com Phone 702-242-4949

Applicant SAFStor Real Estate Co, LLC Contact Jon Williams

Address 444 Seabreeze Blvd., Suite 840 City Daytona State FL Zip 32118

E-mail jwilliams@waengineering.com Phone 706-310-0400

Representative Kaempfer Crowell Contact Tony Celeste

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

E-mail AJC@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Thomas J. DeVore

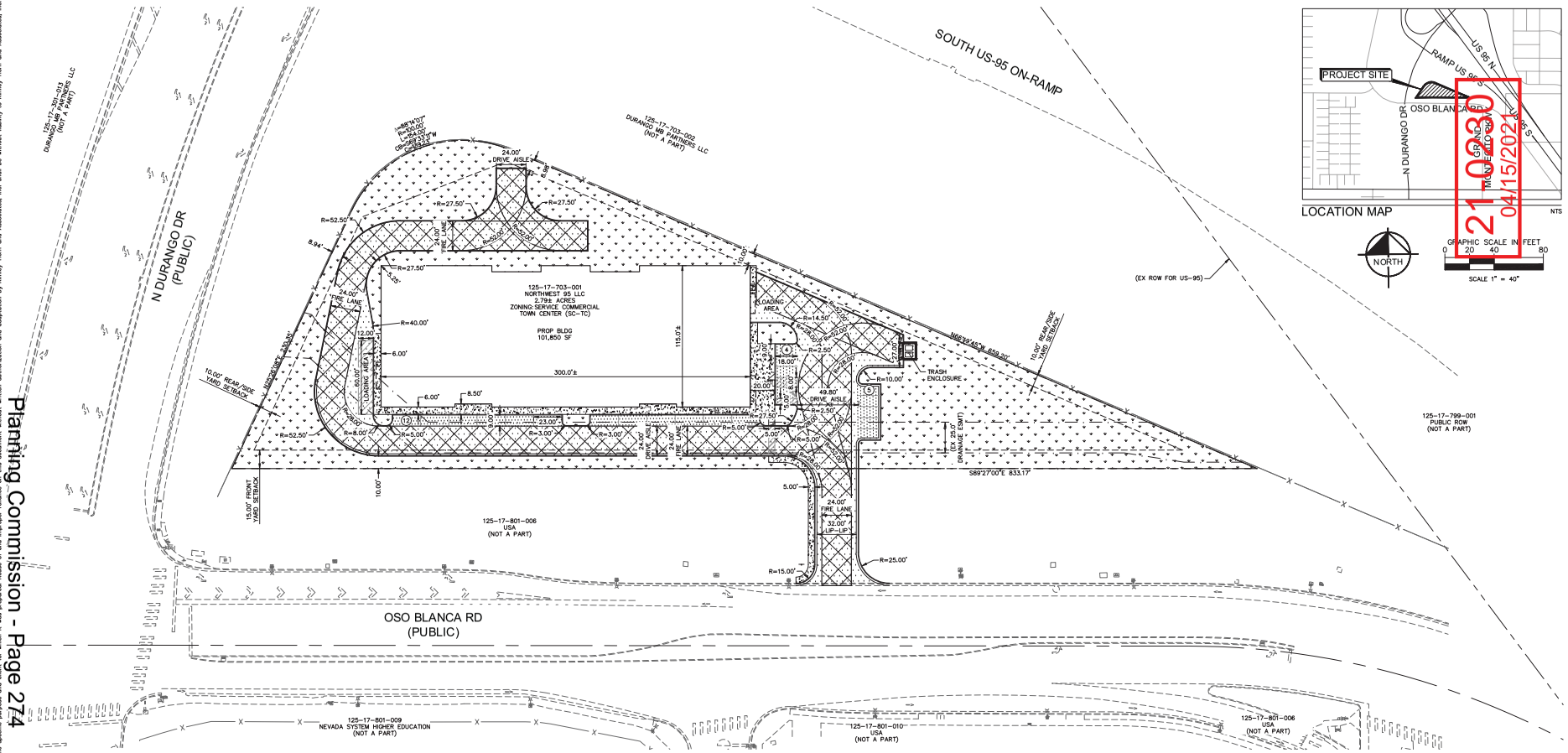
Subscribed and sworn before me

This 7th day of April, 20 21

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
A. STEWART
Appt. No. 00-64522-1
My Appt Expires Jan. 13, 2023



21-0330
04/15/2021

Planning Commission - Page 274

LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING WALL
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- EXISTING CURB
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- PROPOSED SIDEWALK
- EXISTING PARKING STRIPING
- PROPOSED PARKING STRIPING
- FLOW LINE
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED ADA PARKING
- PROPOSED SIDEWALK DRAIN
- PROPOSED DOOR

PARCEL INFORMATION

SUBJECT PARCELS: 125-170703-001
GROSS LOT SIZE: ±2.79 AC
ZONING: TOWN CENTER DISTRICT – SERVICE COMMERCIAL (SC-TC)

PARKING SUMMARY

	PARKING REQUIRED	PARKING PROVIDED
STANDARD	20	20
ACCESSIBLE	1	1
TOTAL	21	21

TITLE 19 PARKING REQUIREMENTS

1 SPACE PER 50 STORAGE UNITS, PLUS 5 SPACES OUTSIDE OF THE SECURITY FENCE

PLAN NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII TO BE BACK OF CURB UNLESS OTHERWISE NOTED OR LABELED ON PLANS.

CONSULTANT INFO

OWNER
COMPANY: NORTHWEST 95 LLC
ADDRESS: 2230 N BUFFALO #204
LAS VEGAS, NV 89129

CIVIL ENGINEER
NAME: MARIANNA HUNNICUTT
COMPANY: KIMLEY-HORN
ADDRESS: 6671 LAS VEGAS BLVD S, SUITE 320
LAS VEGAS, NV 89119
TEL: (702) 862-3631
EMAIL: MARIANNA.HUNNICUTT@KIMLEY-HORN.COM

DEVELOPER
NAME: ANDY KIKER
COMPANY: W&A ENGINEERING
ADDRESS: 355 ONETA ST, SUITE D100
ATHENS, GA 30601
TEL: (762) 728-9175
EMAIL: AKIKER@WAENGINEERING.COM

ARCHITECT
NAME: PHILIP ARGO
COMPANY: W&A ENGINEERING
ADDRESS: 355 ONETA ST, SUITE D100
ATHENS, GA 30601
TEL: (762) 728-9162
EMAIL: PARGO@WAENGINEERING.COM

PROJECT TABULATIONS:

PARCEL AREA	2.79 AC
% COVERED BY BLDG	27.9%
PARKING TOTAL	16
BLDG AREA	101,850 SF
BLDG AREA PER FLOOR	LEVEL 1: 33,950 SF LEVEL 2: 33,950 SF LEVEL 3: 33,950 SF
LANDSCAPE (SF)	49,861 SF
LANDSCAPE (%)	40.9%

ABBREVIATIONS

BC	BACK OF CURB
BLDG	BUILDING
CONC	CONCRETE
ESMT	EASEMENT
EX	EXISTING
LS	LANDSCAPE
PROP	PROPOSED
ROW	RIGHT-OF-WAY
SWLK	SIDEWALK
TYP	TYPICAL

FIRE LANE LEGEND

PROPOSED FIRE LANE

Call before you dig 811 or 1-800-227-2600
FAST Call before you UnderGround 1-702-432-5300
CALL BEFORE YOU OVERHEAD 1-702-227-2929

Plotted By:Hunnicutt, Marianna Sheet Set:Kha Layout:KHA April 14, 2021 07:29:20am K:\LAV_Civil\192181000 – SAFStor Self-Storage\CAD\Exhibits\20210209 – Site Map\Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn

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6671 LAS VEGAS BLVD S, SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

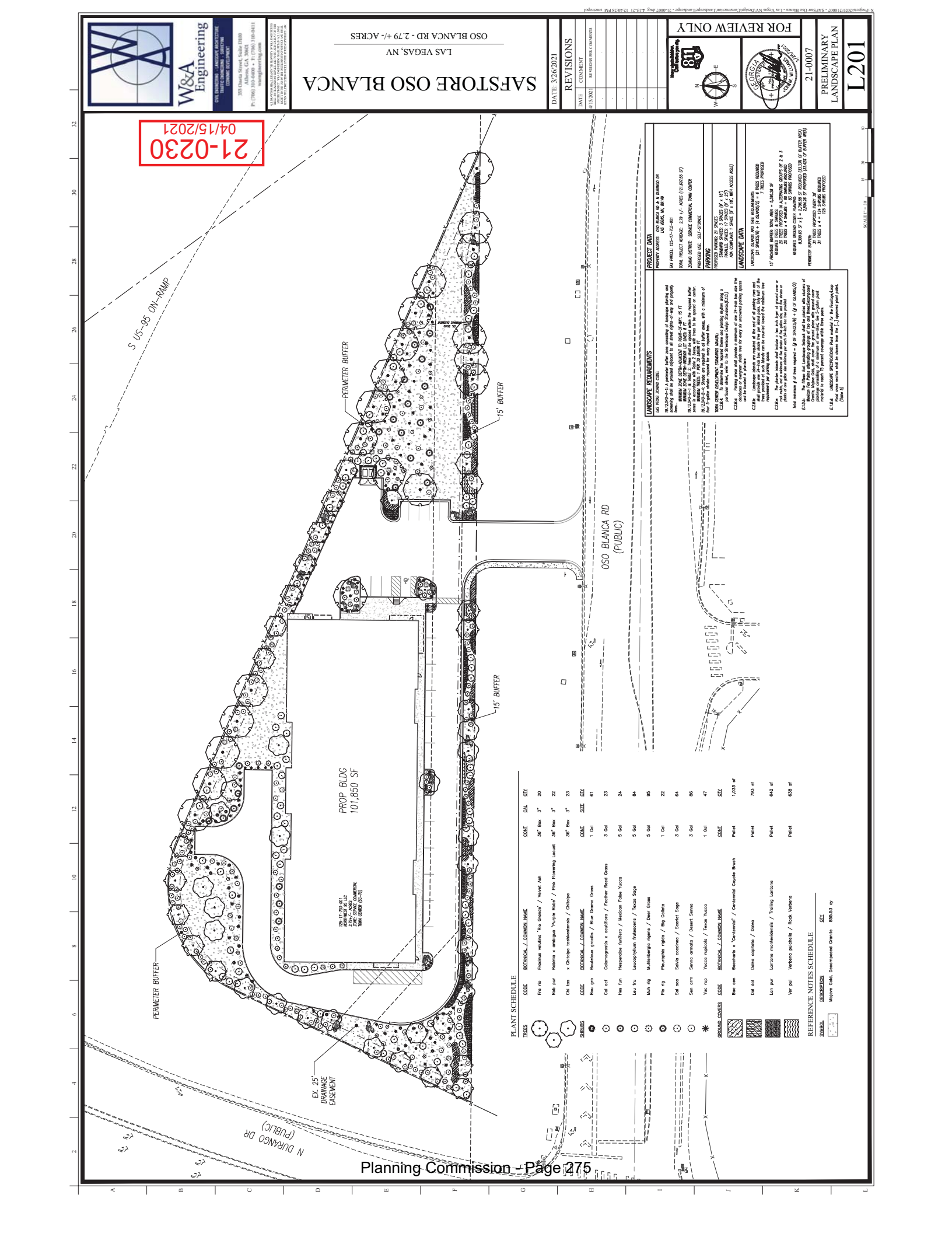
KHA PROJECT 192181000
DATE 04/14/2021
SCALE AS SHOWN
DESIGNED BY TNS
DRAWN BY TNS
CHECKED BY MH

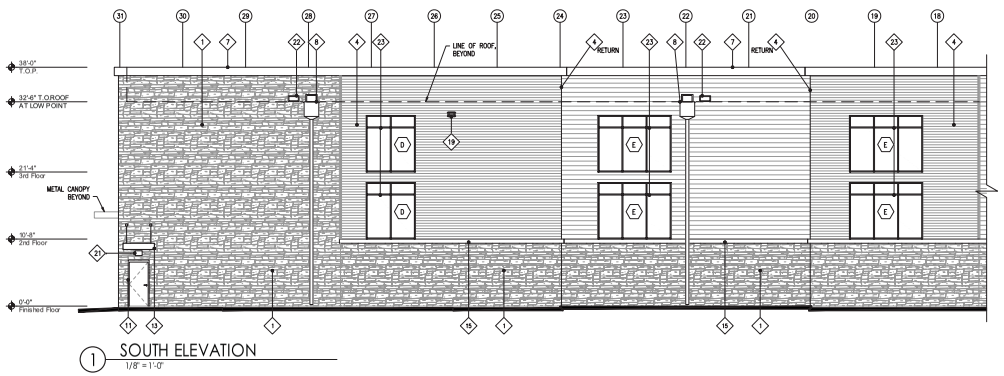
PRELIMINARY SITE PLAN

SAFSTOR
PREPARED FOR
W&A ENGINEERING

CITY OF LAS VEGAS NEVADA

SHEET NUMBER
SP-1

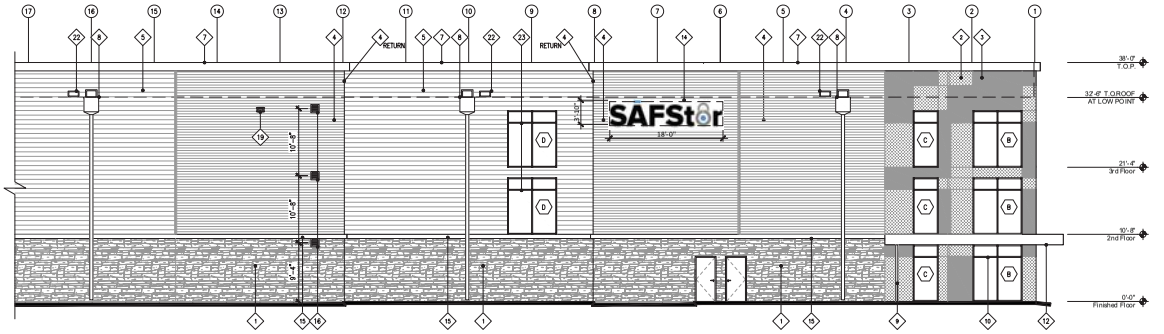

21-0230
04/15/2021
SAFSTORE OSO BLANCA
LAS VEGAS, NV
OSO BLANCA RD - 2.79 +/- ACRES
W&A Engineering
DATE: 3/26/2021
REVISIONS
DATE COMMENT
4/15/2021 REVISIONS PER COMMENTS
FOR REVIEW ONLY
21-0007
PRELIMINARY LANDSCAPE PLAN
L201
S US-95 ON-RAMP
PERIMETER BUFFER
15' BUFFER
PROP BLDG 101,850 SF
OSO BLANCA RD (PUBLIC)
N DURANGO DR (PUBLIC)
EX. 25' DRAINAGE EASEMENT
125-17-703-001 NORTHWEST RE LLC 2.79 +/- ACRES ZONE: SERVICE COMMERCIAL TOWN CENTER (SC-TC)
PROJECT DATA
PROPERTY ADDRESS: OSO BLANCA RD & N DURANGO DR LAS VEGAS, NV, 89149
TAX PARCEL: 125-17-703-001
TOTAL PROJECT ACREAGE: 2.79 +/- ACRES (121,697.55 SF)
ZONING DISTRICT: SERVICE COMMERCIAL TOWN CENTER
PROPOSED USE: SELF-STORAGE
PARKING
PROPOSED PARKING: 21 SPACES
STANDARD SPACES: 3 SPACES (9' x 18')
ADA COMPLIANT: 1 SPACE (9' x 18', WITH ACCESS AISLE)
ADA COMPLIANT: 1 SPACE (9' x 18', WITH ACCESS AISLE)
LANDSCAPE DATA
LANDSCAPE REQUIREMENTS
LAS VEGAS ZONING CODE:
19.12.040-A-1: A perimeter buffer zone consisting of landscape planting and screening shall be provided adjacent to all street rights-of-way and property lines.
MINIMUM ZONE DEPTH—ADJACENT TO RIGHT-OF-WAY: 15 FT
MINIMUM ZONE DEPTH—ADJACENT TO LOT LINE: 15 FT
19.12.040-B-1 & TABLE 2: Trees shall be spaced within the required buffer zone at a rate of one tree for every 20 linear feet. Trees to be spaced on center. For 2-gallon shrubs, one per every 4 linear feet.
MINIMUM TREES: 1 PER 20 LINEAR FT
1,633 LINEAR FEET / 20 = 82 TREES REQUIRED
TOWN CENTER DEVELOPMENT STANDARDS MANUAL:
C2.E.4: To determine the required theme and planting rhythm along a particular street, refer to the Streetscape Design Standards (3.1).
C2.E.6: Landscape islands are required at the end of all parking rows and should project 2 feet beyond the parking stall striping. Trees may be clustered or evergreen shade tree for every six uncovered parking spaces and be located in planters
C2.E.8.c: Landscape islands are required at the end of all parking rows and should project 2 feet beyond the parking stall striping. Trees may be clustered or evergreen shade tree for every six uncovered parking spaces and be located in planters
C2.E.8.c: Landscape islands are required at the end of all parking rows and should project 2 feet beyond the parking stall striping. Trees may be clustered or evergreen shade tree for every six uncovered parking spaces and be located in planters
LANDSCAPE SHRUBS AND TREE ESTIMATIONS:
(21 SPACES/6) = (4 ISLANDS) * 2 TREES PROVIDED = 8 TREES PROVIDED
(4 ISLANDS) * 2 TREES PROVIDED = 8 TREES PROVIDED
7 TREES PROVIDED
15' FRONTAGE BUFFER: TOTAL AREA = 5,306.38 SF
REQUIRED GROUND COVER PLANTING:
20 TREES PROPOSED IN ALTERNATING GROUPS OF 2 & 3
REQUIRED SHRUBS: 20 SHRUBS REQUIRED
20 TREES * 4 SHRUBS = 80 SHRUBS REQUIRED
REQUIRED GROUND COVER PLANTING:
5,306.38 SF * 0.5 = 2,654.19 SF REQUIRED (33.33% OF BUFFER AREA)
CLAIMED SF * 0.5 = 2,654.38 SF PROVIDED (33.43% OF BUFFER AREA)
PERIMETER BUFFER:
31 TREES PROVIDED EVERY 20'
31 TREES * 4 = 124 SHRUBS REQUIRED
122 SHRUBS PROVIDED
PLANT SCHEDULE
TREES
CODE BOTANICAL / COMMON NAME CONT CAL QTY
Fra rio Fraxinus velutina 'Rio Grande' / Velvet Ash 36" Box 3" 20
Rob pur Robinia x ambigua 'Purple Robe' / Pink Flowering Locust 36" Box 3" 22
Chi tas x Chitalpa tashkentensis / Chitalpa 36" Box 3" 23
SHRUBS
CODE BOTANICAL / COMMON NAME CONT SIZE QTY
Bou gra Bouteloua gracilis / Blue Grama Grass 1 Gal 61
Cal acf Calamagrostis x acutiflora / Feather Reed Grass 3 Gal 23
Hes fun Hesperaloe funifera / Mexican False Yucca 5 Gal 24
Leu fru Leucophyllum frutescens / Texas Sage 5 Gal 84
Muh rig Muhlenbergia rigens / Deer Grass 5 Gal 95
Ple rig Pleuraphis rigida / Big Galleta 1 Gal 22
Sal soc Salvia coccinea / Scarlet Sage 3 Gal 64
Sen arm Senna armata / Desert Senna 3 Gal 86
Yuc rup Yucca rupicola / Texas Yucca 1 Gal 47
GROUND COVERS
CODE BOTANICAL / COMMON NAME CONT QTY
Bac cen Bacchoris x "Centennial" / Centennial Coyote Brush Pallet 1,033 sf
Dal dal Dalea capitata / Dalea Pallet 793 sf
Lan pur Lantana montevidensis / Trailing Lantana Pallet 642 sf
Ver pul Verbena pulchella / Rock Verbena Pallet 638 sf
REFERENCE NOTES SCHEDULE
SYMBOL DESCRIPTION QTY
Mojave Gold, Decomposed Granite 855.53 cy
SCALE 1" = 30'
Planning Commission - Page 275

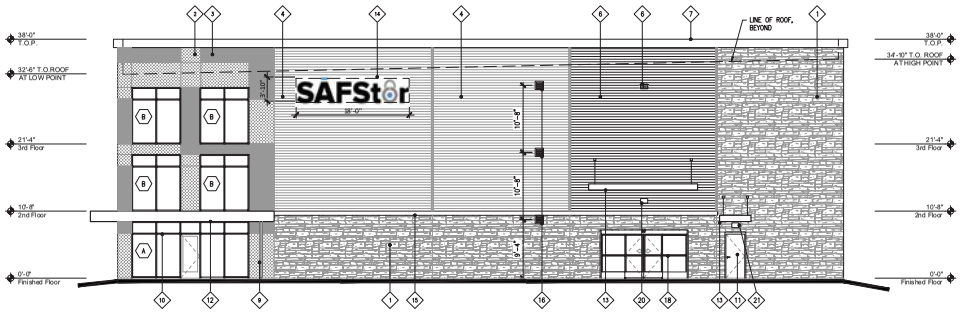


1 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ADHERED MANUFACTURED STONE VENEER - VENEERSTONE INC, IMPERIAL STACK, GRAPHITE.
2	ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED RTB BLUE (LIGHT BLUE).
3	ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED AUB BLUE (DARK BLUE).
4	ARCHITECTURAL METAL PANEL - MBCI, INC., MASTERLINE 16 (NARROW PROFILE), TUNDRA (LIGHT GRAY).
5	ARCHITECTURAL METAL PANEL - MBCI, INC., SHADOW RIB (WIDE PROFILE), TUNDRA (LIGHT GRAY).
6	ARCHITECTURAL METAL PANEL - MBCI, INC., MASTERLINE 16 (NARROW PROFILE), CHARCOAL GRAY (DARK GRAY).
7	PRE-FINISHED ALUMINUM COPING TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS.
8	PRE-FINISHED ALUMINUM COLLECTOR BOX & DOWNSPOUT TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS.
9	PRE-FINISHED ALUMINUM DOWNSPOUT TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS PER CANOPY MANUFACTURER'S REQUIREMENTS.
10	ALUMINUM STOREFRONT SYSTEM. - (MILL FINISH)*
11	SERVICE DOOR - PAINT TO MATCH ADJACENT MATERIAL COLOR.
12	PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS.
13	PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS AT LOADING DOCK AND SERVICE DOORS.
14	SIGNAGE - UNDER SEPARATE CONTRACT.
15	PRE-FINISHED ALUMINUM BREAK METAL TO MATCH CHARCOAL GRAY PANELS.
16	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (CONTRAST WITH ADJACENT BUILDING MATERIAL). LOUVERS IN STONE TO MATCH COLOR OF VERTICAL ROW OF LOUVERS ABOVE. (SEE MECHANICAL)
17	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (MATCH WITH ADJACENT BUILDING MATERIAL). - (SEE MECHANICAL)
18	BIPART DOOR SYSTEM. - (MILL FINISH)*
19	WALL PACK LIGHT - INSTALLED @ 30' A.F.F. TO CENTERLINE OF FIXTURE
20	WALL PACK LIGHT - INSTALLED @ 12'-3" A.F.F. TO CENTERLINE OF FIXTURE
21	WALL PACK LIGHT - INSTALLED @ 8'-3" A.F.F. TO CENTERLINE OF FIXTURE
22	8" HI X 24" WIDE SECONDARY SCUPPER. REF. DETAIL 5/A5.03
23	FAUX WINDOW

* REFER TO SHEET A5.01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.





2 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

A. ADDRESS TEXT SHALL BE 12" HIGH, NUMBERS TO BE PAINTED IN CONTRASTING COLOR TO THE COLOR OF THE WALL ON WHICH THEY ARE MOUNTED. ALL NUMBERS MUST BE VISIBLE FROM ALL STREET FRONTAGES.
B. ALL SIGNAGE UNDER SEPARATE PERMIT.
C. ALL METAL COPING TO BE PREPAINTED

KEYED NOTES:

X FINISH TAG
X WINDOW TAG
X COLUMN BUBBLE

21-0230
04/15/2021

IP LLC
ARCHITECTURE
ENGINEERING
INTERIOR DISIGN
PROJECT MANAGEMENT

DAVID BOYCE, ARCHITECT
LOUISE CRAVER, ARCHITECT
GREG NIBLOCK, ARCHITECT
MATTHEW WISZ, ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA, 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SAFSTOR

NO. DATE REMARKS
REVISIONS:

SAFSTOR
OSO BLANCA ROAD
LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-2.01
WEST AND SOUTH ELEVATIONS

CHECKED: TG DRAWN: DS

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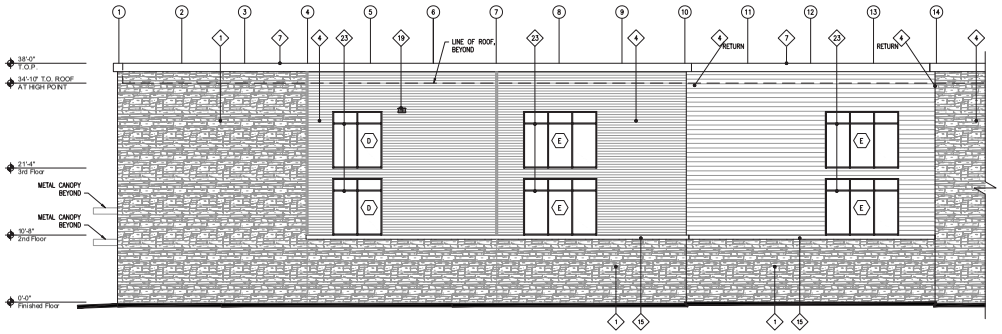
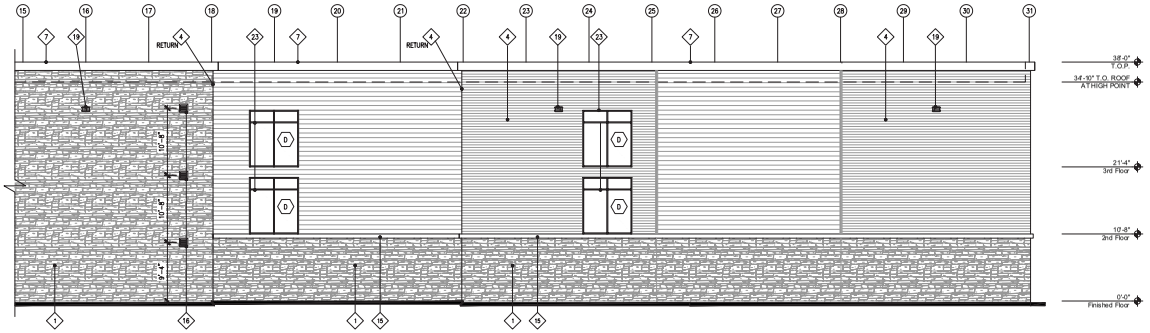


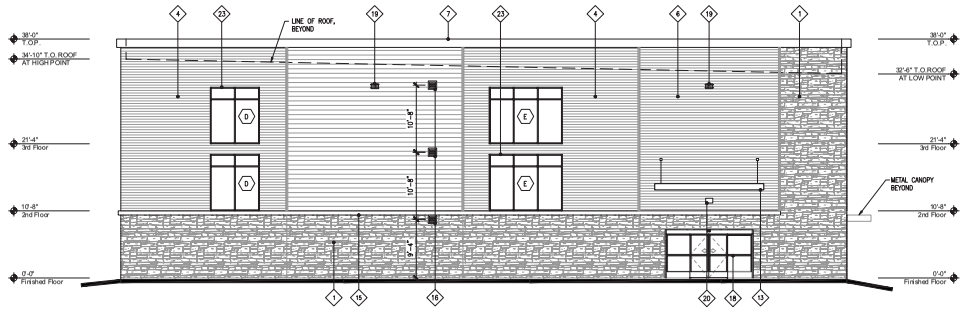
1 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ADHERED MANUFACTURED STONE VENEER - VENEERSTONE INC, IMPERIAL STACK, GRAPHITE.
2	ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED RTB BLUE (LIGHT BLUE).
3	ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED AUB BLUE (DARK BLUE).
4	ARCHITECTURAL METAL PANEL - MBCI, INC., MASTERLINE 16 (NARROW PROFILE), TUNDRA (LIGHT GRAY).
5	ARCHITECTURAL METAL PANEL - MBCI, INC., SHADOW RIB (WIDE PROFILE), TUNDRA (LIGHT GRAY).
6	ARCHITECTURAL METAL PANEL - MBCI, INC., MASTERLINE 16 (NARROW PROFILE), CHARCOAL GRAY (DARK GRAY).
7	PRE-FINISHED ALUMINUM COPING TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS.
8	PRE-FINISHED ALUMINUM COLLECTOR BOX & DOWNSPOUT TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS.
9	PRE-FINISHED ALUMINUM DOWNSPOUT TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS PER CANOPY MANUFACTURER'S REQUIREMENTS.
10	ALUMINUM STOREFRONT SYSTEM. - (MILL FINISH)*
11	SERVICE DOOR - PAINT TO MATCH ADJACENT MATERIAL COLOR.
12	PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS.
13	PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS AT LOADING DOCK AND SERVICE DOORS.
14	SIGNAGE - UNDER SEPARATE CONTRACT.
15	PRE-FINISHED ALUMINUM BREAK METAL TO MATCH CHARCOAL GRAY PANELS.
16	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (CONTRAST WITH ADJACENT BUILDING MATERIAL). LOUVERS IN STONE TO MATCH COLOR OF VERTICAL ROW OF LOUVERS ABOVE. (SEE MECHANICAL)
17	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (MATCH WITH ADJACENT BUILDING MATERIAL). (SEE MECHANICAL)
18	BIPART DOOR SYSTEM. - (MILL FINISH)*
19	WALL PACK LIGHT - INSTALLED @ 30' A.F.F. TO CENTERLINE OF FIXTURE
20	WALL PACK LIGHT - INSTALLED @ 12'-3" A.F.F. TO CENTERLINE OF FIXTURE
21	WALL PACK LIGHT - INSTALLED @ 8'-3" A.F.F. TO CENTERLINE OF FIXTURE
22	8" HI X 24" WIDE SECONDARY SCUPPER. REF. DETAIL 5/A5.03
23	FAUX WINDOW

* REFER TO SHEET A5.01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.

21-0230
04/15/2021





2 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

A. ADDRESS TEXT SHALL BE 12" HIGH. NUMBERS TO BE PAINTED IN CONTRASTING COLOR TO THE COLOR OF THE WALL ON WHICH THEY ARE MOUNTED. ALL NUMBERS MUST BE VISIBLE FROM ALL STREET FRONTAGES.
B. ALL SIGNAGE UNDER SEPARATE PERMIT
C. ALL METAL COPING TO BE PREFINISHED

KEYED NOTES:

X FINISH TAG
X WINDOW TAG
X COLUMN BUBBLE

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NO DATE REMARKS
REVISIONS:

SAFSTOR
OSO BLANCA ROAD
LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-2.02
WEST AND SOUTH ELEVATIONS

CHECKED: TG DRAWN: DS

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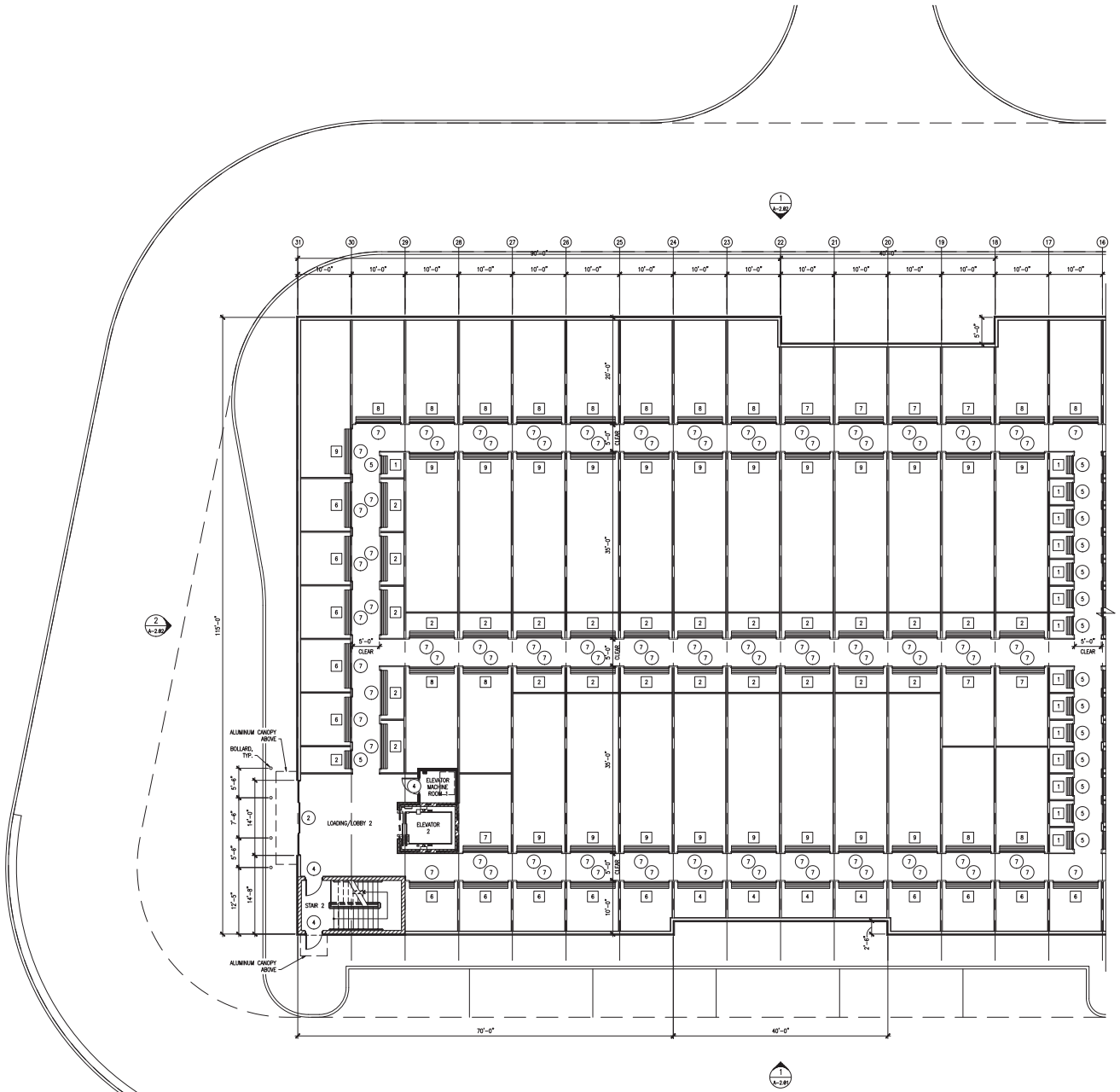

1 A-2.01 FIRST LEVEL FLOOR PLAN - WEST 1/8" = 1'-0"

WALL TYPE GENERAL NOTES:

1. ALL GYP BOARD WALL AND CEILINGS SCHEDULED FOR PAINT OR WALL COVERING SHALL BE CONTRUCTED TO LEVEL FOUR (4) FINISH.
2. ALL WALL TYPES SCHEDULED TO RECEIVE BRACING SHALL BE DIAGONALLY BRACED TO STRUCTURE ABOVE AT 4'-0" O.C. ALTERNATING DIRECTIONS. PROVIDE MINIMUM OF 2 BRACES PER WALL SEGMENT.
3. ALL GYPSUM BOARD WALL TOPS EXPOSED TO VIEW SHALL BE TERMINATED WITH J-BEADS AND MUD.
4. ALL WALLS SHALL RECEIVE FINISHES AND BASES AS PER THE FINISH PLAN AND SCHEDULE.

21-0230
04/15/2021

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4. FIRE SUPPRESSION SYSTEM TO BE A DEFERRED SUBMITTAL. SYSTEM TO MEET ALL APPLICABLE CODES. SUBMIT AND OBTAIN ALL STATE AND LOCAL APPROVALS PRIOR TO INSTALLATION.
5. ALL STAIR AND ELEVATOR CORE WALLS ARE 1-HR RATED.
6. ALL STAIR DOORS TO BE FIRE RATED PER DOOR SCHEDULE.
7. PROVIDE KEYPADS AND CAMERAS AT ALL LOADING AREAS AND ALL EXTERIOR DOOR ACCESS POINTS.
8. SILL SEALER REQUIRED UNDER ALL EXTERIOR WALLS.

KEY NOTES:

X / X.XX — ELEVATION TAG – REFER TO SHEET A-2.01

X — UNIT TYPE TAG

X — DOOR TAG

FIRST LEVEL SF	33,900
OVERALL TOTAL SF	101,700
MERCHANDISE SF	890

NRSF = 76,648
NRSF % = 75.4%

UNIT MIX COUNT SCHEDULE

UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	117	5X5	2925	04%
2	208	5X10	10400	14%
3	4	7X10	280	<01%
4	61	7.5X10	4575	06%
5	2	7X12	168	<01%
6	188	10X10	18800	24%
7	130	10X15	19500	25%
8	52	10X20	10400	14%
9	32	10X30	9600	13%
SUB TOTAL: 794			76648	100%

FIRST FLOOR UNIT MIX SCHEDULE

UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	24	5X5	600	03%
2	56	5X10	2800	11%
3	-	7X10	-	-
4	8	7.5X10	600	02%
5	-	7X12	-	-
6	23	10X10	2300	09%
7	23	10X15	3450	13%
8	33	10X20	6600	25%
9	32	10X30	9600	37%
SUBTOTAL: 199			25950	100%

ACCESSIBLE UNITS CALCULATIONS:
PER FBC 2017, TABLE 1108.3

TOTAL SPACES IN FACILITY	MINIMUM NUMBER REQUIRED ACCESSIBLE SPACES
1–200	5%, BUT NOT LESS THAN 1
OVER 200	10, PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200

TOTAL NUMBER OF STORAGE UNITS REQUIRED ACCESSIBLE = 22

ACCESSIBLE STORAGE UNITS PROVIDED PER 1ST FLOOR = 8
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NO. DATE REMARKS
REVISIONS

SAFSTOR
OSO BLANCA ROAD
LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-1.01A
FIRST LEVEL FLOOR PLAN - WEST

CHECKED: TG DRAWN: KW

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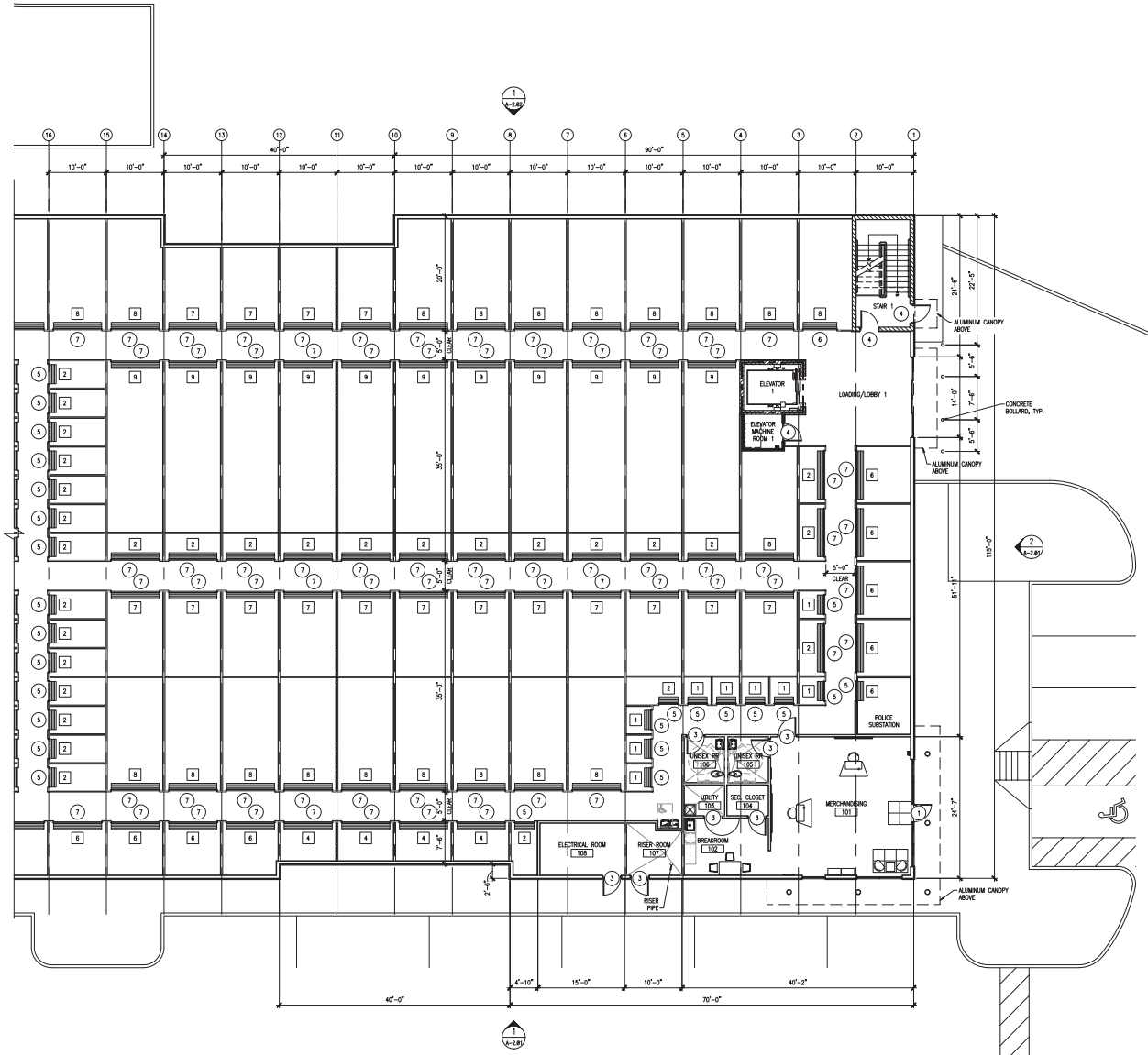

1 (1) FIRST LEVEL FLOOR PLAN - EAST 1/8" = 1'-0"

NORTH

WALL TYPE GENERAL NOTES:

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21-0230
04/15/2021

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NO. DATE REMARKS
REVISIONS:

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OSO BLANCA ROAD
LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-1.01B
FIRST FLOOR LEVEL PLAN - EAST

CHECKED: TG DRAWN: KW

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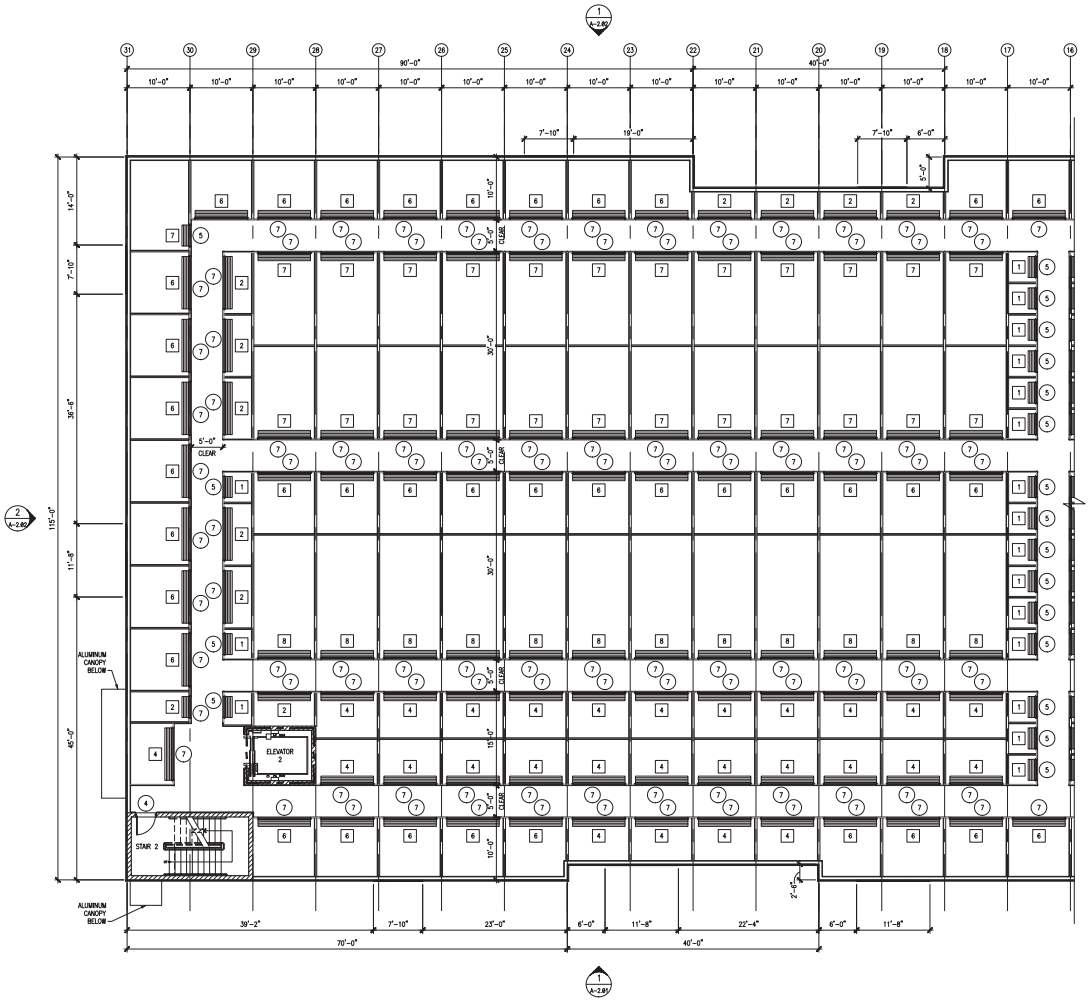

1 SECOND LEVEL FLOOR PLAN - WEST 1/8" = 1'-0"

NORTH

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21-0230
04/15/2021

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5	2	7X12	168	<01%
6	188	10X10	18800	24%
7	130	10X15	19500	25%
8	52	10X20	10400	14%
9	32	10X30	9600	13%
SUB TOTAL: 794			76648	100%

SECOND FLOOR UNIT MIX SCHEDULE

UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	21	5X5	525	02%
2	48	5X10	2400	09%
3	2	7X10	140	01%
4	43	7.5X10	3225	12%
5	1	7X12	84	<01%
6	73	10X10	7300	28%
7	57	10X15	8550	33%
8	19	10X20	3800	15%
9	-	10X30	-	-
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LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-1.02A
SECOND LEVEL FLOOR PLAN - WEST

CHECKED: TG DRAWN: KW

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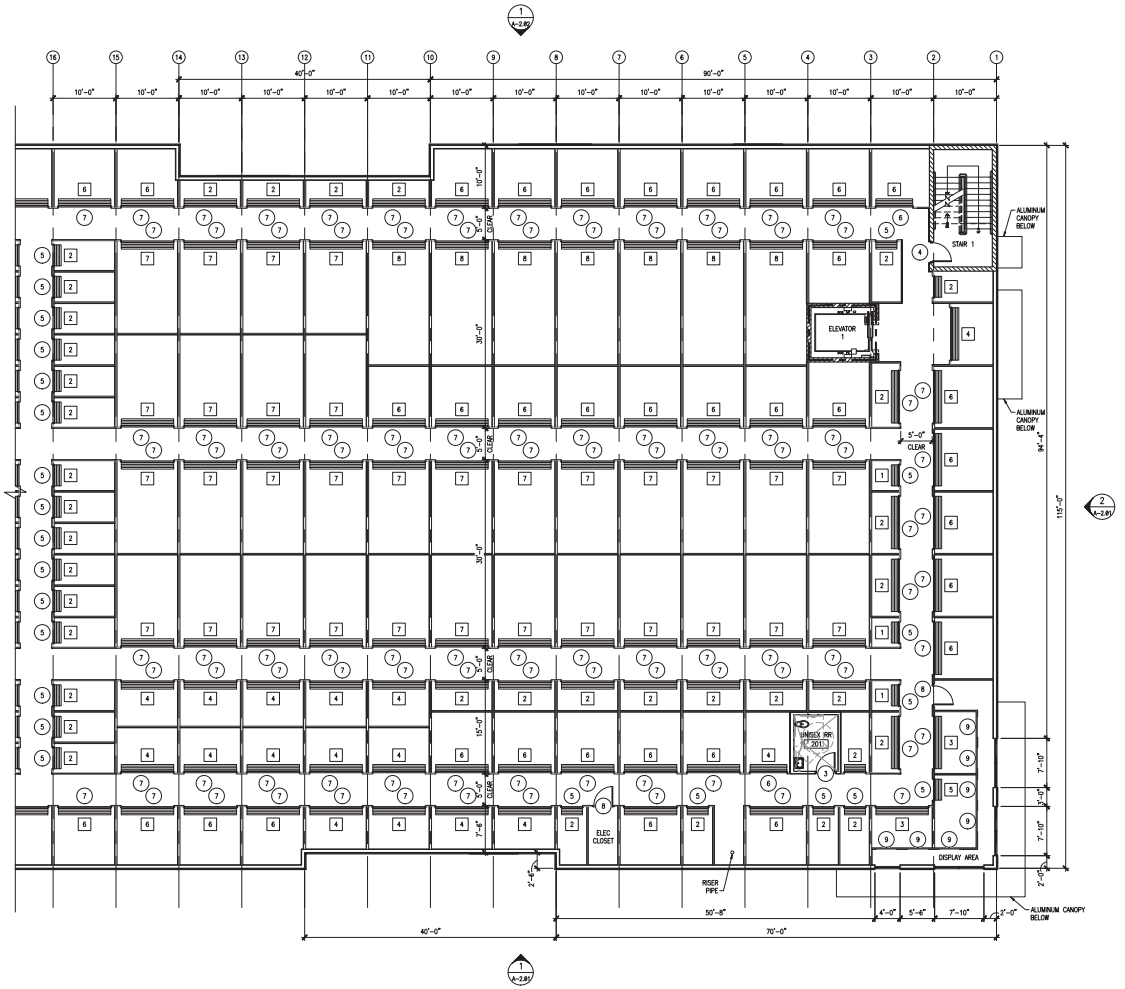

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ACCESSIBLE STORAGE UNITS PROVIDED PER 3RD FLOOR = 7

IP LLC
ARCHITECTURE
ENGINEERING
INTERIOR DISIGN
PROJECT MANAGEMENT

DAVID BOYCE, ARCHITECT
LOUISE CRAVER, ARCHITECT
GREG NIBLOCK, ARCHITECT
MATTHEW WISZ, ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SAFSTOR

NO. DATE REMARKS
REVISIONS:

SAFSTOR
OSO BLANCA ROAD
LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-1.02B
SECOND LEVEL FLOOR PLAN - EAST

CHECKED: TG DRAWN: KW

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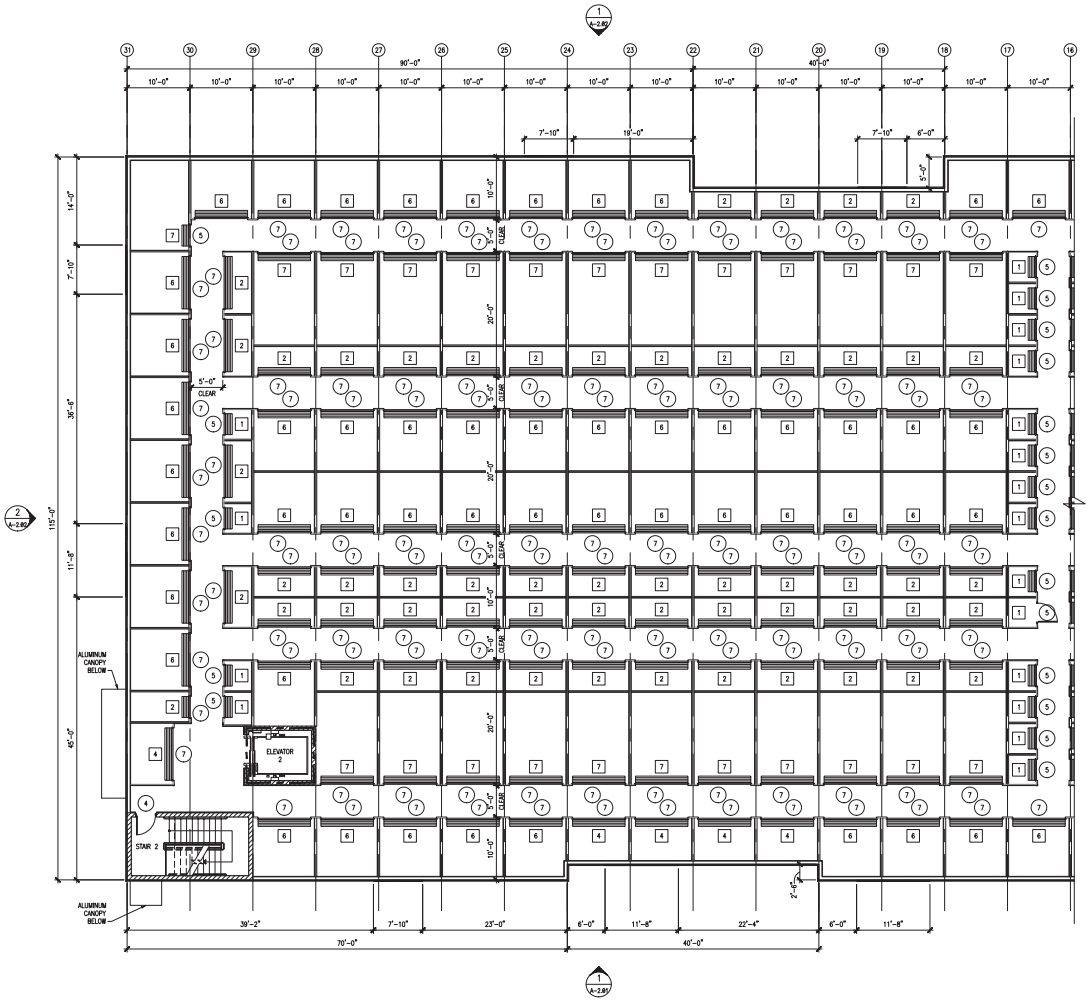

1 A-2.80 NORTH 1 THIRD LEVEL FLOOR PLAN - WEST 1/8" = 1'-0"

WALL TYPE GENERAL NOTES:

1. ALL GYP BOARD WALL AND CEILINGS SCHEDULED FOR PAINT OR WALL COVERING SHALL BE CONTRUCTED TO LEVEL FOUR (4) FINISH.
2. ALL WALL TYPES SCHEDULED TO RECEIVE BRACING SHALL BE DIAGONALLY BRACED TO STRUCTURE ABOVE AT 4'-0" O.C. ALTERNATING DIRECTIONS. PROVIDE MINIMUM OF 2 BRACES PER WALL SEGMENT.
3. ALL GYPSUM BOARD WALL TOPS EXPOSED TO VIEW SHALL BE TERMINATED WITH J-BEADS AND MUD.
4. ALL WALLS SHALL RECEIVE FINISHES AND BASES AS PER THE FINISH PLAN AND SCHEDULE.

21-0230 04/15/2021

GENERAL NOTES:

1. DIMENSIONS ARE TO THE FACE OF STUD OR CENTERLINE UNLESS NOTED OTHERWISE.
2. THE OWNER SHALL VERIFY COMPLIANCE WITH THE "AMERICAN WITH DISABILITIES ACT" – A FEDERAL LAW EFFECTIVE 1992 AND INTERNATIONAL BUILDING CODE AND ACCESSIBILITY GUIDELINES.
3. REFER TO SHEET A-5.04 FOR PARTITION TYPES.
4. FIRE SUPPRESSION SYSTEM TO BE A DEFERRED SUBMITTAL. SYSTEM TO MEET ALL APPLICABLE CODES. SUBMIT AND OBTAIN ALL STATE AND LOCAL APPROVALS PRIOR TO INSTALLATION.
5. ALL STAIR AND ELEVATOR CORE WALLS ARE 1-HR RATED.
6. ALL STAIR DOORS TO BE FIRE RATED PER DOOR SCHEDULE.
7. PROVIDE KEYPADS AND CAMERAS AT ALL LOADING AREAS AND ALL EXTERIOR DOOR ACCESS POINTS.
8. SILL SEALER REQUIRED UNDER ALL EXTERIOR WALLS.

KEY NOTES:

X / X.XX — ELEVATION TAG – REFER TO SHEET A-2.01

X — UNIT TYPE TAG

X — DOOR TAG

FIRST LEVEL SF	33,900
OVERALL TOTAL SF	101,700
MERCHANDISE SF	890

UNIT MIX COUNT SCHEDULE

UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	117	5X5	2925	04%
2	208	5X10	10400	14%
3	4	7X10	280	<01%
4	61	7.5X10	4575	06%
5	2	7X12	168	<01%
6	188	10X10	18800	24%
7	130	10X15	19500	25%
8	52	10X20	10400	14%
9	32	10X30	9600	13%
SUB TOTAL: 794			76648	100%

THIRD FLOOR UNIT MIX SCHEDULE

UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	72	5X5	1800	07%
2	104	5X10	5200	21%
3	2	7X10	140	01%
4	10	7.5X10	750	03%
5	1	7X12	84	<01%
6	92	10X10	9200	37%
7	50	10X15	7500	31%
8	-	10X20	-	-
9	-	10X30	-	-
SUBTOTAL: 331			24674	100%

ACCESSIBLE UNITS CALCULATIONS:
PER FBC 2017, TABLE 1108.3

TOTAL SPACES IN FACILITY	MINIMUM NUMBER REQUIRED ACCESSIBLE SPACES
1–200	5%, BUT NOT LESS THAN 1
OVER 200	10, PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200

TOTAL NUMBER OF STORAGE UNITS REQUIRED ACCESSIBLE = 22

ACCESSIBLE STORAGE UNITS PROVIDED PER 1ST FLOOR = 8
ACCESSIBLE STORAGE UNITS PROVIDED PER 2ND FLOOR = 7
ACCESSIBLE STORAGE UNITS PROVIDED PER 3RD FLOOR = 7

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SAFSTOR

NO. DATE REMARKS
REVISIONS

SAFSTOR
OSO BLANCA ROAD
LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-1.03A
THIRD LEVEL FLOOR PLAN - WEST

CHECKED: TG DRAWN: KW

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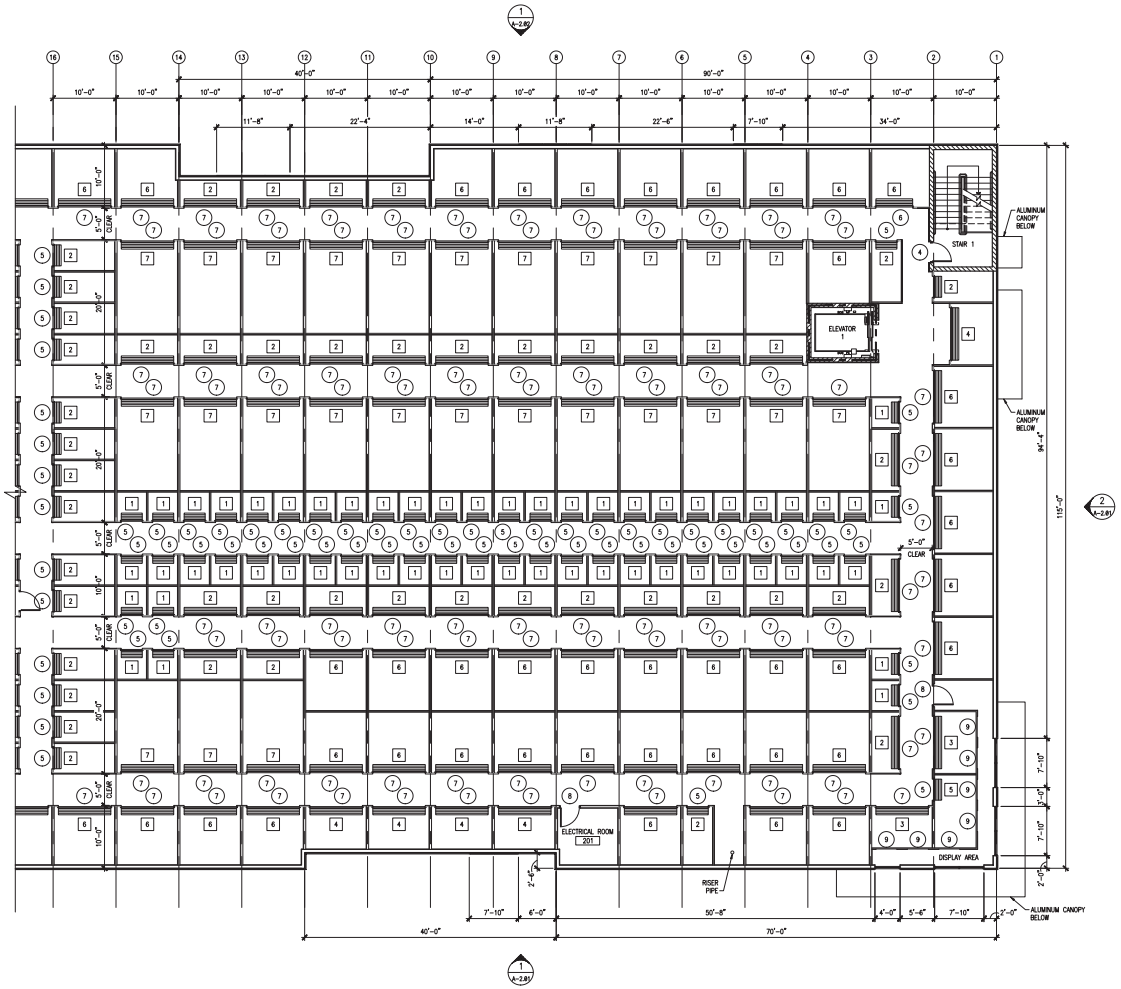

1 (1) THIRD LEVEL FLOOR PLAN - EAST 1/8" = 1'-0"

NORTH

WALL TYPE GENERAL NOTES:

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21-0230
04/15/2021

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SAFSTOR

NO. DATE REMARKS
REVISIONS:

SAFSTOR
OSO BLANCA ROAD
LAS VEGAS, NV

PROJECT NO: 2021-0106
DATE: 03.23.2021

A-1.03B
THIRD LEVEL FLOOR PLAN - EAST

CHECKED: TG DRAWN: KW

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04/15/2021
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W&A Engineering
INTERPLAN

21-0230
04/15/2021
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engineering
INTERPLAN
Architecture · Engineering · Interior Design



21-0230-SUP1 AND 21-0230-SDR1 - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC
NORTHEAST CORNER OF OSO BLANCA ROAD AND DURANGO DRIVE

04/29/2021



21-0230-SUP1 AND 21-0230-SDR1 - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC
NORTHEAST CORNER OF OSO BLANCA ROAD AND DURANGO DRIVE

04/29/2021



21-0230-SUP1 AND 21-0230-SDR1 - APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC
NORTHEAST CORNER OF OSO BLANCA ROAD AND DURANGO DRIVE

04/29/2021

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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Fax: 702.796.7181

RENO OFFICE
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Suite 700
Reno, NV 89501
Tel: 775.852.2900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

2021-03-30
15:52:32

April 15, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Special Use Permit to Allow a Mini-Storage, Site Development Review for a Mini-Storage, and Waiver to Allow Third Floor and Increased Building Height to 38'
APN: 125-17-703-001(NEC of Durango Drive and Oso Blanca Road)

To Whom It May Concern:

Our Firm represents SAFStor (the "Applicant"). The Applicant is proposing a mini-storage facility on property located at the northeast corner of Durango Drive and Oso Blanca Road, more particularly described as APN:125-17-703-001 (the "Site"). The Site is approximately 2.79 acres.

Special Use Permit for Mini-Storage

The Site is zoned TC and the land use designation is SC-TC. With special use permit approval, a mini-storage is an allowed use in the TC zoning district and the SC-TC land use designation. Here, a special use permit for a mini-storage use is appropriate and compatible for the following reasons: (1) the Site is surrounded by three (3) rights-of-ways: (i) Durango Drive, (ii) Oso Blanca Road, and (iii) US 95 On-Ramp; (2) a mini-storage is one of the least intensive uses; (3) access to the Site is from Durango Drive only; (4) the surrounding uses including a parking lot facility and commercial/retail centers, and (5) there is an existing three (3) story mini-storage located near the northwest corner of the US 95 Off-Ramp and Durango Drive.

Site Development Review & Waiver

The Site is located at the northeast corner of Durango Drive and Oso Blanca Road. Access to the Site is from Oso Blanca Road via a BLM right-of-way grant to the City of Las Vegas. The Applicant is proposing a total of 794 mini-storage units. The units range in sizes from 5' x 5' to 10' x 30'. The office is located on the east portion of the building with a visitor parking field in front of the office. Access to the mini-storage units are via a 24' wide drive aisle behind a gated entry.

21-0230
04/15/2021

The Applicant is proposing a three story, 38' tall building in the center of the Site. The proposed building will have enhanced architectural enhancements such as faux storefront windows and varying stone veneer and pre-finished aluminum metal finishes giving the building an office appearance. The additional architectural elements meet the Town Center design standards. The total square footage of the building is 101,700 square feet with each level approximately 33,900 square feet. The first floor will include the office and 199 mini-storage units, the second floor will have 264 units, and the third floor will have 331 mini-storage units. The Applicant is requesting waivers for a proposed height of 38' and a proposed third level. The slight increase in height and third level will have no adverse impacts to the area because the Site is (1) surrounded by three (3) rights-of-ways on all sides, (2) commercial/retail and parking lot uses are located across the street from the Site, and (3) an existing three (3) level mini-storage at the same approximate height is located at the northwest corner of the US 95 Off-Ramp and Durango Drive. Additionally, the Site will comply with all landscaping and parking requirements. Therefore, the proposed design including the additional height and third level is compatible with the area.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0230-SUP1 AND 21-0230-SDR1

SUBJECT: APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER: NORTHWEST 95, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Signature — 6/3/2021 Date

Jon Williams
Please Print Name

SAFStor Real Estate Co, LLC
Company Name

Sincerely,

Submitted after final agenda

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/07/21
Item 16 (a-b)

JUN. 7. 2021 1:51PM NO. 351 P. 1

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

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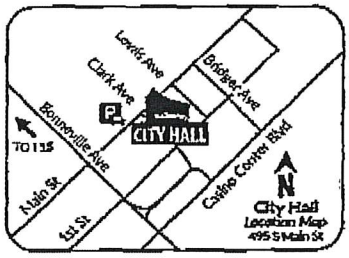
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0230 and 21-0230-SUP1 and 21-0230-SDR1
Planning Commission Meeting of **06/08/2021**

21-0230
12517301014
DURANGO 95 MINI STORAGE PTNRS L L C
5105 S DURANGO DR # 100
LAS VEGAS NV 89113

139 ORDFNP1 89113

16(a-b)P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
16a

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

SUBJECT:
21-0230-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY 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: June 8, 2021

Agenda Item No.:
16b

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

SUBJECT:
21-0230-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 101,850 SQUARE-FOOT, 794-UNIT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARD REQUIREMENTS

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: June 8, 2021

Agenda Item No.:
17

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

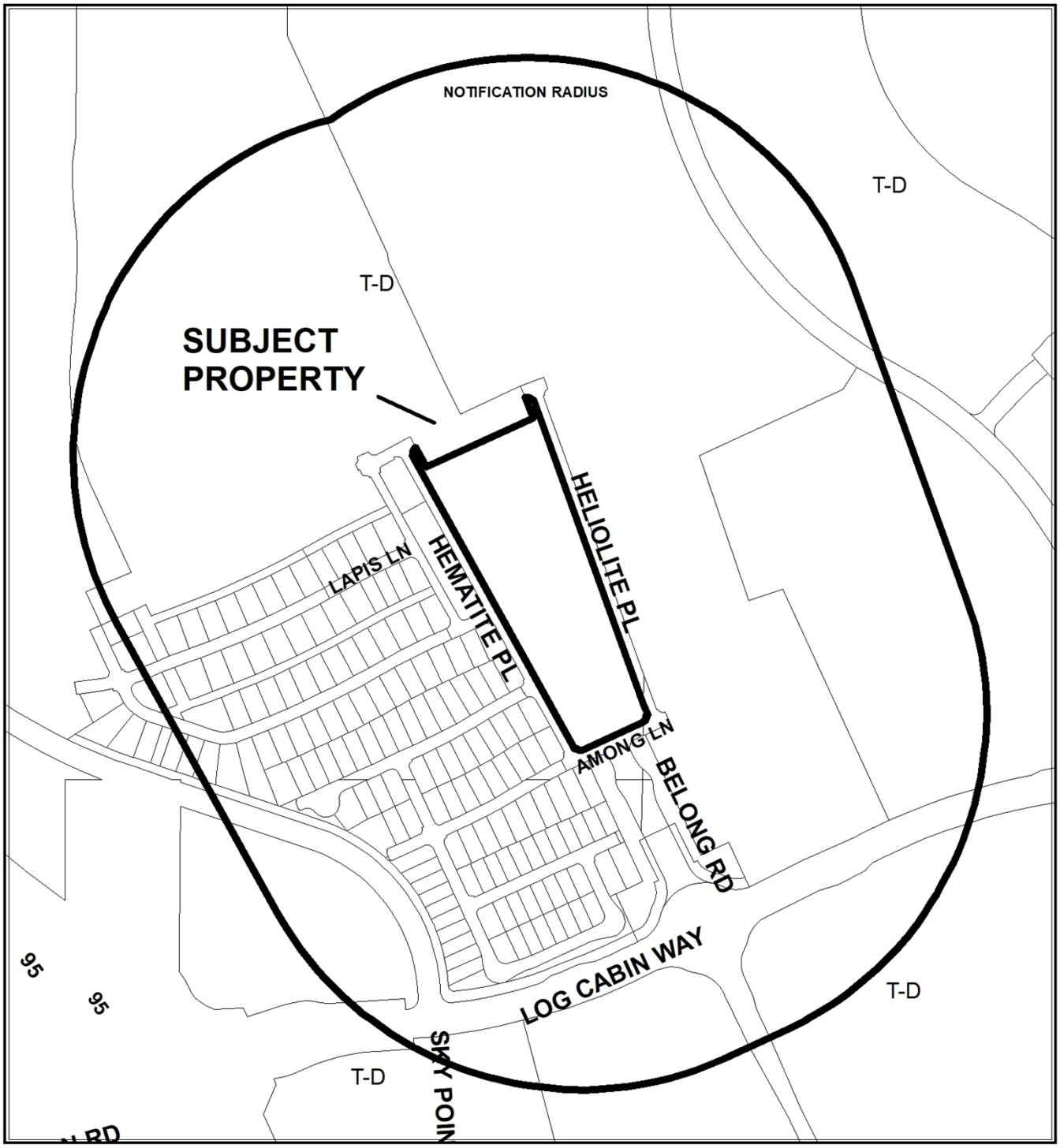
SUBJECT:
21-0235 - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests on 6.82 acres north of the intersection of Among Lane and Belong Road (APN 125-06-211-013), T-D (Traditional Development) Zone [P (Parks and Trail) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

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

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

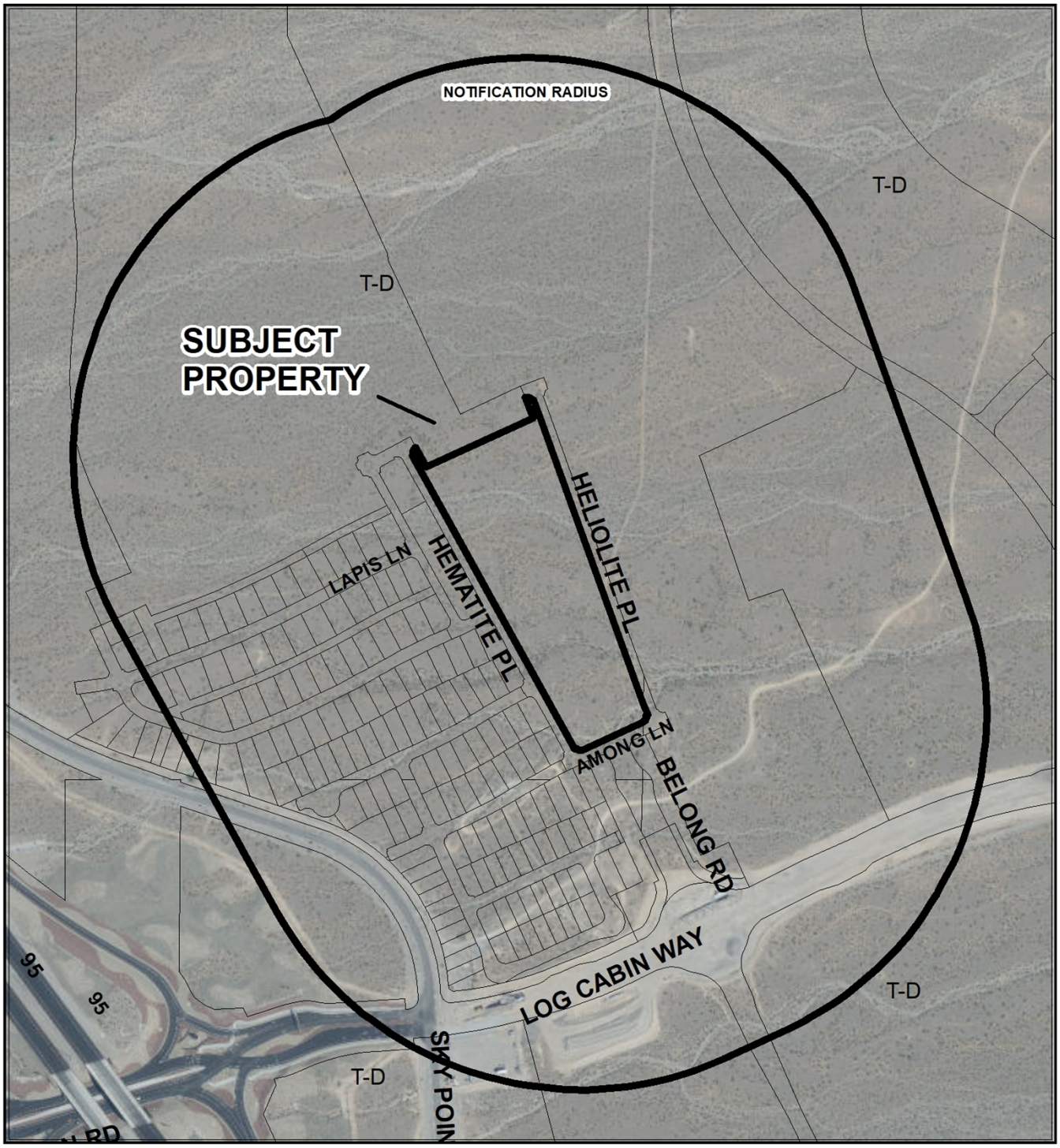


CASE: 21-0235

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

N



0 335 670 Feet

CASE: 21-0235

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NORTHLAND, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0235-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0235-SUP2	Staff recommends APPROVAL, subject to conditions:	
21-0235-SUP3	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

NOTICES MAILED 178
178

PROTESTS 0

APPROVALS 0

SS

** CONDITIONS **

21-0235-SUP1 CONDITIONS

Planning

1. The approved Special Use Permit (SUP-78437) for a Restaurant with Alcohol use on this site shall be expunged upon final approval.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 (as adopted with the Sunstone Development Agreement dated 06/19/19) for a Liquor Establishment Tavern use, except as otherwise required by the Sunstone Development Agreement.

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

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

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

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

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

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

21-0235-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 (as adopted with the Sunstone Development Agreement dated 06/19/19) for a Package Liquor Off-Sale Establishment use, except as otherwise required by the Sunstone Development Agreement.

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.

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

21-0235-SUP3 CONDITIONS

Planning

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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

The applicant is requesting Special Use Permits for alcohol-related and mobile food vending uses at the approved Sunstone Trilogy Clubhouse and surrounding park, located at the corner of Among Lane and Belong Road east of the intersection of Log Cabin Way and Sky Pointe Drive.

ISSUES

- Per the Sunstone Development Agreement and Section 1.1.1 of the Trilogy Sunstone Active Adult Parcel Design Guidelines, alcohol-related uses are permitted in the Age Qualified park and clubhouse areas with approval of a Special Use Permit.
- Per Section 3.22 of the Sunstone Development Agreement, commercial uses are subject to the Unified Development Code C-2 (General Commercial) use and development standards as adopted 06/19/19, except as otherwise stated.
- Per Section 3.02(f) of the Sunstone Development Agreement, there are no specified distance separation requirements between similar and protected uses such as houses of worship, parks, child care centers or schools.
- There is currently an entitlement for a Restaurant with Alcohol use for 4,400 square feet of the approved clubhouse floor area. The applicant wishes to have this entitlement expunged with these new requests.

ANALYSIS

The site is located in the Active Adult area of Sunstone, which is subject to the Trilogy Sunstone Active Adult Parcel Design Guidelines and the Sunstone Development Agreement as amended June 19, 2019. A Major Modification (MOD-78806) approved in May 2020 established the community park area that includes a clubhouse complex of three buildings, pickleball courts, a pool and spa area and several landscaped outdoor activity areas.

Commercial uses such as those proposed within the park are subject to Title 19 Unified Development Code C-2 (General Commercial) use and development requirements pursuant to Section 3.22 of the Sunstone Development Agreement, except as otherwise stated. Title 19 standards for the community were “frozen” by the Sunstone Development Agreement in June 2019. A notable exception to the minimum use requirements for alcohol-related uses in Sunstone is that they are not subject to distance separation requirements as typically required by Title 19.

Liquor Establishment (Tavern) use

A Liquor Establishment (Tavern) use requires approval of a Special Use Permit. The Liquor Establishment (Tavern) use is defined 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 proposed use meets the definition, as beer, wine and spirits are proposed to be served throughout the park site for consumption on the park site.

The Minimum Special Use Permit Requirements for this use include:

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.

   As stated above, Section 3.02(f) of the Sunstone Development Agreement states that for alcohol related uses within Sunstone, no distance separation requirements between the subject alcohol uses and similar or protected uses are specified.

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 does not apply to the subject use.

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:
e. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
f. That has a minimum net site area of 15 acres; and
g. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet;
h. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet;
i. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060; or
j. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

This requirement does not apply, as there are no specified distance separation requirements for alcohol-related uses in Sunstone.

4. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   The proposed use will be subject to conformance to Title 6 regulations regarding alcohol and gaming prior to issuance of a business license to conduct the use. This is a nonwaivable use requirement.

The applicant is seeking to entitle the entire 6.82-acre parcel for the Liquor Establishment (Tavern) use. The park will be subject to licensing requirements that will ensure the health, safety and welfare of the public.

The use is primarily proposed to be located within:

- a 230 square-foot bar within the Welcome Center (Building A);
- a 7,505 square-foot outdoor courtyard area south of Building A;
- a 6,700 square-foot restaurant with ballroom within Building C;
- the outdoor pool/spa area (22,000 square feet); and
- the 66,700 square-foot bocce ball and grass area south of Building C (portable bars).

The bar and restaurant, which will also contain a bar, is intended to be open to both residents and guests. The ballroom will use portable bars to host private events. Although there are no distance separation requirements between the proposed Liquor Establishment (Tavern) and similar and protected uses, staff notes that the nearest school (Scherkenbach Elementary) is approximately 3,120 feet to the southeast, the nearest city park is approximately 3,680 feet to the southeast (Alyn Beck) and the nearest religious facility is approximately 6,130 feet to the southeast (at Iron Mountain Rd and El Capitan Way). There are no Individual Care Centers or other Liquor Establishment (Tavern) uses in the vicinity of the approved park.

Package Liquor Off-Sale Establishment use

The Package Liquor Off-Sale Establishment use requires a Special Use Permit. The Package Liquor Off-Sale Establishment use is defined as "an establishment, other than a grocery store with alcohol or a retail establishment with package liquor off-sale, whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location. This land use entitlement shall only permit the consideration of LVMC Title 6 package alcoholic beverage licenses for the following types of establishments:

1. Liquor store, as described in LVMC 6.50.170(B)(2).
2. Establishment for instructional winemaking, as described in LVMC 6.50.170(B)(3).
3. Ancillary craft distillery, as described in LVMC 6.50.090."

The proposed use meets the definition, as alcoholic beverages in packaged and sealed containers are proposed for sale within a commercial location not qualifying as a grocery store or Retail Establishment with Package-Liquor Off-Sale.

The Minimum Special Use Permit Requirements for this use include:

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 minimum distance separation between a package liquor off-sale establishment and other uses that should be protected from impacts associated with a package liquor off-sale establishment and/or possible impacts associated with the saturation of package liquor off-sale establishments in any particular area of the City. Therefore, except as otherwise provided in these Requirements, no package liquor off-sale establishment shall be located:

a. Within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.
b. Within 1000 feet of any other package liquor off-sale establishment, liquor establishment (tavern), urban lounge or sexually oriented business.

This requirement does not apply. As stated above, Section 3.02(f) of the Sunstone Development Agreement states that for alcohol related uses within Sunstone, no distance separation requirements between the subject alcohol uses and similar or protected uses are specified.

2. The distance separation requirements in Requirement 1 do not apply to an establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement does not apply to the subject use.

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 package liquor off-sale establishment that will have an ancillary craft distillery business license and that will be operated in conjunction with a craft distillery that qualifies as such under NRS 597.235.

   This requirement does not apply, as there are no specified distance separation requirements for alcohol-related uses in Sunstone.

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

   The proposed use will be subject to conformance to Title 6 regulations regarding alcohol and gaming prior to issuance of a business license to conduct the use. This is a nonwaivable use requirement.

5. No package liquor off-sale use shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

   This requirement does not apply, as the subject property is not located on or adjacent to the Pedestrian Mall. This is a nonwaivable use requirement.

6. This use is permitted in the C-PB Zoning District only when it is ancillary to a craft distillery that qualifies as such under NRS 597.235.

This requirement does not apply, as the subject property is not zoned C-PB.

Package liquor is proposed to be sold within the retail floor area at the 3,445 square-foot market in Building A on the attached site plan, which would also contain a 230 square-foot bar. Package liquor is intended to be sold to both residents and guests. A Beer/Wine/Cooler Off-Sale Establishment also requires a Special Use Permit and had been proposed to be located within the proposed market within Building A; however, this use would be superseded by the proposed Package Liquor Off-Sale Establishment use and was not requested.

Open Air Vending use

The Open Air Vending use is defined as "an outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer's Market."

Open Air Vending/Transient Sales Lot is a conditional use. A Special Use Permit is not necessary unless the applicant cannot meet one or more of the conditional use regulations for this use as described in Title 19.12. The applicant is proposing to locate food trucks in several locations around the site, including the north and south lawn areas. As Conditional Use Regulations 5a, 6, 7b, 7c, 7d, 7f and 8a and 8b cannot be met by the request, a Special Use Permit is required pursuant to Title 19.

Conditional Use Regulations for this use include the following:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:

    a. In the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).
    b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.]

2. The site must be kept free of any litter or debris at all times.

3. No structures shall be allowed within the public right-of-way.

4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities:
    a. Has been approved by means of a Site Development Plan Review;
    b. Is within the plaza area of a commercial lot; or
    c. Is in accordance with Conditional Use Regulation 9 below.

5. Vehicles or portable units used in the operation may not occupy:
    a. Required parking spaces or required drive aisles; or
    b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.

6. The vending/sales activity must be located at least 150 feet from residential development, except where the location is part of a mixed-use development.

7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
    a. No such vending is permitted in the O (Office) Zoning District;
    b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
    c. No such vending is permitted within landscaped areas;
    d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that these limitations do not apply:
        i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
        ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
        iii. Within the plaza area of a commercial lot;
    e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
    f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
    g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.

8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
    a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period;
    b. No more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period;
    c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
    d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
    e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.

9. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 6:
    a. The use is not permitted in the O (Office) Zoning District;
    b. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
    c. The use is not permitted within landscaped areas;
    d. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;
    e. On any lot that is adjacent to a residentially zoned lot, the hours of operation of the use shall be limited to the period between 10 a.m. and 8 p.m.; and
    f. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
    g. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

The applicant intends to use more than one mobile food vendor at a time for more than a four-hour time period as an amenity for outdoor events such as movie nights and farmers' markets. The vendors are proposed to be stationed at the pickleball courts and grass areas. In addition, two onsite parking spaces are expected to be displaced by the food vendors at any one time. Most areas of the park and clubhouse site are within 150 feet of future residential development. In this case, however, the park and its uses are intended to be integrated into the master plan as centrally located amenities for its residents. This central park concept was established well before any lots were sold to residents, and therefore staff can support the Open Air Vending use as compatible with the surrounding future residential development.

The applicant also intends to operate a banquet facility use in the restaurant and ballroom (Building C) within the park. Banquet Facility is a permitted use and not considered to be an alcohol-related use; therefore, no Special Use Permit is required by the Sunstone Development Agreement.

Through the original approval of the park and clubhouse (SDR-78438) and subsequent reviews, it was determined that commercial and alcohol-related uses were accessory to the park and clubhouse and no additional parking for these uses would be required. The clubhouse parking areas will accommodate 127 onsite parking spaces. The central park will be accessible through pedestrian paseo trails throughout the community and through adjacent local streets that provide vehicular parking.

There is currently an approved entitlement for a Special Use Permit (SUP-78437, amended by 21-0010-SUP1) for a Restaurant with Alcohol use for 4,400 square feet of the approved clubhouse floor area. The applicant wishes to have this entitlement expunged upon final approval of these new requests.

The applicant has indicated that the park area will remain under single ownership/management, which would provide integrated control of the proposed uses. The park and clubhouse development is unique in that it combines commercial and recreational amenities not normally allowed to coexist in public park settings. The park was specifically planned for the benefit of the surrounding residents and intended to be integrated into the age-restricted development. Therefore the proposed land uses can be conducted in a manner that is harmonious and compatible with the surrounding current and future land uses. Staff recommends approval of each Special Use Permit, subject to conditions.

FINDINGS (21-0235-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 Liquor Establishment (Tavern) use is intended to be located in all areas of the Sunstone Trilogy park and clubhouse site as an amenity for the Age Qualified area residents. The park area will remain under single ownership and management, which will aid in consistent operation of the proposed use.

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

   The subject site is a future 6.82-acre central park and clubhouse designed to provide centralized commercial and recreational services to the surrounding residents of the master plan area. As such, it is envisioned that most parking spaces will be utilized by guests and residents who live further away from the park.

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.**

   Log Cabin Way, a planned 100-foot right-of-way, will provide access to the park and clubhouse. Direct access will be restricted by a guarded gate. These facilities will be adequate in size to meet the needs of the proposed Liquor Establishment (Tavern) 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 Special Use Permit is subject to licensing review and regular inspection for compliance, thereby protecting the public health, safety and welfare.

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

   The proposed Liquor Establishment (Tavern) meets all of the applicable conditions for this use in Title 19.12. Several minimum special use permit requirements do not apply as a result of there being no distance separation requirements between the proposed use and both similar and protected uses.

FINDINGS (21-0235-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 Package Liquor Off-Sale Establishment use is intended to be located at the Sunstone Trilogy park and clubhouse site as an amenity for the Age Qualified area residents. The park area will remain under single ownership and management, which will aid in consistent operation of the proposed use.

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

   The subject site is a future 6.82-acre central park and clubhouse designed to provide centralized commercial and recreational services to the surrounding residents of the master plan area. As such, it is envisioned that most parking spaces will be utilized by guests and residents who live further away from the park.

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.**

   Log Cabin Way, a planned 100-foot right-of-way, will provide access to the park and clubhouse. Direct access will be restricted by a guarded gate. These facilities will be adequate in size to meet the needs of the proposed Package Liquor Off-Sale use.

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

   The Special Use Permit is subject to licensing review and regular inspection for compliance, thereby protecting the public health, safety and welfare.

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

   The proposed Package Liquor Off-Sale establishment meets all of the applicable conditions for this use in Title 19.12. Several special use permit requirements do not apply as a result of there being no distance separation requirements between the proposed use and protected uses.

FINDINGS (21-0235-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 Open Air Vending/Transient Sales Lot (Mobile Food Vendor) use will be part of the operations of a master planned park providing amenities to surrounding residents. Therefore, despite the location and number of mobile food vendors and proximity to future residential development, the use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

   The subject site is a future 6.82-acre central park and clubhouse designed to provide centralized commercial and recreational services to the surrounding residents of the master plan area. As such, it is envisioned that most parking spaces will be utilized by guests and residents who live further away from the park.

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.**

   Log Cabin Way, a planned 100-foot right-of-way, will provide access to the park and clubhouse. Direct access will be restricted by a guarded gate. These facilities will be adequate in size to meet the needs of the proposed Package Liquor Off-Sale use.

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

   The Special Use Permit is subject to licensing review and regular inspection for compliance, thereby protecting the public health, safety and welfare.

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

Open Air Vending/Transient Sales Lot is a conditional use per Title 19.12; however, the proposed use cannot meet several Conditional Use Regulations regarding the number of mobile food vendors, their location on the site, their proximity to residential development and hours of operation. A Special Use Permit must be approved before the activity can be licensed.

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.
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.
06/19/19	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland Development Agreement) 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.
02/10/20	A Final Map (FMP-77750) for a 20-parcel Master Planned Community (Sunstone) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. was recorded.
05/12/20	The Planning Commission approved a request for a Major Modification (MOD-78606) of the Sunstone Development Standards to establish design guidelines for a future community park in the Active Adult area (Trilogy) designated within Sunstone. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a request for a Special Use Permit (SUP-78437) for a 5,090 square-foot Restaurant with Alcohol use within a proposed clubhouse and 1,125 square feet of outdoor seating area in the Trilogy Sunstone community at the northeast corner of Log Cabin Way and Sky Pointe Drive. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-78438) for a proposed 16,381 square-foot community center and 500 square-foot guard building on a 6.82-acre portion of 552.21 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive. Staff recommended approval.
07/14/20	The Planning Commission approved a Major Modification (MOD-78829) of the Sunstone Master Plan to subdivide previously approved Developer Parcel AQ into four new developer parcels, subdivide previously approved Developer Parcel H into two new developer parcels and to add four new residential street cross sections to the approved Sunstone Development Standards. Staff recommended approval.
	The Planning Commission approved a Tentative Map (TMP-78830) for a 26-parcel master planned community [Sunstone Ver. 2] on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Staff recommended approval. The approval expires 07/14/24 if no final map is recorded on all or a portion of this area.
02/02/21	Department of Planning staff administratively approved a Minor Amendment (21-0010-SUP1) of an approved Special Use Permit (SUP-78437) for a 690 square-foot reduction of a Restaurant with Alcohol use where 5,090 square feet with a 1,125 square-foot outdoor seating area was previously approved.
	Department of Planning staff administratively approved a Minor Amendment (21-0010-SDR1) of an approved Site Development Plan Review (SDR-78438) for a 15,000 square-foot clubhouse/community center where 16,381 square feet was previously approved within a community park at the northeast corner of Log Cabin Way and Sky Pointe Drive.
02/03/21	A Final Map (100032-FMP) for a subdivision consisting of three large lots and nine residential lots (Parcel 3 at Sunstone Model Phase) on 166.80 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive was recorded. The map is based on the original parent final map of Sunstone (FMP-77750) recorded 02/10/20.
03/25/21	A Final Map (100052-FMP) for a 150-lot single-family residential subdivision (Parcel 3 at Sunstone Phase 1) on 26.08 acres at the northwest corner of Log Cabin Way and Sky Pointe Drive was recorded.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/25/20	An application (L20-02183) was processed for permit review of civil improvement plans for Sunstone Parcel 3 at the northeast corner of Log Cabin Way and Sky Pointe Drive. A permit has not been issued.
10/22/20	Applications for building permit review were processed for Trilogy Sunstone Community Center/Clubhouse Building A (C20-04116) at 10020 Hematite Place, Building B (C20-04117) at 10010 Hematite Place and onsite utilities and hardscapes (C20-04118) at 10031 Heliolite Place. Permits have not been issued. The Department of Planning denied its review pending approval of civil improvement plans for Sunstone Parcel 3 (Club). The Plan Check Reference Number is PRC20-00083.
11/23/20	Applications for building permit review were processed for Trilogy Sunstone Community Center/Clubhouse Building C (C20-04538) at 10011 Heliolite Place, and onsite utilities and hardscapes (C20-04539) at 10031 Heliolite Place. Permits have not been issued. The Department of Planning denied its review pending approval of civil improvement plans for Sunstone Parcel 3 (Club) and plans not matching the approved SDR. The Plan Check Reference Number is PRC20-00090.
03/22/21	A building permit (C20-03855) was issued for a 500 square-foot gate house at 9963 Belong Road. A final inspection has not been approved.
03/25/21	An application (C21-01386) was processed for building permit review for a standalone restroom building for a pool house at 9500 Log Cabin Way. A permit has not been issued.
03/31/21	An application (C21-01464) was processed for building permit review of engineered retaining and block walls at 10031 Heliolite Place. A permit has not been issued.

Pre-Application Meeting	
04/05/21	A pre-application meeting was held with the applicant to discuss submittal requirements for Special Use Permit applications.

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

Field Check	
05/06/21	The subject site is undeveloped but part of a larger construction site. A guard gate canopy and shack have been partially built to the south of the planned park site.

Details of Application Request	
Site Area	
Net Acres	6.82

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	P (Parks & Trails) [Sunstone]	T-D (Traditional Development)
North	Undeveloped	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)
South	Undeveloped	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)
East	Undeveloped	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)
West	Single Family, Detached (under construction)	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)

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

DEVELOPMENT STANDARDS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Community Center, Private (Accessory)	15,000 sf	1 space per 200 sf GFA	75				
TOTAL SPACES REQUIRED			75		127		Y
Regular and Handicap Spaces Required			72	3	119	8	Y

DocuSign Envelope ID: 6A9B3131-2CDE-4931-AA74-B3C4ACAD4F8E

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	21-0235
Meeting Date	04/15/2021
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Use Permit to Tavern, Package Liquor Open Air. Transient Sales Lot

Project Address (Location) Skye Canyon Dr and Log Cabin Way

Project Name Sunstone Clubhouse **Proposed Use** Tavern/alcohol

Assessor's Parcel #(s) 125-06-211-013 **Ward #**

General Plan: Existing TD Proposed n/a **Zoning:** Existing TD Proposed n/a

Additional Information

Property Owner Northland, LLC Contact n/a

Address 11411 Southern Highlands #300 City Las Vegas State NV Zip 89141

E-mail n/a Phone n/a

Applicant Northland, LLC Contact n/a

Address 11411 Southern Highlands #300 City Las Vegas State NV Zip 89141

E-mail n/a Phone n/a

Representative Kaempfer Crowell Contact Ann Pierce

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail apierce@kcnvlaw.com Phone 702-792-7048

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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.

DocuSigned by:

Property Owner Signature 2ABDCDA74BDC44E...

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

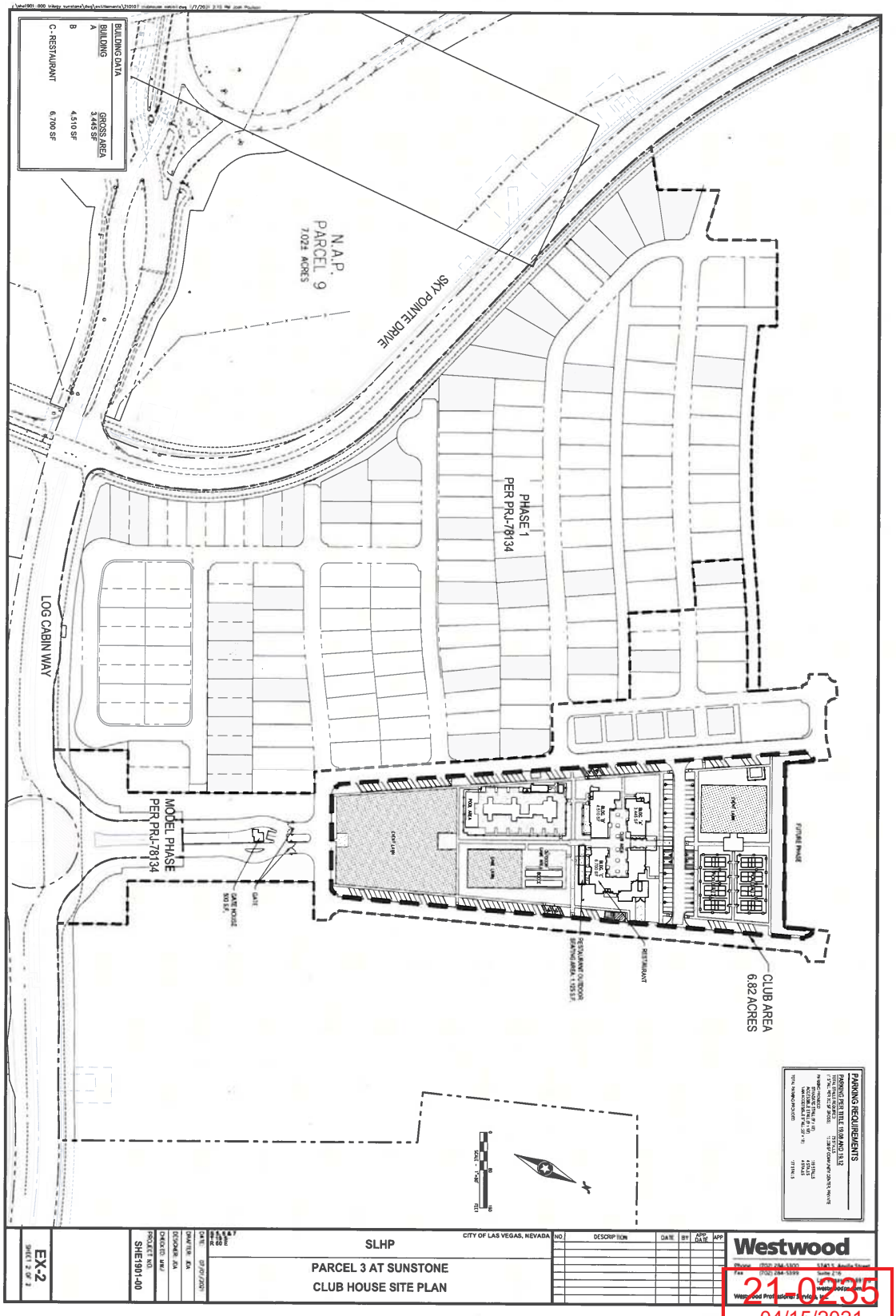
Print Name Robert Johnson, Authorized Agent

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4947-01
MY APPT. EXPIRES SEPTEMBER 28, 2024

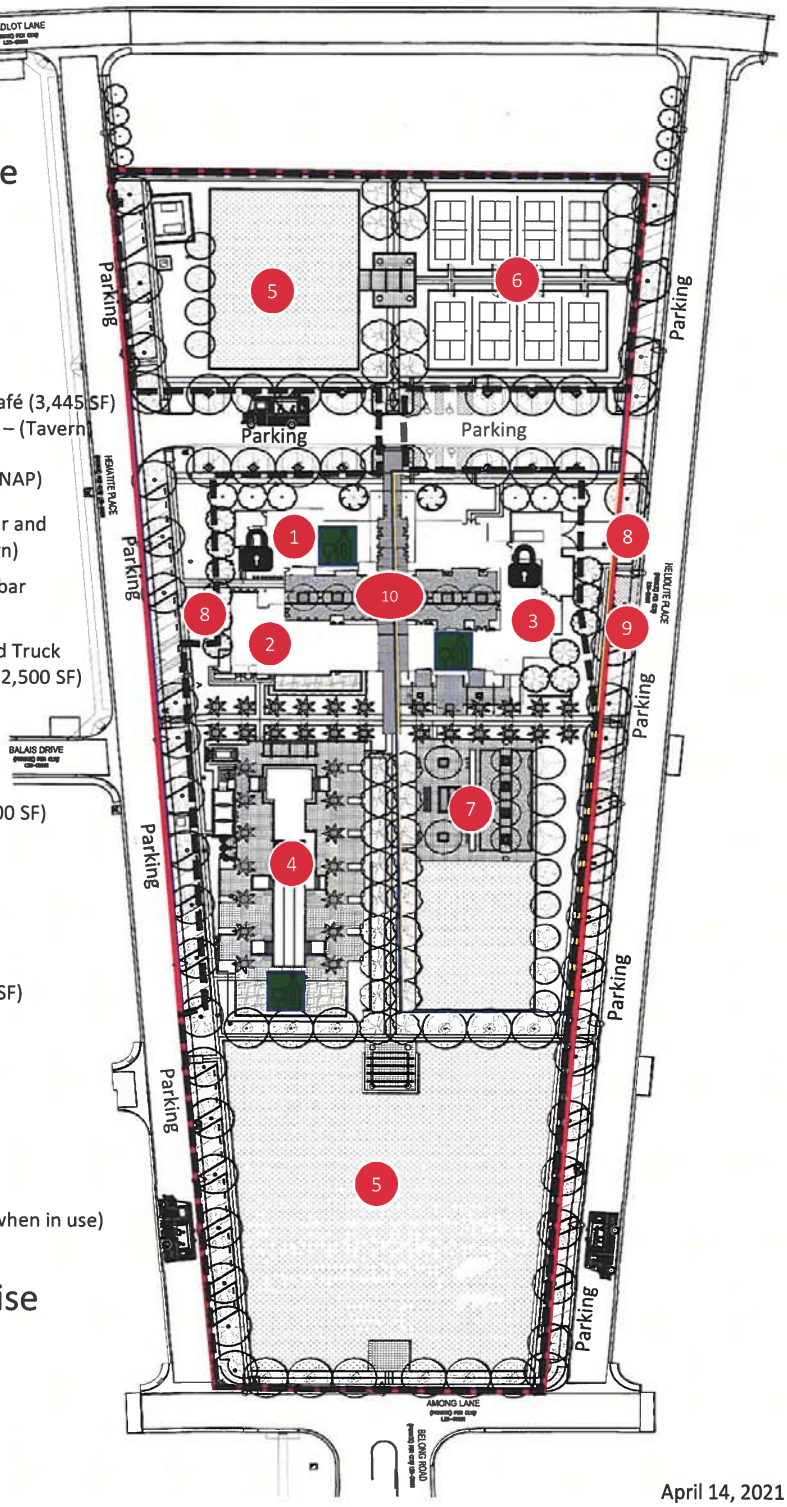
Subscribed and sworn before me

This 29TH day of MARCH, 20 21

Notary Public in and for said County and State


BUILDING DATA
BUILDING GROSS AREA
A 3,445 SF
B 4,510 SF
C - RESTAURANT 6,700 SF
N.A.P.
PARCEL 9
7.02± ACRES
SKY POINTE DRIVE
PHASE 1
PER PRJ-78134
LOG CABIN WAY
MODEL PHASE
PER PRJ-78134
GATE HOUSE
303 S.F.
GATE
RESTAURANT OUTDOOR SEATING AREA 1,125 S.F.
RESTAURANT
FUTURE PHASE
CLUB AREA
6.82 ACRES
PARKING REQUIREMENTS
SLHP
PARCEL 3 AT SUNSTONE
CLUB HOUSE SITE PLAN
CITY OF LAS VEGAS, NEVADA
DESCRIPTION
DATE
BY
APP DATE
APP
Westwood
EX-2
SHE1901-00
21-0235
04/15/2021

Sunstone Clubhouse (6.82 Acres)



1. Welcome Center, Market/Café (3,445 SF) including Social Bar (230 SF) – (Tavern)
2. Fitness Center (4,510 SF) – (NAP)
3. Sit down Restaurant with Bar and Ballroom (6,700 SF) – (Tavern)
4. Pool and Spa with portable bar (22,000 SF) – (Tavern)
5. Grass Area – Option for Food Truck and other outdoor events (12,500 SF) – (Open Air Vending)
6. Pickleball (12,500 SF) – (Open Air Vending)
7. Outdoor Activity Area (66,700 SF) – (Tavern)
8. Delivery Entrance
9. Trash Enclosure
10. Entertainment Patio (7,505 SF) – (Tavern)

Liquor Storage Area

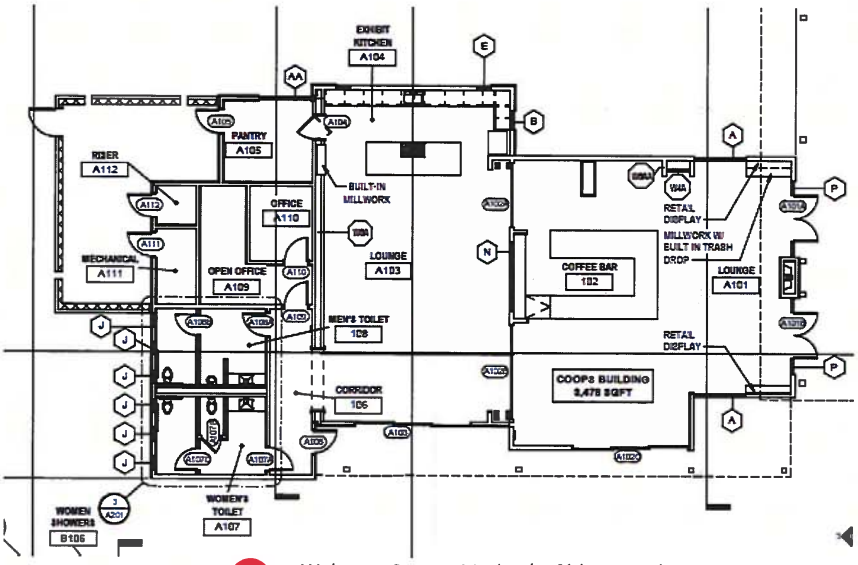
Liquor Sold & Served

Food Truck Opportunities (displaces 2 parking spaces when in use)

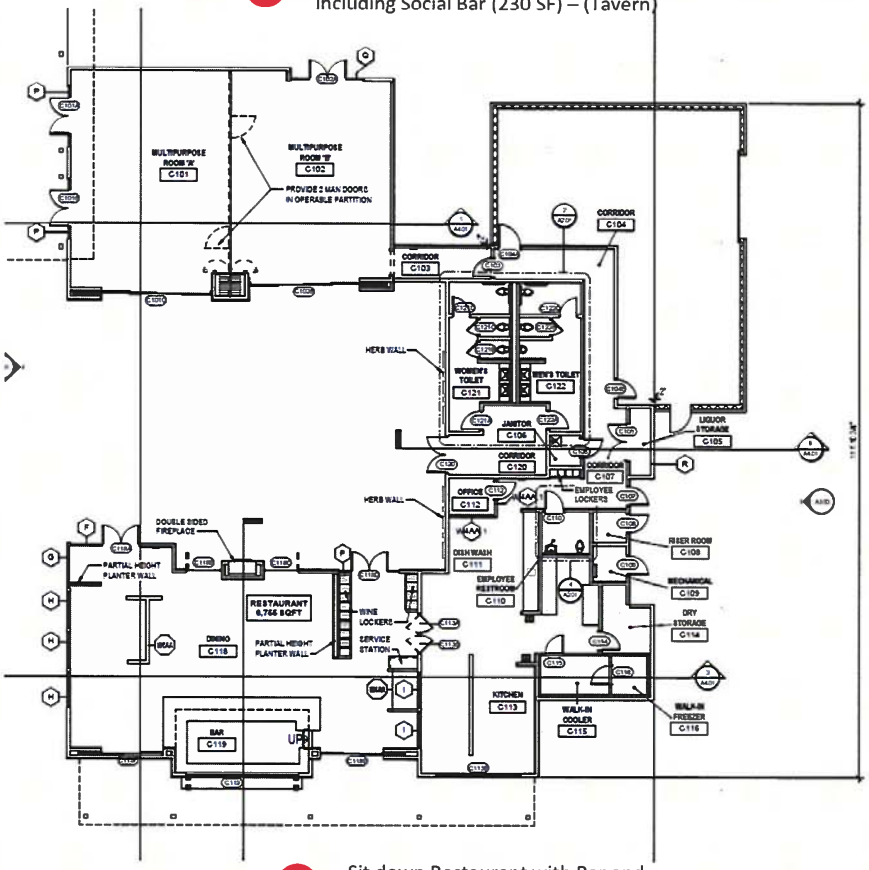
Licensed Premise

April 14, 2021

21-0235
04/15/2021

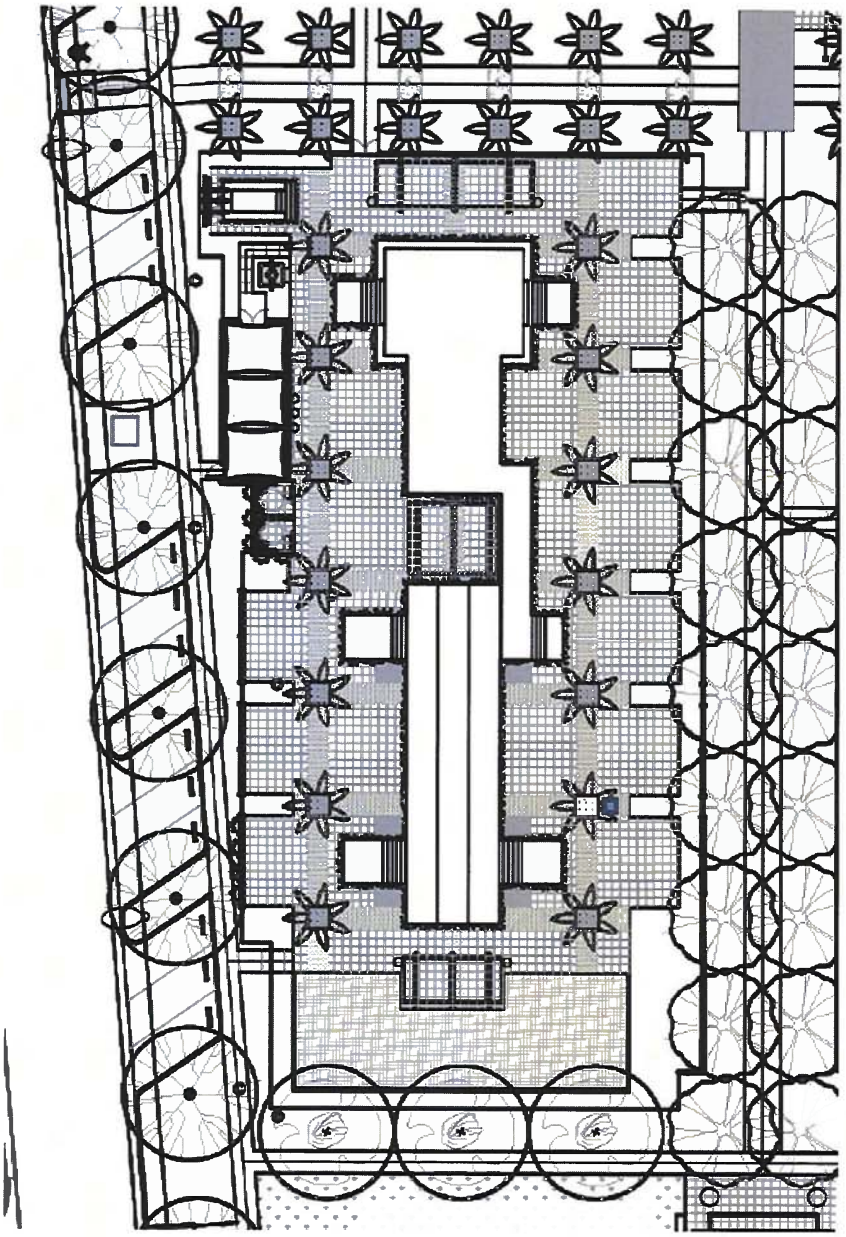


1 Welcome Center, Market/Café (3,445 SF) including Social Bar (230 SF) – (Tavern)



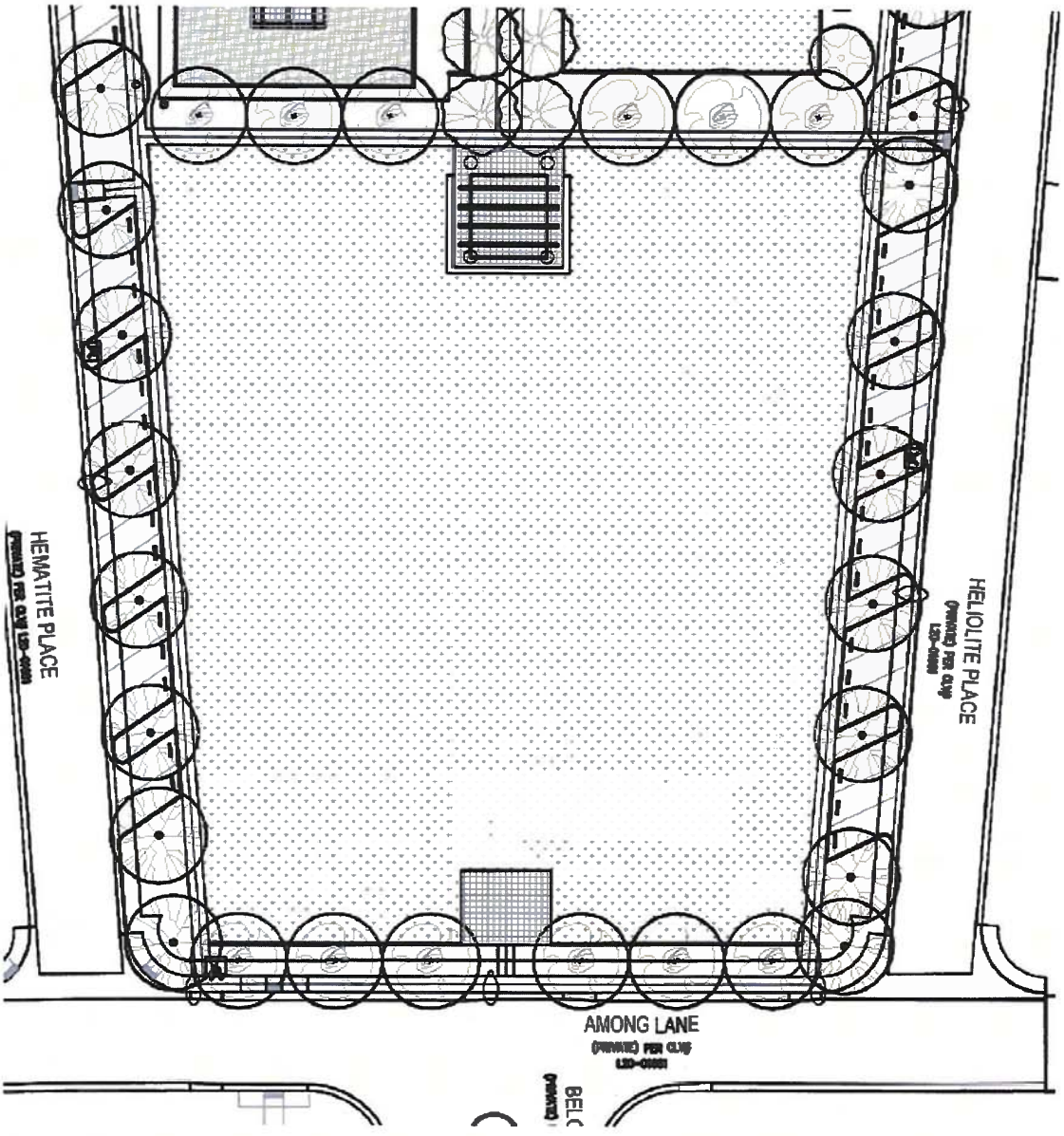
3 Sit down Restaurant with Bar and Ballroom (6,700 SF) – (Tavern)

21-0235
04/15/2021



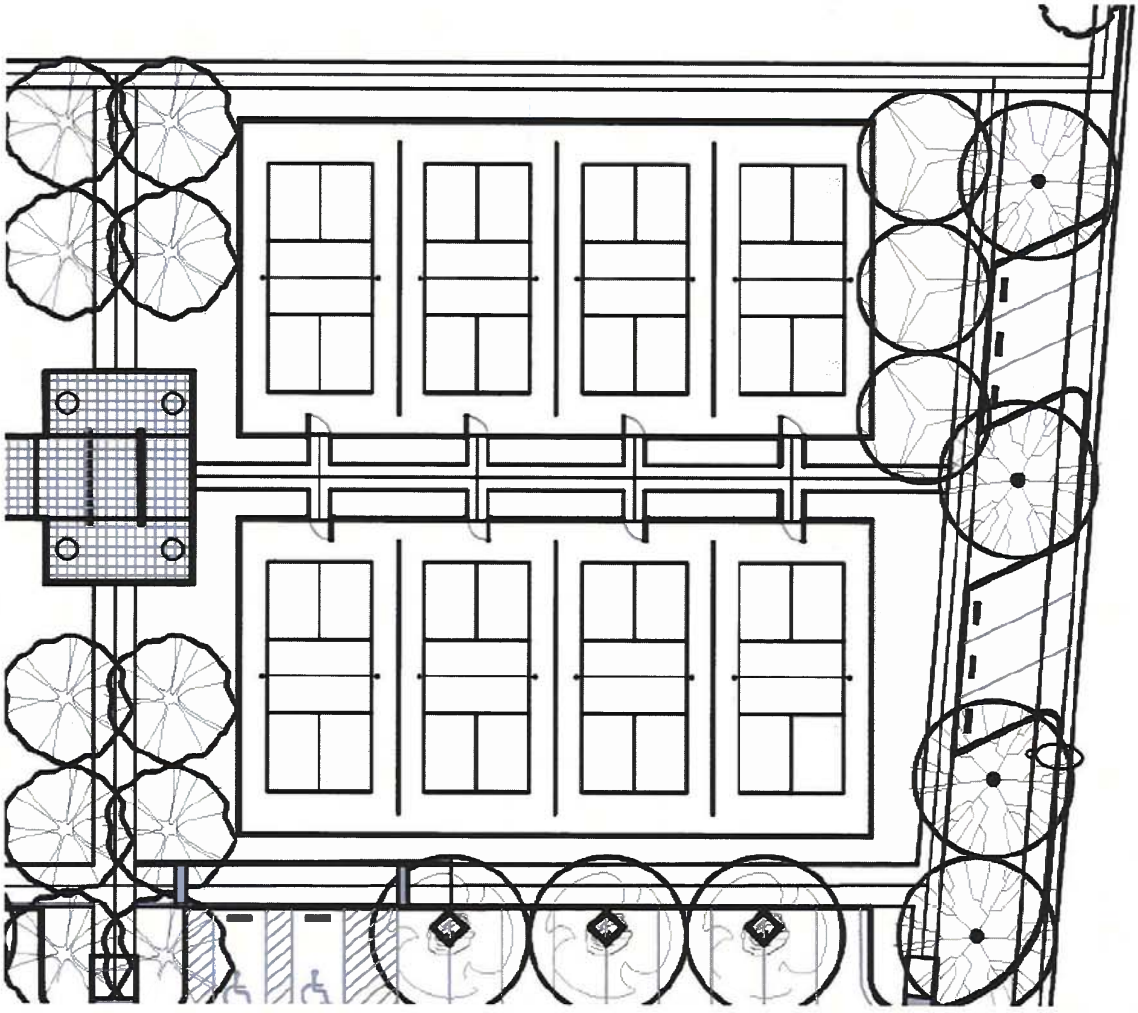
4 Pool and Spa with portable bar
(22,000 SF) – (Tavern)

21-0235
04/15/2021



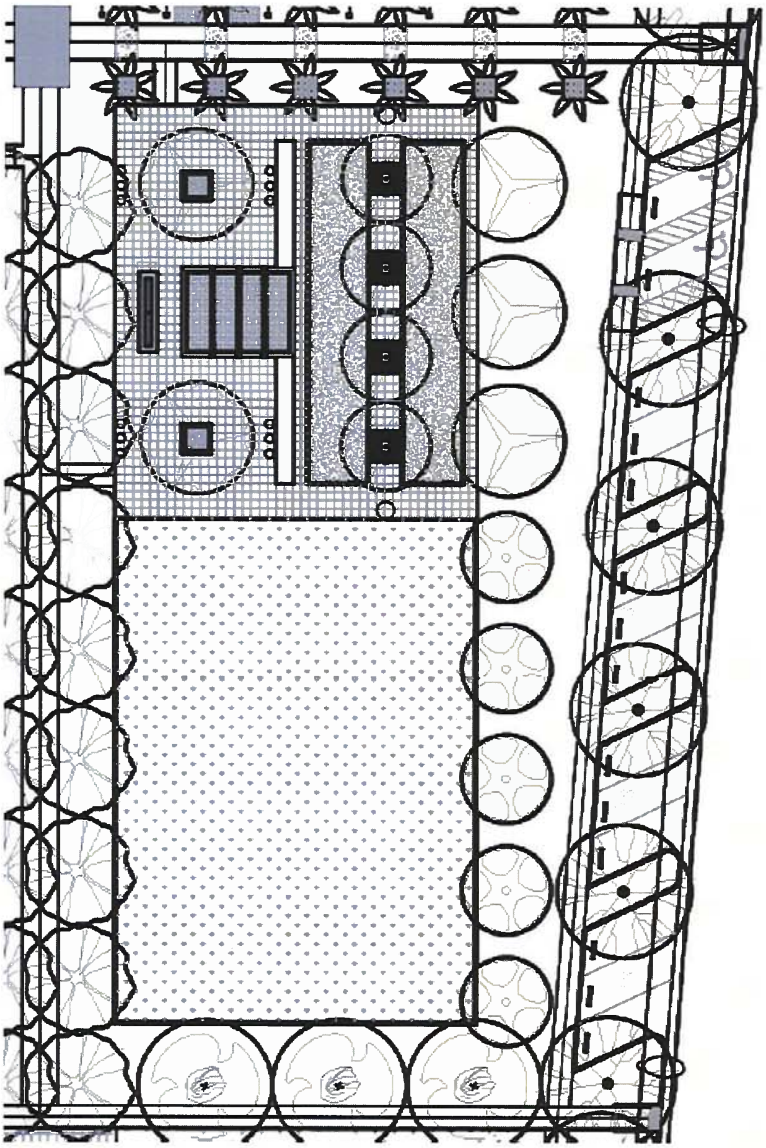
5 Grass Area – Option for Food Truck and other outdoor events (12,500 SF) – (Open Air Vending)

21-0235
04/15/2021



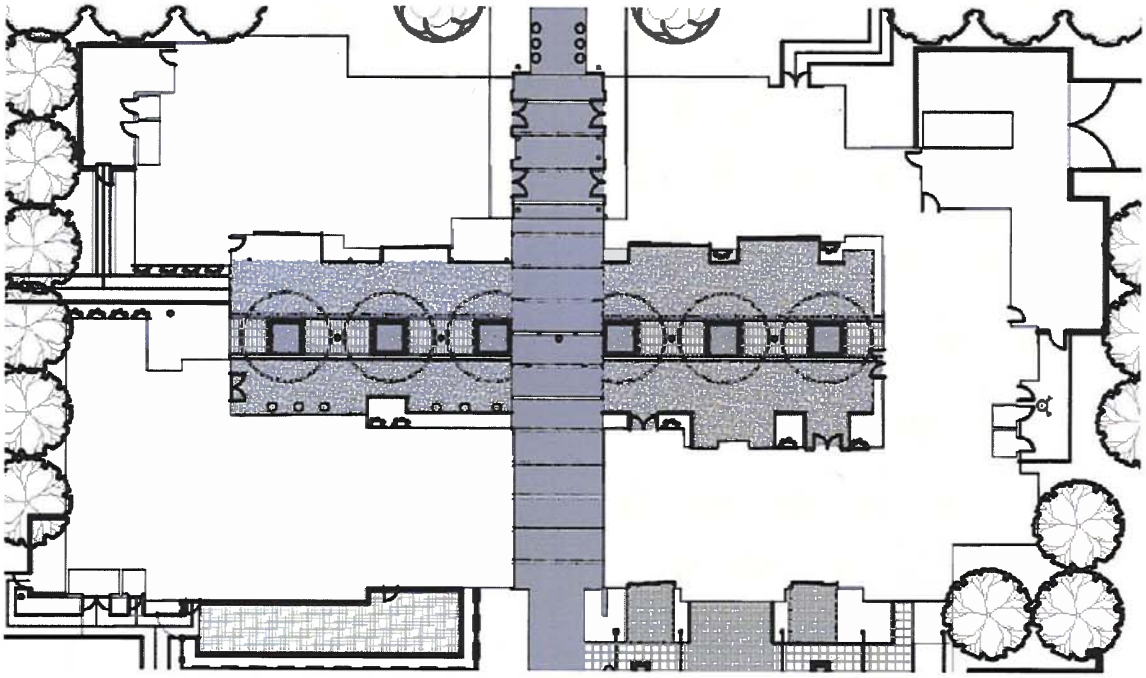
6 Pickleball (12,500 SF) –
(Open Air Vending)

21-0235
04/15/2021



7 Outdoor Activity Area (66,700 SF) – (Tavern)

21-0235
04/15/2021



10 Entertainment Patio (7,505 SF) – (Tavern)

21-0235
04/15/2021



21-0235-SUP1; 21-0235-SUP2 AND 21-0235-SUP3 - APPLICANT/OWNER: NORTHLAND, LLC
NORTH OF THE INTERSECTION OF AMONG LANE AND BELONG ROAD

05/06/2021

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

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jlazovich@kcnvlaw.com
702.792.7050

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Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.827.2011

CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

RECEIVED
APR 15 2021
CITY OF LAS VEGAS
PLANNING

April 15, 2021

VIA ELECTRONIC UPLOAD

Mr. Steve Swanton
City of Las Vegas
Department of Planning
495 Main Street
Las Vegas, NV 89101

Re: Justification Letter
APN: 125-06-211-013

Dear Steve:

Please be advised, this firm represents the Applicant. On behalf of the Applicant, we are submitting entitlements for alcohol uses (tavern, package liquor off-sale establishment and portable bars) and for an open air vending/transient sales area for outdoor uses being proposed at the Sunstone Trilogy Clubhouse (the "Clubhouse"). The Clubhouse is located on 6.82 acres generally located near Sky Pointe Drive and Log Cabin Way (the "Site").

The Applicant is requesting a tavern use to cover the entire 6.82 acres that the Clubhouse sits on. The Applicant is also seeking an open air vending/transient sales lot to allow for food trucks on several areas of the Site. The Applicant intends to use the Clubhouse in a variety of ways. Initially, the Welcome Center will be used for people looking to purchase homes. As part of this, the Clubhouse will have a market/café and social bar. The market/café would sell package liquor and the social bar would serve alcoholic beverages. Subsequently, the market/café and social bar will be used by residents and guests. In addition, there is a restaurant and bar and a ballroom which would also serve alcohol. The restaurant will be open to residents and the public. The ballroom will use portable bars for private events.

As more fully shown on the Trilogy Sunstone Amenity Plan, alcohol uses are intended for all areas marked and listed below:

Area #1. Welcome Center with Market/Café, Social Bar which is approximately 3,445 square feet.

Area #3. Sit Down Restaurant with Bar and Ballroom – 6,700 square feet.

Area #4. Pool and Spa Area with portable bar(s) – 22,000 square feet.

21-0235
04/15/2021

Area #5. Grass Area – option for food truck and other outdoor events (Open Air Vending) – 12,500 square feet.

Area #6 South Lawn – (Open Air Vending) 12,500 square feet for outdoor events such as movie night, farmers markets and other outdoor events.

Area #7. Outdoor Activity Area – 66,700 square feet.

Area #10. Entertainment Patio – 7,505 square feet. This will be an expansion of the Outdoor Activity Area noted in Area #7.

The outdoor grass areas will be used on a per event basis. For example, unless there is an event scheduled for one of these areas, it will be passive open space. Parking will be provided around the perimeter of the Site as well as in between the Clubhouse and North Lawn.

The Applicant is seeking a package liquor off-sale establishment entitlement as liquor is being proposed to be sold at the market within Building A. The Applicant also intends to sell beer/wine/coolers in the market.

The Applicant is seeking an open air vending/transient sales lot use to allow for outdoor events such as movie nights, farmers markets and other outdoor events. The Applicant intends to offer experiences to their residents which include programming for movie nights with food and ice cream trucks, farmers markets, etc. to further a sense of community. The Applicant would like to have more than one food truck at time for more than a 4 hour time period. These uses will provide additional amenities for the residents and guests.

We thank you for your kind consideration. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

Jennifer Lazovich

JJL/amp

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0235-SUP1; 21-0235-SUP2 AND 21-0235-SUP3

SUBJECT: APPLICANT/OWNER: NORTHLAND, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 8, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 7, 2021.***

Signature

06-07-2021
Date

Steve Rosa
Please Print Name

Blue Star Resort + Golf
Company Name

Sincerely,

Submitted after final agenda

Eric McCammond
Sr. Management Analyst
Case Planning Division

Received 06/07/21
Item 17 (a-c)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
17a

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

SUBJECT:
21-0235-SUP1 - SPECIAL USE PERMIT - FOR A 297,080 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) 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: June 8, 2021

Agenda Item No.:
17b

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

SUBJECT:
21-0235-SUP2 - SPECIAL USE PERMIT - FOR A 3,445 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT 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: June 8, 2021

Agenda Item No.:
17c

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

SUBJECT:
21-0235-SUP3 - SPECIAL USE PERMIT - FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT 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: June 8, 2021

Agenda Item No.:
18

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

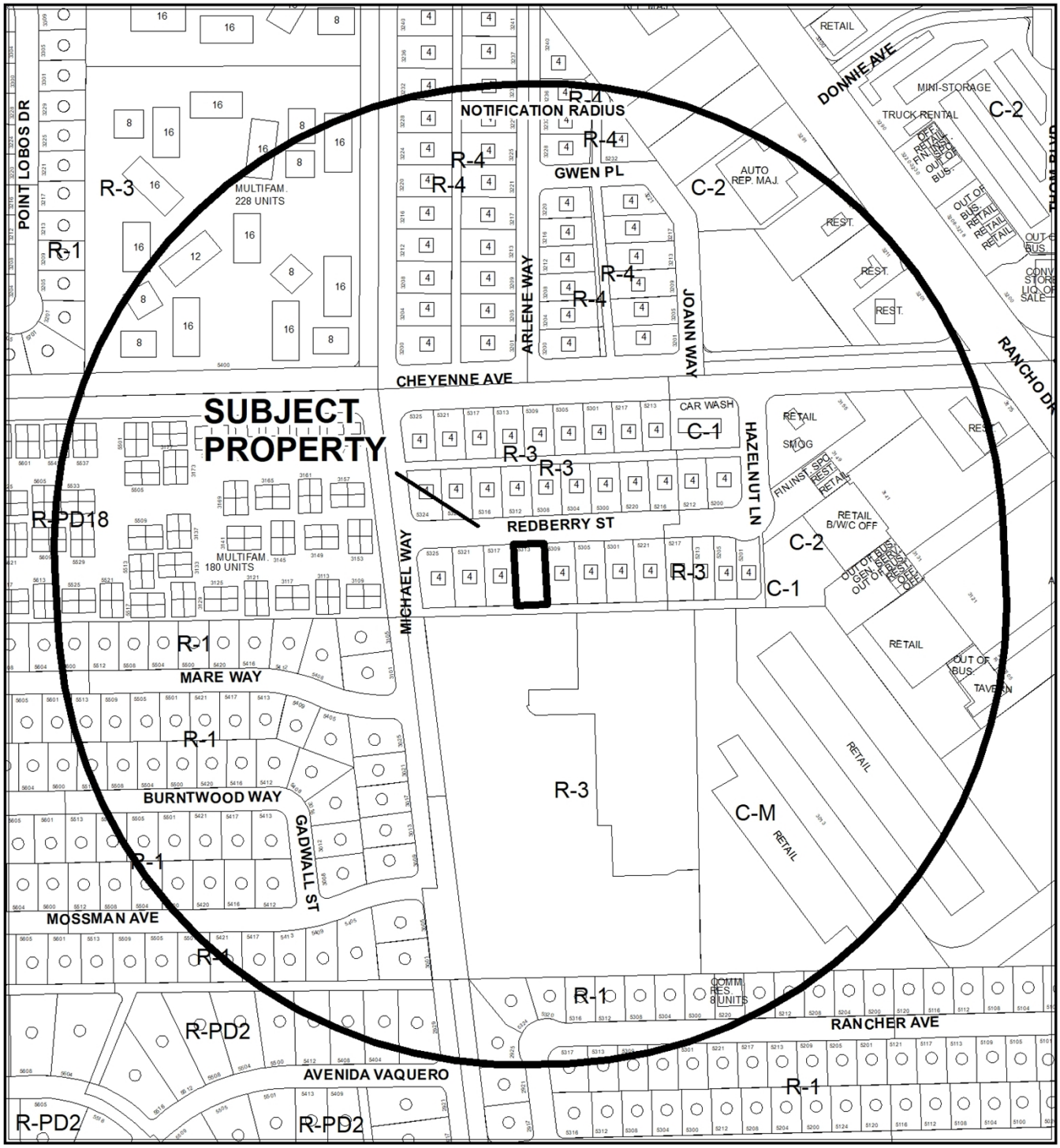
SUBJECT:
ABEYANCE - 21-0043 - PUBLIC HEARING - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC. - For possible action on the following Land Use Entitlement project requests on 0.20 acres at 5313 Redberry Street (APN 138-13-510-022), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL 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. School Development Tracking Form Submitted by Clark County School District for 21-0043-SDR1
7. Comments from Clark County Department of Aviation
8. Backup Documentation Submitted for the May 11, 2021 Planning Commission Meeting



0 250 500 Feet

CASE: **21-0043**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 250 500 Feet

CASE: **21-0043**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BAIGS CONSTRUCTION, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0043-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0043-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0043-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 170

PROTESTS 2

APPROVALS 2

AS

**** CONDITIONS ****

21-0043-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow five parking spaces where eight is required.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0043-SDR1) shall be required, if approved.

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

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

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

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

21-0043-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0043-VAR1) shall be required, if approved.

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

3. All development shall be in conformance with the building elevations date stamped on 03/16/21, and site plan and landscape plan, date stamped on 04/12/21, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to a portion of the eastern property line where six feet is required.

5. An Exception from Title 19.06.040 is hereby approved, to allow two trees where four are required within the northern perimeter landscape buffer.

6. An Exception from Title 19.06.040 is hereby approved, to allow two trees where seven are required within the eastern perimeter landscape buffer.

7. An Exception from Title 19.06.040 is hereby approved, to allow two trees where seven are required within the western perimeter landscape buffer.

8. An Exception from Title 19.08.110 is hereby approved, to allow zero parking lot area trees where one is required.

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

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

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

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

13. Prior to the submittal of a building permit application, the applicant shall meet with the 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.

14. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. The applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
    c. The applicant is advised that the 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.
    d. The 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.
    e. No building permits shall be issued until the applicant provides evidence that a “Determination of No Hazard to Air Navigation” has been issued by the FAA.
    f. No structure greater than 35 feet 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 light, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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

Public Works

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a four-plex residential development on 0.20 acres at 5313 Redberry Street.

ISSUES

- A Variance is requested to allow five parking spaces where eight is required.
- A Waiver from Title 19.06.110 to allow a zero-foot-wide landscape buffer adjacent to a portion of the eastern property line where six feet is required.
- An Exception from Title 19.06.040 is requested, to allow two trees where four are required within the northern perimeter landscape buffer.
- An Exception from Title 19.06.040 is requested, to allow two trees where seven are required within the eastern perimeter landscape buffer.
- An Exception from Title 19.06.040 is requested, to allow two trees where seven are required within the western perimeter landscape buffer.
- An Exception from Title 19.08.110 is requested, to allow zero parking lot area trees where one is required.

ANALYSIS

The subject site is a 0.20-acre parcel along Redberry Street. The subject site is zoned as R-3 (Medium Density Residential) with an M (Medium Density Residential) land use designation.

The applicant is proposing an infill development of the subject site with a two-story, four-plex development. The multi-family building consists of four two-bedroom units. The proposed density for the development is 20 dwelling units per acre, complying with the M (Medium Density Residential) maximum of 25.49 dwelling units per acre. The building elevations date stamped on 03/16/20 show the building facade composed of tarnished gold stucco siding accented by red concrete roof tiles.

The applicant is requesting a Variance to allow five parking spaces where eight spaces are required, thus resulting in a 37 percent deviation from the required amount. The parking requirements for Multi-Family residential uses are based on the number of each type of unit. Per Title 19.06.120, the parking requirements require 1.75 spaces for every two-bedroom unit and one guest parking space for every six units. Based on the IBC building code requirements, the applicant has provided one van-accessible handicapped space.

On the site plan date stamped on 04/15/21, the applicant has indicated the use of five-foot chain link fencing surrounding the subject site. Chain link fencing is a nonacceptable material in the City unless approved by an overall development plan. Staff finds this to be an acceptable and compatiable material as existing adjacent development along Reberry Street also utilizes chain link fencing material.

The proposed landscape plan includes Waivers and Exceptions to allow a reduction in the perimeter landscape requirements. Adjacent to the eastern property line, a Waiver is requested to allow a zero-foot-wide landscape buffer where six feet is required for a portion adjacent to interior lot lines. Standard tree spacing for multi-family residential development is 24-inch box trees planted every 30 linear feet; four trees are provided in each of the corners of the lot. An Exception is requested to allow two trees where four are required within the northern perimeter landscape buffer. Exceptions are requested to allow two trees where seven are required within the eastern and western perimeter landscape buffers. Lastly, an Exception is requested to allow zero trees in the parking lot area where one is required. The proposed Waiver and Exceptions are self-imposed hardships that staff is unable to support. The minimized landscaping provided is compatible with existing landscaping in the surrounding area.

Comments received from the Clark County Department of Aviation included the following:

> Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.
>
> The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.
>
> The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for the North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing overflights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

The Clark County Department of Aviation (CCDOA) strongly recommends that the applicant issue a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and forward the recorded noise disclosure statements to the CCDOA's Noise Office. Neither the Federal Aviation Administration nor the CCDOA will be held responsible for future resident complaints if the proposal is approved. Despite these advisements, staff recognizes the applicant's right to develop this property with full disclosure and acknowledgment of the impacts of airport operations on such development. At the recommendation of the CCDOA, staff has added several conditions of approval addressing the impacts of the site's proximity to airport operations.

While the proposed development mimics those in the immediate area, when a site is developed it is subject to the minimum development standards of Title 19. The proposed development does not provide sufficient parking and is void of landscape planting materials adjacent to the northern, eastern, and southern property lines. The applicant is proposing to overdevelop the subject site as evidenced by the Variance request. Staff does not support the requests and is recommending denial of both applications. If approved, staff has added recommended Conditions of Approval.

FINDINGS (21-0043-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the subject site. An alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0043-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 mimics adjacent 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;**

   The proposed development does not meet the minimum parking requirements of Title 19.12 for a multi-family development or the minimum requirements for landscape buffer widths required by Title 19.06 for multi-family residential developments.

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

   Site access is provided by Redberry Street, a 60-foot Local Street, which is adequate in size to serve the scale of the proposed development. The lack of sufficient on-site parking would negatively impact parking on Redberry Street and the adjacent alleyway.

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

   The applicant has proposed to install four large Mondel pine trees and Purple Fountain grass, Texas Ranger, and Mexican Bird of Paradise shrubbery for landscaping. The proposed building and landscape materials are appropriate for a desert climate and the City.

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

   The submitted elevation plan date stamped 03/16/20 shows the building facade composed of tarnished gold stucco siding accented by red concrete roof tiles. The Building elevations are not unsightly or obnoxious in appearance but perpetuate the existing design model found in the area with limited parking that causes overflow parking to occur on Redberry Street and the adjacent alleyway.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/04/04	A Code Enforcement Case (CE-22365) was reported for a vacant lot with trash and debris at 5313 Redberry Street. The case was resolved on 0/21/04.
06/14/05	A Code Enforcement Case (CE-31295) was reported for an abandoned blue truck without tires, roof, or windows on a vacant lot at 5313 Redberry Street. The case was resolved on 07/07/05.
08/15/07	A Code Enforcement Case (CE-56774) was reported for a conformance inspection at 5313 Redberry Street. The case was resolved on 08/16/07.
07/23/09	A Code Enforcement Case (CE-79855) was reported for a vacant parcel with weeds at 5313 Redberry Street. The case was resolved on 08/23/09.
05/29/18	A Code Enforcement Case (CE-189814) was reported for a vacant property with trash including mattresses, tires, and desks at 5313 Redberry Street. The case was resolved on 08/04/18.
01/30/20	A Code Enforcement Case (CE20-00485) was reported for a vacant parcel with temporary fencing containing litter and tires at 5313 Redberry Street. The case was resolved on 02/11/20.
05/11/21	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0043-VAR1 and 21-0043-SDR1 to the June 8, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
12/17/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/23/07	A Building Permit L-20028) was processed for civil off-site improvements pertaining to a residential development at 5313 Redberry. The permit was never issued.

Pre-Application Meeting	
01/21/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Site Development Plan Review pertaining to a four-plex development.

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

Field Check	
04/07/21	A routine field check was conducted by staff; staff found the undeveloped lot with light trash and debris and was surrounded by a temporary chain link fence. Discarded furniture was found south of the subject site along the alleyway. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Multi-Family Residential		
South	Undeveloped		
East	Multi-Family Residential		
West			

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (70 Feet)	Y

AS

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	8,712 SF	Y
Min. Lot Width	N/A	66 Feet	Y
Min. Setbacks			
• Front	10 Feet	36 Feet	Y
• Side	5 Feet	15 Feet	Y
• Rear	20 Feet	30 Feet	Y
Max. Lot Coverage	N/A	22%	Y
Max. Building Height	70 Feet	22 Feet	Y

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	4 Trees	2 Trees	N*
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	2 Trees	N*
• West	1 Tree / 20 Linear Feet	7 Trees	2 Trees	N*
TOTAL PERIMETER TREES		**18 Trees**	**4 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	1 Tree	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		31 Feet	Y
• South	0 Feet		0 Feet	Y
• East	6 Feet		0 Feet	N**
• West	6 Feet		10 Feet	Y

**The following Exceptions are requested to allow a reduction to the tree planting requirements.*

***The applicant is requesting a Waiver to allow a reduction to a portion of the landscape buffer requirements.*

AS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Redberry Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Two Bedroom Unit	4 Units	1.75 per Unit	7				
Guest Parking	4 Units Total	1 per 6 Units	1				
TOTAL SPACES REQUIRED			8		5		N*
Regular and Handicap Spaces Required			7	1	4	1	N*
Percent Deviation			37.5%				

**The applicant is requesting a Variance to allow a deviation from the parking requirements.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Landscape buffers adjacent to interior lot lines must be six feet in width	To allow a zero-foot-wide landscape buffer adjacent to a portion of the eastern property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree for every 20 linear feet.	To allow two trees where four are required with the northern perimeter landscape buffer.	Denial
	To allow two trees where seven are required with the eastern perimeter landscape buffer.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree for every 20 linear feet.	To allow two trees where seven are required with the western perimeter landscape buffer.	Denial
One tree shall be planted for every six uncovered parking spaces.	To allow zero trees where one is required.	Denial

Proposed 4 Multi-Family Units:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Multi-Family Units (343)	4 x 0.139	4 x 0.065	4 x 0.074
Total Additional Students	1	0	0

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Reed Elementary School	2501 Winwood Street	Kindergarten – 5th Grade	829 Students	714 Students	03/01/21
Molasky Middle School	7801 West Gilmore Avenue	6th – 8th Grade	1,579 Students	1,056 Students	03/01/21
Cimarron-Memorial High School	2301 North Tenaya Way	9th - 12th Grade	2,459 Students	2,502 Students*	03/01/21

**Cimarron-Memorial High School is over capacity for the 2020-2021 school year. It is at 101.75 percent of the program capacity.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5313 Redberry Street

Project Name 5113 Redberry **Proposed Use** Residential/Apartments

Assessor's Parcel #(s) 138-13-10-022 **Ward #** 5- Crear

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

Additional Information Construct a new 2 story/4 apartments building

Property Owner Baigs Construction **Contact** Michael Baig

Address 5020 PORTRAITS PL City LAs Vegas State NV Zip 89149

E-mail michaelbaig@aol.com Phone 702-250-9366

Applicant MK Architecture LLC **Contact** Majed Khater

Address 50 E Serene Ave #414 City Las Vegas State NV Zip 89123

E-mail mk_arch@outlook.com Phone 702-534-8166

Representative MK Architecture **Contact** Majed Khater

Address 50 E Serene Ave #414 City Las Vegas State NV Zip 89123

E-mail mk_arch@outlook.com Phone 702-534-8166

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 BAIG.

Subscribed and sworn before me

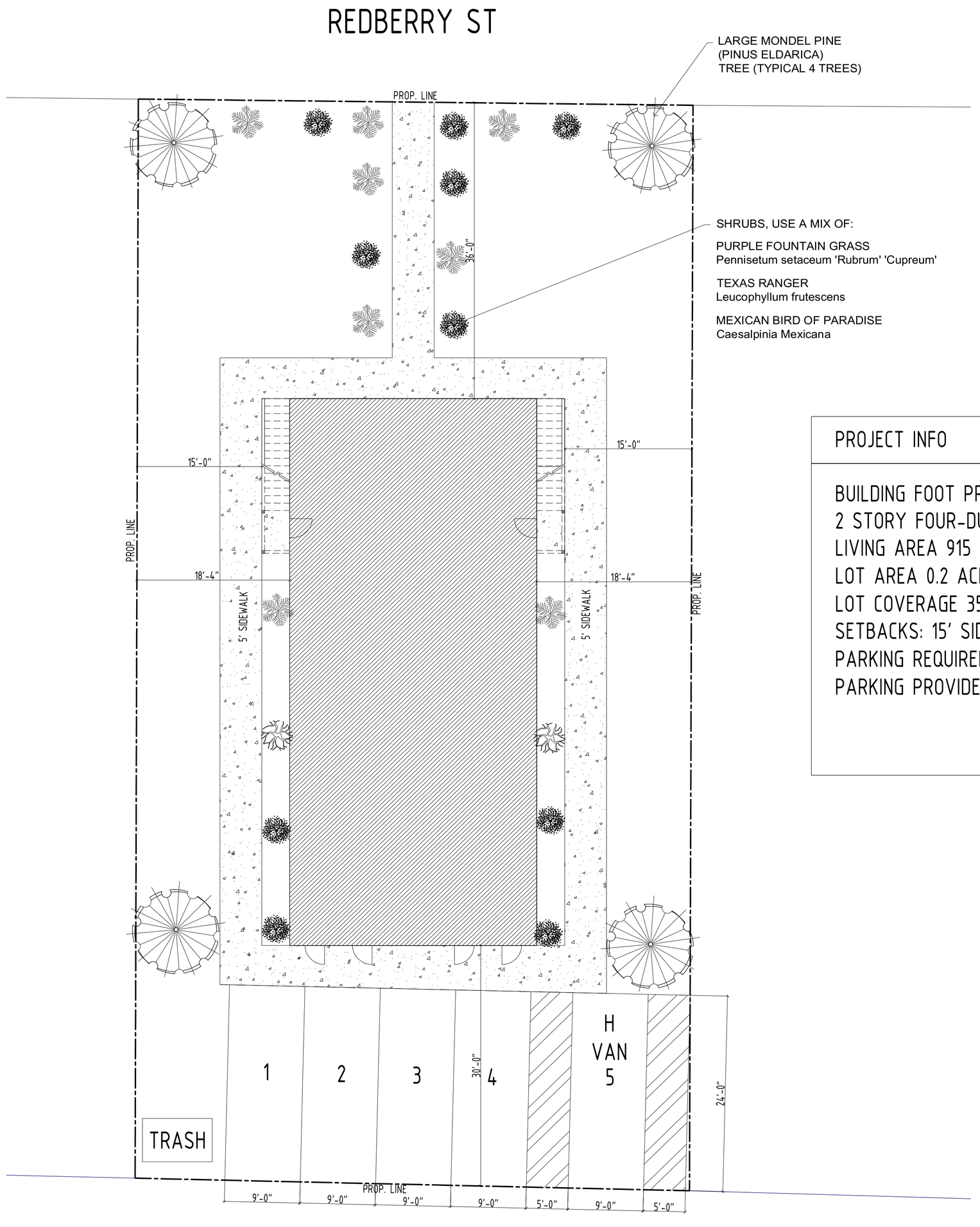
This 5th day of March, 20 21

Nevada Clark

Notary Public in and for said County and State

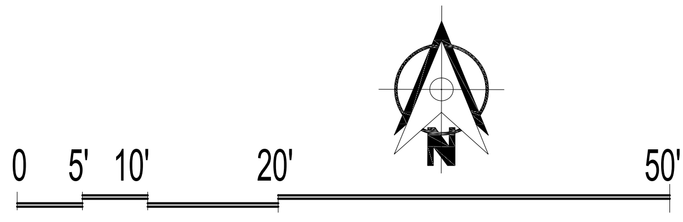
JEANNETT. GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 20-6904-01
MY APPT. EXPIRES NOV. 30, 2023

21-0043
03/16/2021



PROJECT INFO

BUILDING FOOT PRINT 1,982 SQUARE FEET
2 STORY FOUR-DUPLEX
LIVING AREA 915 SQUARE FEET
LOT AREA 0.2 ACRES (8,712 SQUARE FEET
LOT COVERAGE 35%
SETBACKS: 15' SIDE, 36' FRONT, 30' BACK
PARKING REQUIRED: 8 (7 SPACES -INCLUDING 1 ADA SPACE, PLUS 1 VISITOR SPACE)
PARKING PROVIDED 5 ONSITE , 3 ON-STREET



MK
DESIGN . PLANNING
ARCHITECTURE
50 East Serene Ave. # 414
Las Vegas, NV 89123
702 . 534 . 8166
mk_arch@outlook.com

SEAL:

CONSULTANTS

OWNER / PROJECT DESCRIPTION

PARCEL NO.: 138-13-510-022
ADDRESS: 5313 REDBERRY ST.
LAS VEGAS, NV 89108

MARK	DATE	DESCRIPTION

PROJECT NAME:
5313 REDBERRY

DRAWN BY: MaK

CHECKED BY: MaK

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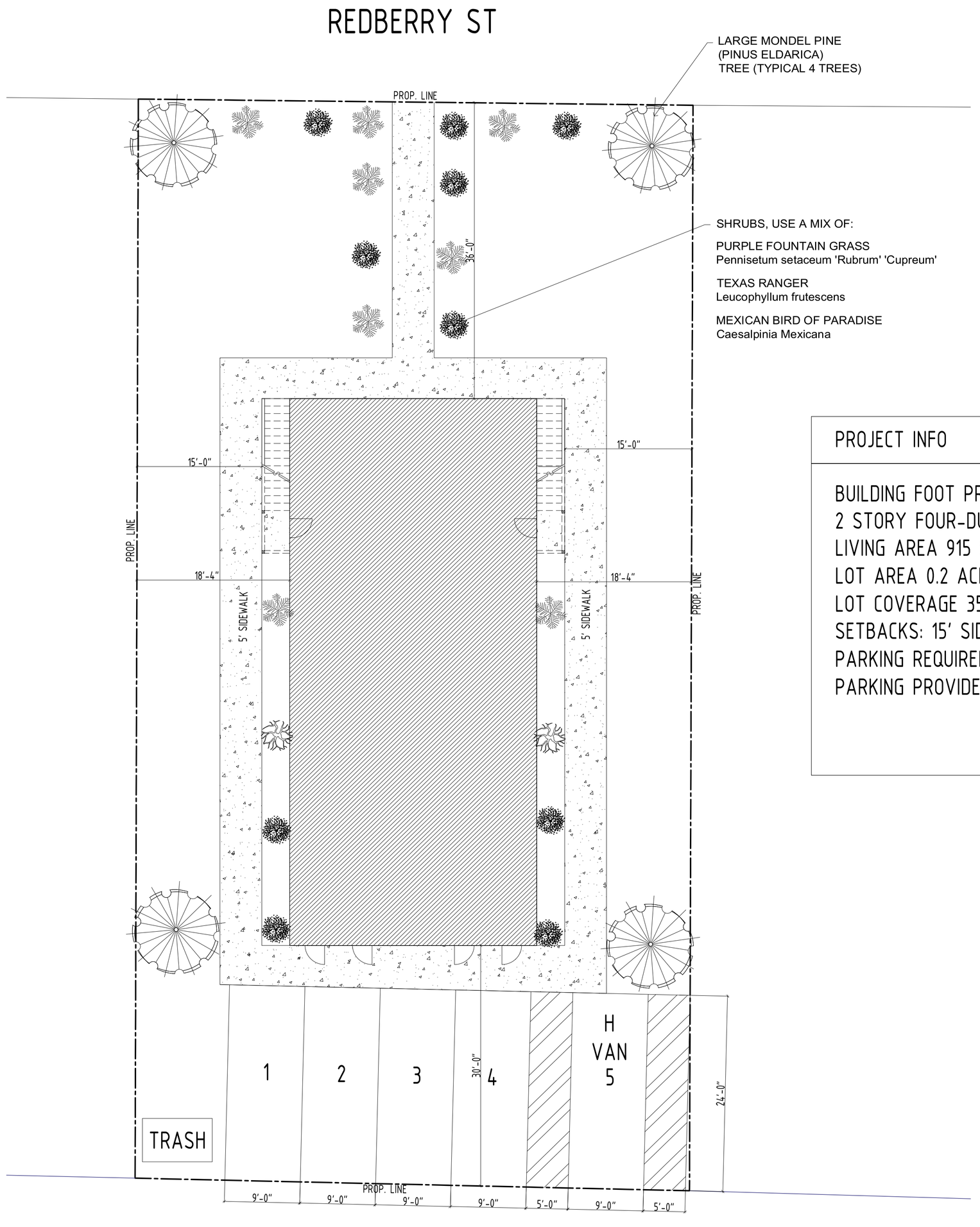
SHEET TITLE

SITE PLAN &
LANDSCAPE PLAN

1/8" 1'-0"

A1.0



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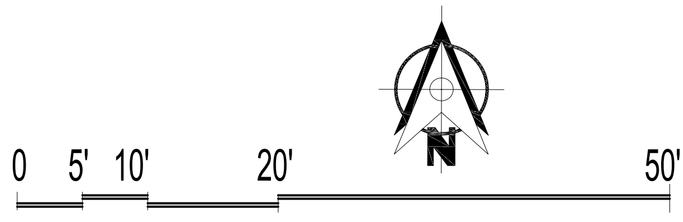

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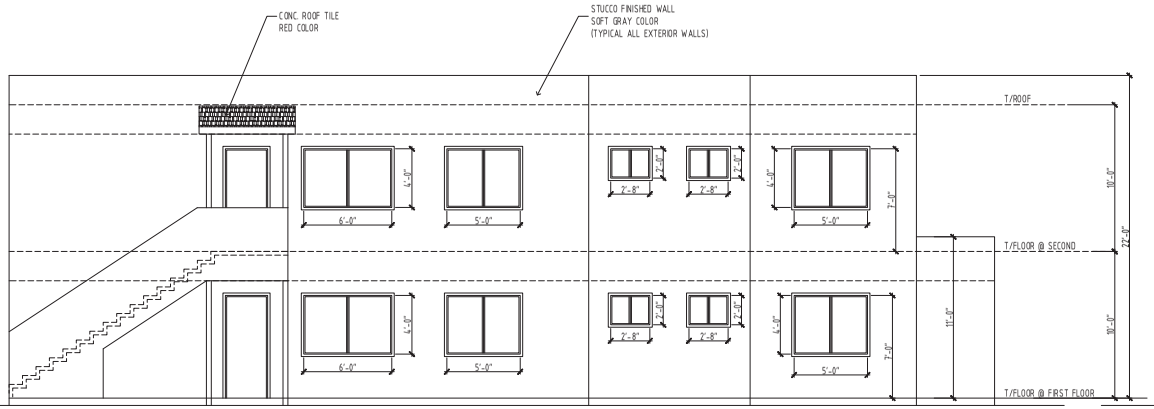
SHEET TITLE

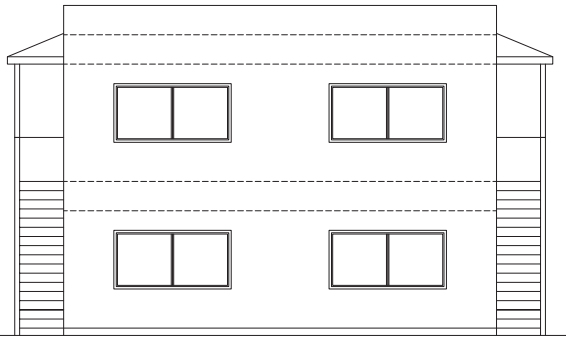
SITE PLAN &
LANDSCAPE PLAN

1/8" 1'-0"

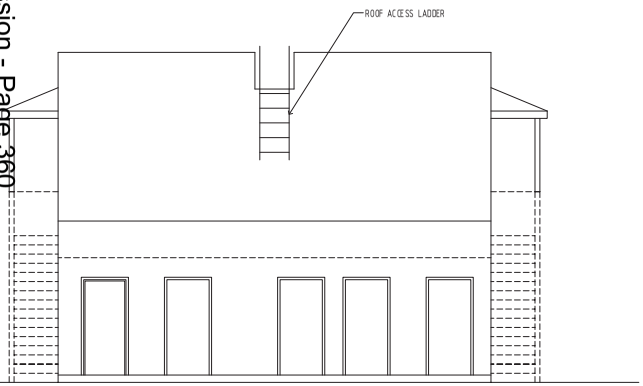
A1.0



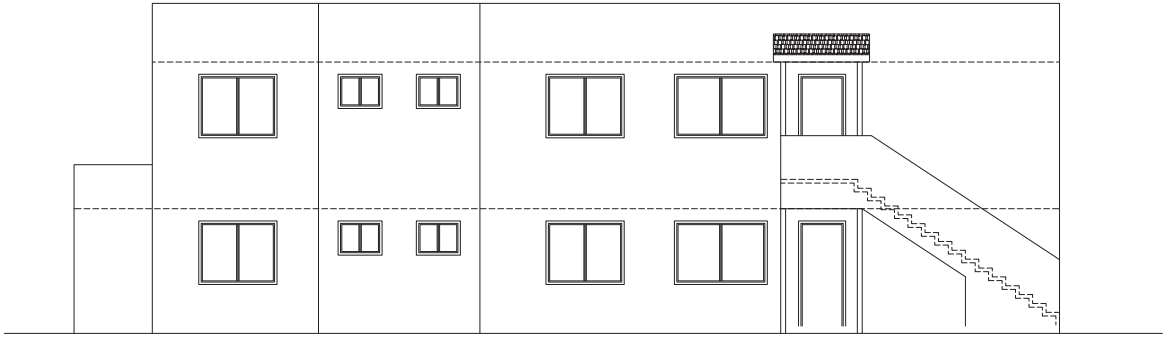
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

21-0043
03/16/2021

Planning Commission - Page 360

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mk_arch@outlook.com

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LAS VEGAS, NV 89108

MARK	DATE	DESCRIPTION

PROJECT NAME:
MLK & ALEXANDER

DRAWN BY: MaK

CHECKED BY: MaK

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SHEET TITLE

ELEVATIONS

1/8" = 1'-0"

A3.0

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Las Vegas, NV 89123
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mk_arch@outlook.com
SEAL
CONSULTANTS
OWNER / PROJECT DESCRIPTION
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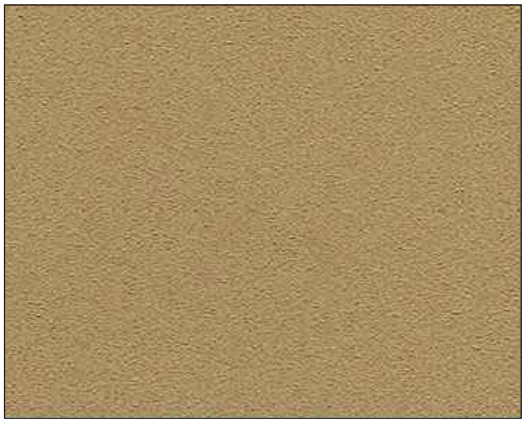
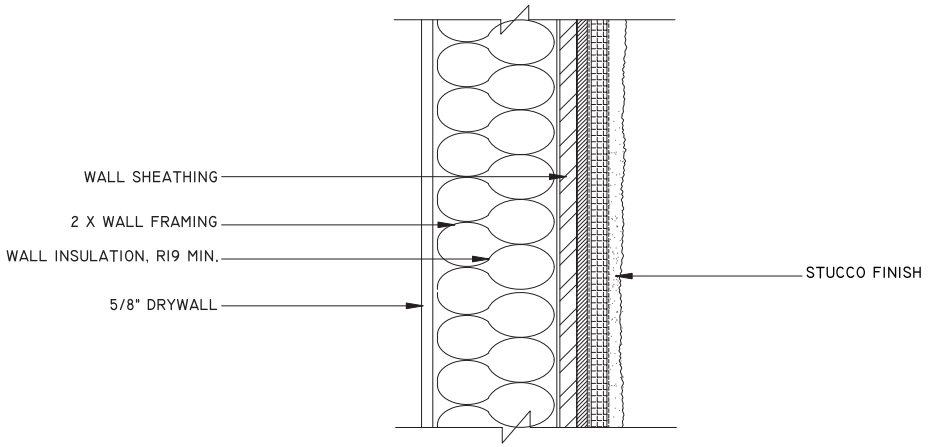
ADDRESS: 5313 REDBERRY ST.
LAS VEGAS, NV 89108
MARK DATE DESCRIPTION
PROJECT NAME
MLK & ALEXANDER
DRAWN BY: MK
CHECKED BY: MK
SHEET TITLE
FLOOR PLAN
1/4" = 1'-0"
A2.0
21-0043
03/16/2021
FIRST FLOOR PLAN
SECOND FLOOR PLAN



3 STUCCO TARNISHED GOLD #446

EXTERIOR WALLS MATERIALS AND COLORS



TYPICAL EXTERIOR WALL CONSTRUCTION DETAIL

21-0043
03/16/2021



21-0043 - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC.
5313 REDBERRY STREET

04/07/21



21-0043 - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC.
5313 REDBERRY STREET

04/07/21



21-0043 - APPLICANT/OWNER: BAIGS CONSTRUCTION, INC.
5313 REDBERRY STREET

04/07/21

MK Architecture, LLC
50 E Serene Ave Unit 414
Las Vegas NV 89123

City of Las Vegas
Department of Planning

Subject: Justification Letter
Parcel: 138-13-510-022
Address: 5313 Redberry Street.

March 15, 2021

This letter describes our development intent of this 0.2 acres parcel. Our project will construct a new 2-story , 4 unit apartment building, 915 square feet each. Our design will match existing buildings style, character, and landscaping.

Please see attached plans.

Thank you



Majed A Khater, AIA
Architect

21-0043
03/16/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 04/05/2021 **Application Number** 21-0043-SDR1 **Entity** LV

Company Name MK Architecture

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 534-8166 **Mobile** **Fax** **Email**

Project Name 5113 Redberry

Project Description 4 Multi-family Units

APN's 138-13-510-022

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.166= 0	x 0.093 = 0	x 0.131 = 0
Multi-Family Units (2)	4	x 0.139 = 1	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)				
Total		1	0	0

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Reed ES	2501 Winwood St.	K-5	829	714	3/1/2021
Molasky MS	7801 W. Gilmore Ave	6-8	1579	1056	3/1/2021
Cimarron-Memorial HS	2301 N. Tenaya Way	9-12	2459	2502	3/1/2021

*** CCSD Comments** Cimarron-Memorial HS is over capacity for the 2020-2021 school year. Cimarron-Memorial HS is at 101.75% of program capacity.

☐ Approved ☐ Disapproved

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0043-VAR1 21-0043-SDR1**
PROJECT:	**MULTI-FAMILY DEVELOPMENT, 4 UNITS**
LOCATION:	**138-13-510-022**
MEETING DATES:	**MAY 11, 2021, PLANNING COMMISSION & JUNE 16, 2021, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

RECEIVED
MAY 11 2021
Dept of Planning
City of Las Vegas

PRSRT
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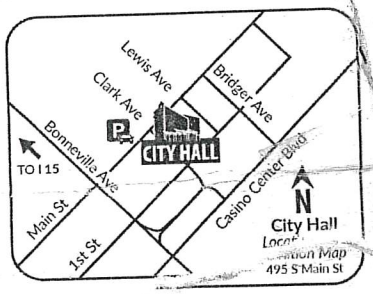
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requeste[d]
Official Notice of Public Hea[ring]



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0043 and 21-0043-VAR1 and 21-0043-SDR1

Planning Commission Meeting of **05/11/2021**

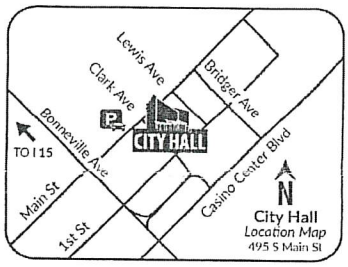
21-0043
13813510021
GOMABLE DIAZ SERIES 1
1721 S TIOGA WAY
LAS VEGAS NV 89117

143 BRDGNP1 8911[7]

18a-b P

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0043 and 21-0043-VAR1 and 21-0043-SDR1
Planning Commission Meeting of **05/11/2021**

it is hard to find a place to park there? Sorry!

15 BRDGNP1 89015

RECEIVED
MAY 10 2021
Dept of Planning
City of Las Vegas

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

21-0043
13813510015
CANNON RONALD & CONNIE LIVING TR
CANNON RONALD R & CONNIE T TRS
261 W KIMBERLY DR
HENDERSON NV 89015

Submitted after final agenda

26a-b P

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

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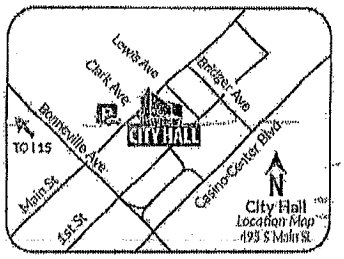
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
MAY 03 2021
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0043 and 21-0043-VAR1 and 21-0043-SDR1
Planning Commission Meeting of **05/11/2021**

21-0043
13812812008
FLORES JOSE ERNESTO & CHRISTINA Q TRUST
FLORES JOSE ERNESTO & CHRISTINA Q TRS
7541 ISLEY AVE
LAS VEGAS NV 89147

47 89147

25a-b A

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

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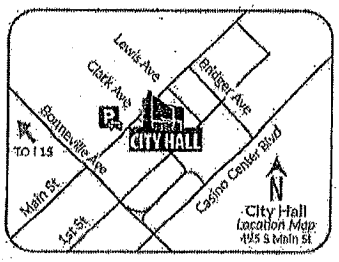
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 03 2021
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0043 and 21-0043-VAR1 and 21-0043-SDR1
Planning Commission Meeting of **05/11/2021**

21-0043
13812812013
FLORES JOSE ERNESTO & CHRISTINA Q TRUST
FLORES JOSE ERNESTO & CHRISTINA Q TRS
7541 ISLEY AVE
LAS VEGAS NV 89147

47 BRDCMP1 89147

25a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
18a

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

SUBJECT:
ABEYANCE - 21-0043-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE EIGHT ARE REQUIRED

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: June 8, 2021

Agenda Item No.:
18b

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

SUBJECT:
ABEYANCE - 21-0043-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: June 8, 2021

Agenda Item No.:
19

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

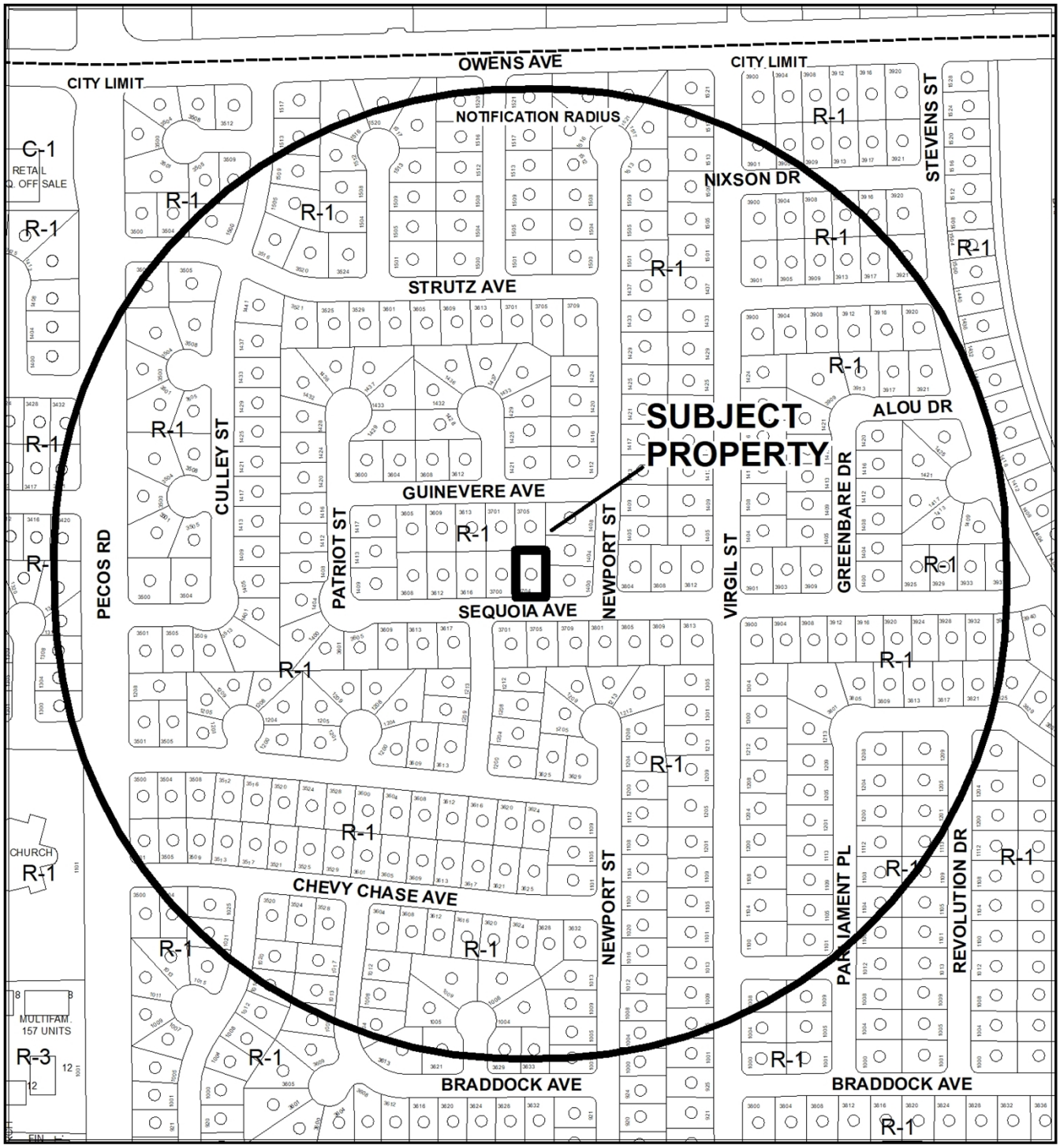
SUBJECT:
21-0184-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ - For possible action on a Land Use Entitlement project request TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED; A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AND A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 3704 Sequoia Avenue (APN 140-30-113-032), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

May go to City Council on: 07/21/2021 OR May be 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 DENIAL, if approved, subject to conditions:

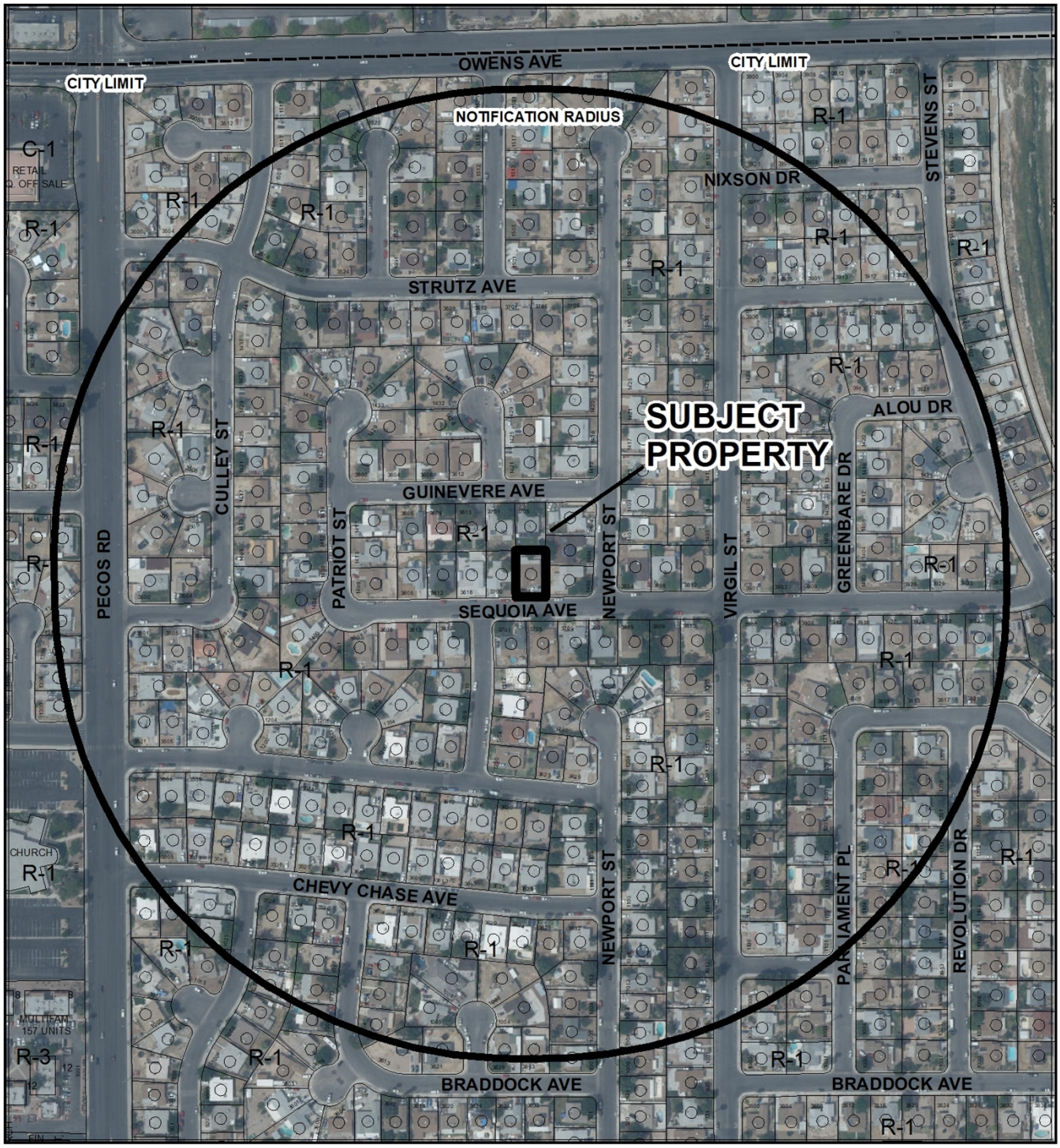
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest/Support Postcards and Documentation Not Vetted – E-comments



CASE: **21-0184-VAR1**

RADIUS: 1000 FEET

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



0 245 490 Feet

CASE: **21-0184-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: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SERGIO LOPEZ-PEREZ

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0184-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 405

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0184-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a zero-foot front yard setback where 20 feet is required.

2. A Variance is hereby approved to allow a zero-foot distance separation from the main building where six feet is required.

3. A Variance is hereby approved to allow an accessory structure in front of the primary structure where such is not allowed

4. The carport shall be constructed in a manner that is aesthetically compatible with the existing single-family residence.

5. 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.

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

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

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

Public Works

9. Access to the proposed structure shall be from the existing driveway, no new curb-cut is authorized with this action. If alternative driveway access is proposed, the existing driveway shall be removed and replaced with sidewalk, curb, and gutter concurrent with construction of such alternative driveway.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing accessory structure (carport) at 3704 Sequoia Avenue.

ISSUES

- This Variance request is a result of Code Enforcement (#CE20-04871) action for a non-permitted structure at 3704 Sequoia Street.
- The carport is partially constructed, and a Condition of Approval has been added by staff for the carport to be finished in a manner that is aesthetically compatible with the primary residence if approved.
- A Variance is requested to allow a zero-foot front yard setback where 20 feet is required. Staff does not support this request.
- A Variance is requested to allow a zero-foot distance separation from the main building where six feet is required for accessory structures. Staff does not support this request.
- A Variance is requested to allow an Accessory Structure (carport) in front of the primary structure where an accessory structure is only permitted unless the structure is a side-loaded garage that is used strictly as an ancillary use and does not encroach into the front setback area. Staff does not support this request.

ANALYSIS

On September 8, 2020, the Code Enforcement division of the Planning Department processed a complaint (#CE20-04871) for a non-permitted structure (carport) at 3704 Sequoia Avenue. On September 10, 2020 a Code Enforcement Officer performed an inspection of the property and a correction notice was issued to the property owner. The correction notice requires the property owner to obtain building permits for all non-permitted structures on the property, to move or remove all accessory structures from the required setbacks, and return the single-family residence to its original design. As a result of this correction notice, the applicant is requesting a Variance to allow the partially constructed carport to remain as constructed. If approved, this Variance would allow the applicant to obtain the proper building permit for the subject carport and complete its construction.

The submitted site plan depicts a 22-foot by 22-foot carport in front of the residence located at 3704 Sequoia Avenue. During a routine site visit performed by Planning staff, staff observed the subject carport and noted the support structures adjacent to the residence resulting in the Variance request for a zero-foot distance separation from the main building as the carport is not attached to the primary residence, or utilizing the residence as a support such as a patio cover may do. Staff also noted the carport structure and its overhang was closer to the front property line than what was indicated in the justification letter and site plan, and the applicant's representative did confirm the overhang is approximately ten inches from the front property line and staff revised the request to zero feet for the front yard setback.

Typically, a support structure for a patio cover is constructed at the five-foot setback line, and the patio cover is allowed to overhang by two feet. In this instance, since the carport is constructed closer than five feet to the front property line, there is no allowance for an overhang and the setback must be measured from the edge of the overhang to the front property line.

A building permit application would have resulted in the applicant being informed of the required setbacks for the desired carport structure. As this is a self-imposed hardship, staff is unable to support the multiple Variance requests and is recommending denial.

FINDINGS (20-0184-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 carport that does not meet the minimum requirements set forth by Title 19.06 for Accessory Structures, and constructing it without a building permit. 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.	
09/08/20	Code Enforcement processed a complaint (#CE20-04871) for a non-permitted structure (carport) at 3704 Sequoia Avenue. The case is open as of 05/12/21.

Most Recent Change of Ownership	
11/1999	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1979	Construction year of single-family residence.

Pre-Application Meeting	
03/25/21	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	
05/07/21	Staff performed a routine field check and observed the subject carport. The carport is partially constructed and will need to be "finished" if approved. Staff has added a Condition of Approval for the carport to be finished in a manner that is aesthetically compatible with the primary structure if approved.

Details of Application Request	
Site Area	
Net Acres	0.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North			
South			
East			
West			

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks • Front	20 Feet	0 Feet	N*
Distance Between Structures	6 Feet	0 Feet	N*

**The applicant is requesting a Variance to allow reduced setback requirements.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sequoia Avenue	Local Street	Title 13	52	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) 3704 Sequoia Ave. Las Vegas, NV 89110

Project Name lopez PereZ Porte Cochera **Proposed Use** Car-port

Assessor's Parcel #(s) 140-30-113-032 **Ward #** _____

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

Additional Information Proposed 22'X 22" Wood Porte _Cochera / do not comply with front set-Back

Property Owner Sergio Lopez Perez **Contact** Sergio Lopez Perez

Address 3704 Sequoia Ave. City Las Vegas State NV Zip 89110

E-mail dlvdd9@hotmail.com Phone 702-747-0055

Applicant Sergio Lopez Perez **Contact** Sergio Lopez Perez

Address 3704 Sequoia Ave. City Las Vegas State NV Zip 89110

E-mail dlvdd9@hotmail.com Phone 702-747-0055

Representative Jaime De La Vega **Contact** Jaime De La Vega

Address 6944 Erin Circle City Las Vegas State NV Zip 89145

E-mail dlvhr2014@gmail.com Phone 702-569-5127

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Sergio Lopez- Perez

21-0184
04/16/2021

Subscribed and sworn before me

This 9th day of April, 20 21

ARLENE VALENCIA
Notary Public State of Nevada
No. 17-2721-1
My Appt. Exp. June 10, 2021

_____

Notary Public in and for said County and State

LOPEZ PEREZ CAR-PORT

3704 SEQUOIA AVE. LAS VEGAS, NV. 89110

SERGIO LOPEZ PEREZ

THESE PLANS ARE PREPARED AND SUBMITTED BY THE OWNER AS AN EXEMPTION TO NRS 278 AND NRS 624 SECTION 22.02.265 OF 2018 BUILDING ADMINISTRATIVE CODE.

OWNERS NAME:_____

OWNERS SIGNATURE:_____

ON THIS DATE: IN LAS VEGAS, NV.

A-10

VICINITY MAP

NORTH

PROJECT SUMMARY

PROJECT NAME: LOPEZ-PEREZ CAR-PORT

OWNERS NAME: SERGIO LOPEZ-PEREZ

PROJECT ADDRESS: 3704 SEQUOIA AVE. LAS VEGAS, NV. 89110

A.P.N. 140-30-113-032

LAND USE: 20.110 SINGLE FAMILY RESIDENCE

LOT SIZE: 0.15 ACRES

ORIGINAL CONSTRUCTION YEAR: 1979

SCOPE OF THE WORK

22'x22' WOOD CAR-PORT / OPEN / ATTACHED TO SFR

NO ELECTRICAL, NO PLUMBING WILL BE INVOLVE

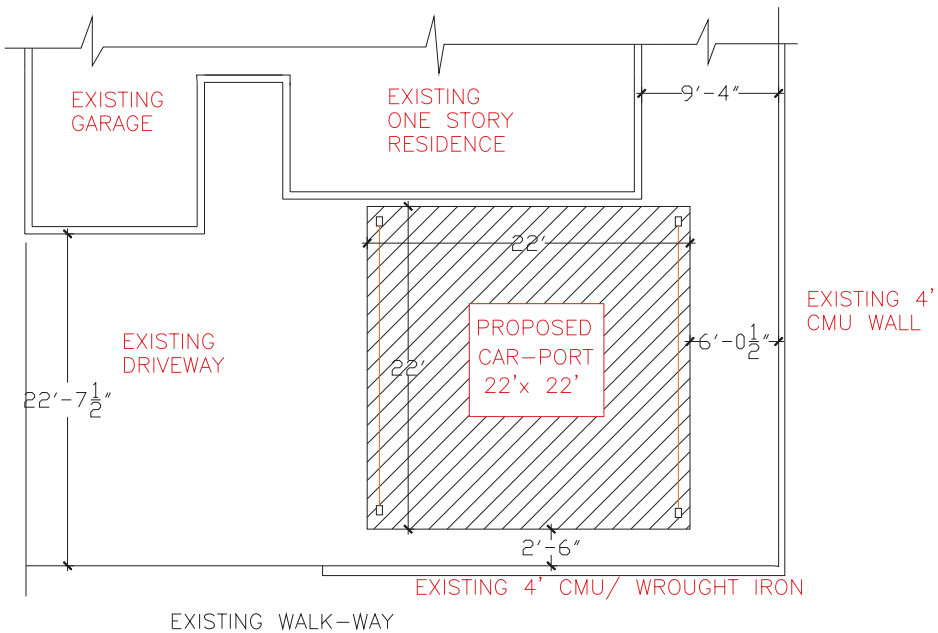
APPLICABLE CODES:

2018 IRC

SEQUOIA AVE.

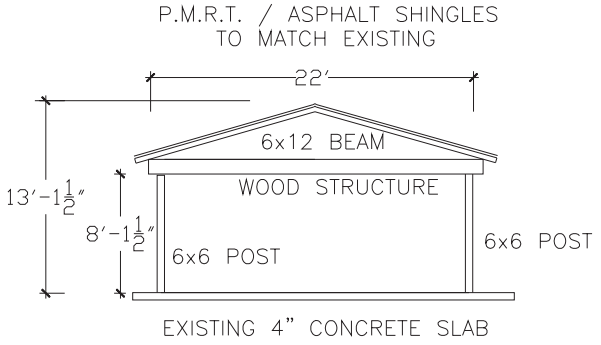
SITE PLAN

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



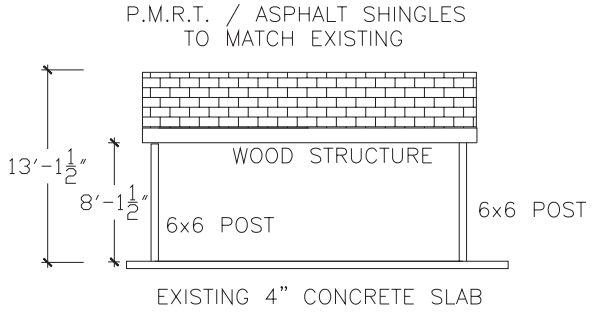
FLOOR PLAN

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



WEST ELEVATION

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



SOUTH ELEVATION

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

LOPEZ PEREZ CAR-PORT
3704 SEQUOIA AVE. LAS VEGAS, NV. 89110
SERGIO LOPEZ PEREZ

THESE PLANS ARE PREPARED AND SUBMITTED BY THE OWNER AS AN EXEMPTION TO NRS 278 AND NRS 624 SECTION 22.02.265 OF 2018 BUILDING ADMINISTRATIVE CODE.

OWNERS NAME:_____

OWNERS SIGNATURE:_____

ON THIS DATE: _____ IN LAS VEGAS, NV.

A-20

A-10

THESE PLANS ARE PREPARED AND SUBMITTED BY THE OWNER AS AN EXEMPTION TO NRS 278 AND NRS 624 SECTION 22.02.265 OF 2018 BUILDING ADMINISTRATIVE CODE.

OWNERS NAME:_____

OWNERS SIGNATURE:_____

ON THIS DATE: IN LAS VEGAS, NV.

LOPEZ PEREZ CAR-PORT

3704 SEQUOIA AVE. LAS VEGAS, NV. 89110

SERGIO LOPEZ PEREZ

VICINITY MAP

PROJECT SUMMARY

PROJECT NAME: LOPEZ-PEREZ CAR-PORT

OWNERS NAME: SERGIO LOPEZ-PEREZ

PROJECT ADDRESS: 3704 SEQUOIA AVE. LAS VEGAS, NV. 89110

A.P.N. 140-30-113-032

LAND USE: 20.110 SINGLE FAMILY RESIDENCE

LOT SIZE: 0.15 ACRES

ORIGINAL CONSTRUCTION YEAR: 1979

SCOPE OF THE WORK

22'x22' WOOD CAR-PORT / OPEN / ATTACHED TO SFR

NO ELECTRICAL, NO PLUMBING WILL BE INVOLVE

APPLICABLE CODES:

2018 IRC

SEQUOIA AVE.

SITE PLAN

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



21-0184-VAR1 - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ
3704 SEQUOIA AVENUE

05/07/2021



21-0184-VAR1 - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ
3704 SEQUOIA AVENUE

05/07/2021



21-0184-VAR1 - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ
3704 SEQUOIA AVENUE

05/07/2021



21-0184-VAR1 - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ
3704 SEQUOIA AVENUE

05/07/2021



21-0184-VAR1 - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ
3704 SEQUOIA AVENUE

05/07/2021



21-0184-VAR1 - APPLICANT/OWNER: SERGIO LOPEZ-PEREZ
3704 SEQUOIA AVENUE

05/07/2021

SERGIO & MARILI LOPEZ-PEREZ

3704 SEQUOIA AVE, LAS VEGAS, NV. 89110

702-747-0055

Las Vegas, Nevada

April 2, 2021

JUSTIFICATION LETTER

This Letter has the intention to Justify the Construction of a 22'x 22' Wood Porte-Cochere at Our Front Yard of our Property at 3704 Sequoia Ave. Las Vegas, NV. 89110.

This Construction will be especially useful for Us, to protect our Cars from Sun Damage and Wind, we would like to Participate in the City of Las Vegas Green Building Program, if is posible for this kind of project, since this project is too small, we cannot be able to participate in other Programs like LEED or Use of Alternative Energy, there is not water consumption at all and it only will have a couple of Led Exterior Lights, no solid walls, it has 3 open walls as shown on Architectural plans Attached.

This Wood Structure Will Match the Existing Residence Finishes, Like Asphalt Shingles Roof and Columns will be Cover with 3 Coat Stucco to Match Existing, at same Time the Structure will Blend with the rest of the House, with the purpose to look like part of the house, not like addition.

21-0184
04/16/2021

We kindly ask you for the Approval of a 2'-6" Front Set- Back where 20'-0" is required, we will meet any other building requirements except for the set-back.

We are Confident that Our Neighbors do not have any objection to this structure, based on talking to Them, please consider our application and if is posible approve and then we will be able to obtain Building Permits.

Thank you so Much

Sincerely

X Sergio and Marili Lopez Perez

21-0184
04/16/2021

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0184-VAR1

Planning Commission Meeting of **06/08/2021**

RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

21-0184-VAR1
14030210011
NELSEN JOANNE E FAMILY TRUST
NELSON JOANNE ELDEAN TRS
1205 WARWICK CT
LAS VEGAS NV 89110-1043

Submitted after final agenda

19P

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

RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

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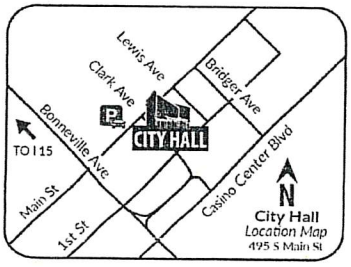
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0184-VAR1

Planning Commission Meeting of **06/08/2021**

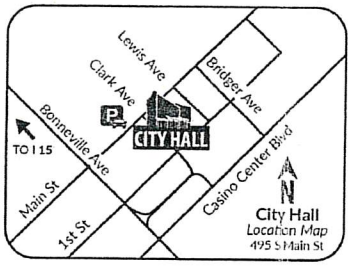
21-0184-VAR1
14030113039
ESCOBAR GERARDO & LOURDES
1417 PATRIOT ST
LAS VEGAS NV 89110-1032

103 DRDFMP1 8810

19P

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 03 2021
Dept of Planning
City of Las Vegas

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

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0184-VAR1

Planning Commission Meeting of **06/08/2021**

21-0184-VAR1
14030214025
INGRAM FAMILY TRUST
INGRAM DAVY P TRS
1009 MONTPELIAR ST
LAS VEGAS NV 89110

103 DRDFNP1 89110

19A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, June 3, 2021 3:03 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 Application Comments 2021
Submitted at 06/03/21 3:02 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0184
Position:	I OPPOSE the project and all related applications.
Name:	Joseph Fiorentino
Residential or Business Address:	1421 Newport Street Las Vegas, NV 89110
Phone:	(702) 423-8610
Comments:	Dictated to Kat Read (x5911) Customer is very upset - Disabled Veteran - Been there 44 years. Got a card after structure was already built. 3704 Sequoui - How can he oppose something already built. There are always parked cars in the street and people standing in the street - Used cars parked there that they are using to store them - Also cars parked on front lawn behind block wall. - Feels people breaking law all the time and can't

Submitted after final agenda

19P
Pg 1 of 2

get any help - Very frustrated with the city. Feels they are using it as a business and this is a residential business. Because of his disability Mr. Fiorentino can't attend the meeting.

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

19
Pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
20

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

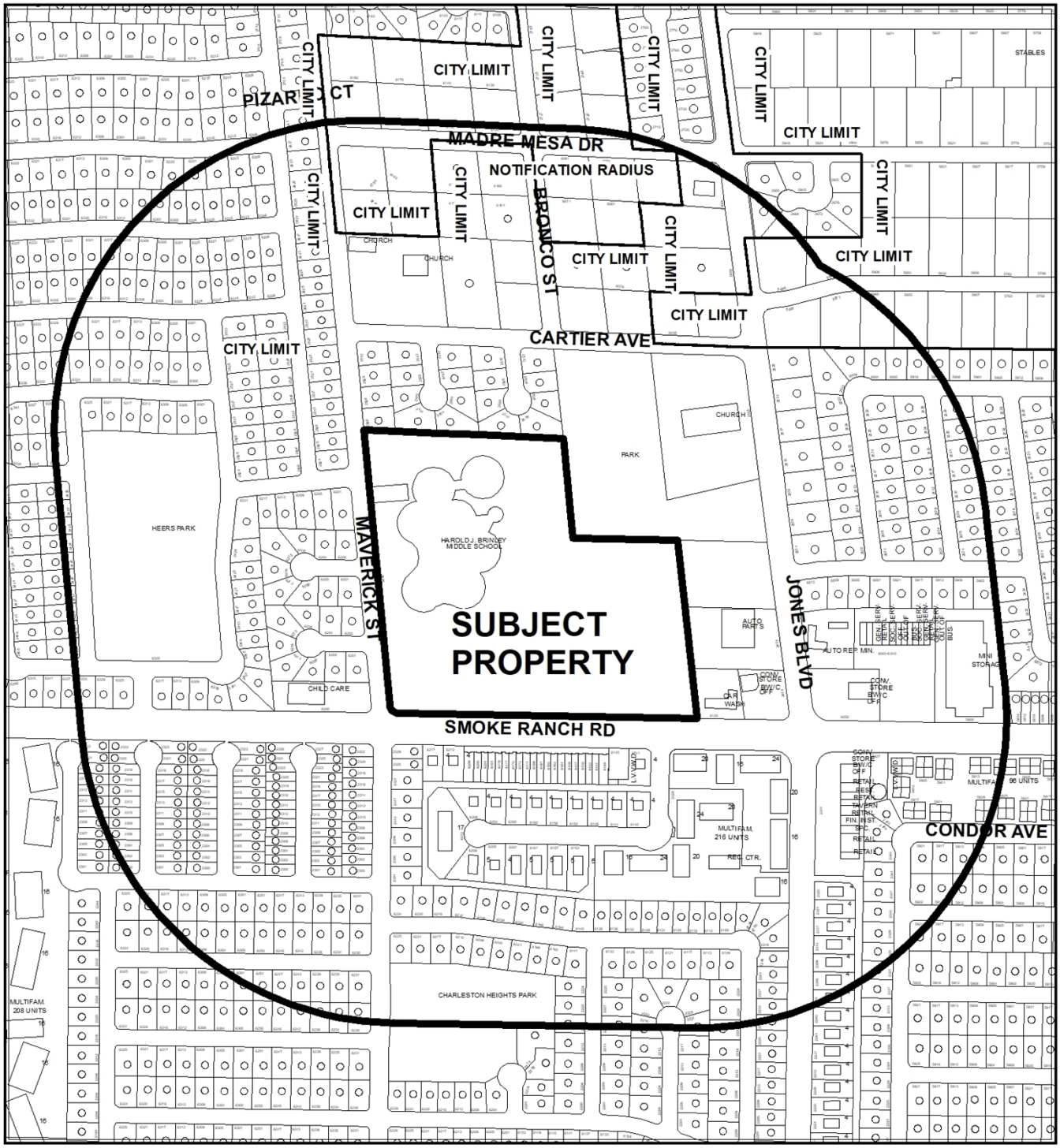
SUBJECT:
21-0188 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 18.19 acres at 2480 Maverick Street (APN 138-14-802-005), Ward 5 (Crear). Staff recommends APPROVAL on 21-0188-ZON1 and DENIAL on 21-0188-MSP1.

May go to City Council on: 07/21/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL on 21-0188-ZON1 and DENIAL on 21-0188-MSP1.

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 Postcard

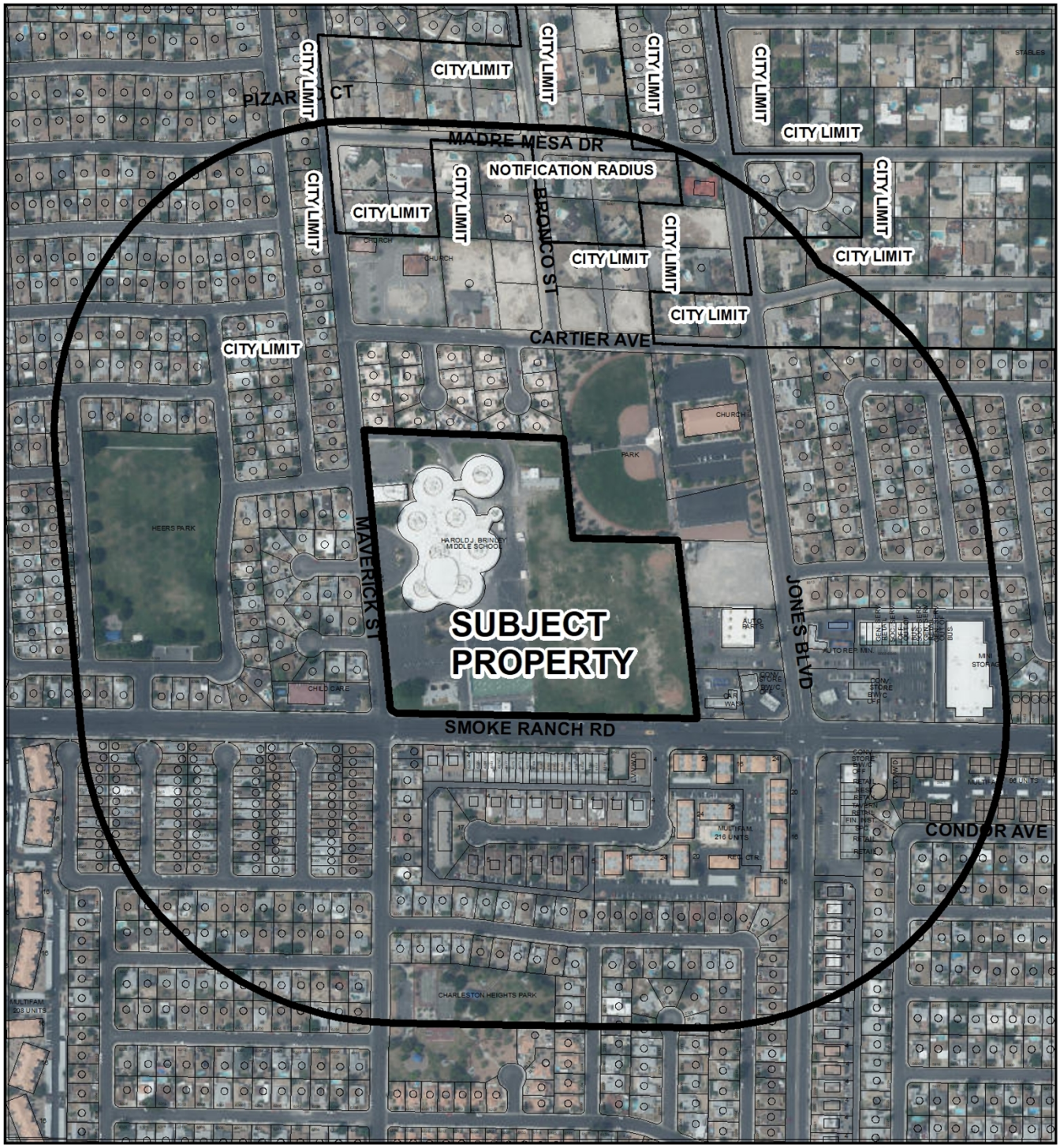


CASE:21-0188

RADIUS:1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]

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



0 370 740 Feet

CASE:21-0188

RADIUS:1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0188-ZON1	Staff recommends APPROVAL.	
21-0188-MSP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 586

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0188-MSP1 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 and sign elevations date stamped 03/26/21.

3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.

5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

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

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

8. All 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 rezone the subject site from U (Undeveloped) to C-V (Civic) and requesting a Master Sign Plan to convert a static, freestanding sign to an L.E.D. electronic message board at J. Harold Brinley Middle School at 2480 Maverick Street.

ISSUES

- The applicant is proposing to rezone the subject site from U (Undeveloped) to C-V (Civic). Staff supports this request.
- The applicant is proposing a Master Sign Plan for the subject middle school which staff is not able to support.

ANALYSIS

Rezoning

The subject site is a Clark County School District (CCSD) Middle School located at the northeast corner of Smoke Ranch Road and Maverick Street. The site is currently zoned U (Undeveloped) with a Land Use Designation of PF (Public Facilities).

The Public Facilities category of the General Plan allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. This category supports the proposed C-V (Civic) zoning district.

Currently, the school is zoned U (Undeveloped). The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

In order to bring the zoning into alignment with the existing Land Use Designation, the applicant is proposing to rezone the subject site from U (Undeveloped) to C-V (Civic). The purpose of the C-V District is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the existing Public Facilities category of the General Plan.

The proposed rezoning will bring the zoning into alignment with the existing Land Use Designation and staff recommends approval of the request.

Master Sign Plan

The standards for signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O (Professional Office) District with the following additional standards:

1. Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set on the wall of the building, providing the sign does not exceed fifty square feet.
2. Signs on public buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height limitation of public building signs shall apply only to the written message.
3. In addition to the indicated signs, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case.

As indicated by standard number three above, the applicant is requesting a Master Sign Plan in order to convert an existing free-standing sign from a static sign face to an electronic L.E.D. message unit for the school. The proposed sign would provide information pertinent to the school and its events held on-site.

A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. Larger commercial developments are likely to generate greater impacts on surrounding residential properties than smaller commercial projects. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage. Reducing the amount of sign clutter along street frontages allows the customer of the commercial center to readily identify establishments that have the goods and services they seek.

A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish one or more of the following:

a. To establish the requirements and limitations for signs relating to uses that are not regulated elsewhere in this Title and that are located on property in the Planned Community and Planned Development districts;
b. To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by this Title; or
c. To satisfy a condition or requirement imposed by the Planning Commission or City Council.

As part of the proposed Master Sign Plan, the applicant is proposing to convert an existing, seven-foot tall freestanding sign located adjacent to Maverick Street from a static sign with interchangeable lettering to an internally illuminated L.E.D., animated, full color message unit. The proposed sign would display messages for a minimum of six seconds, with a static two-second transition time between messages as required by Title 19.08.120.

Freestanding Signs: P-O (Professional Office) Zoning District		
Standards	***Allowed***	***Provided***
Maximum Number	1 sign per street frontage, provided that no more than one sign shall be allowed on lots 43,000 square feet or less in area.	2 Street Frontage(s) 1 Sign
Maximum Area	48 SF	32 SF
Maximum Height	12 Feet	7 Feet
Minimum Setback	5 Feet	23 Feet
Illumination	Internal and external illumination of freestanding signs is permitted except on a sign elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.	83 Feet*

**While the subject sign does not directly face the residential neighborhood, as both the adjacent residential neighborhood to the west and the subject sign are oriented north and south, the sign would be visible to the residences located adjacent to Maverick Street, specifically those located on the corners of Maverick Street and Robin Hood Circle and Lancelot Circle.*

Residential Protection Standards

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

1. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

   The subject sign is not within 40 feet of property zoned for residential use.

2. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it 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; and

   The subject sign is 83 feet from the single-family residential neighborhood to the west and does not meet this requirement, as the proposed sign would be animated with an electronic message unit.

3. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

   The subject sign would be converted to an internally lit animated message board and exterior lighting fixtures are not part of the proposal.

Electronic Message Unit, Animated and Flashing Signs

Electronic message units, animated signs and flashing signs are prohibited within 200 feet of property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use. Staff is not able to ensure the proposed animated electronic message board will not be visible from the residences adjacent to Maverick Street at the corners of Robin Hood Circle and Sir Lancelot Circle; therefore, staff is not able to support the proposed Master Sign Plan and is recommending denial of the application.

FINDINGS (21-0188-ZON1)

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

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

   The proposed C-V (Civic) zoning district conforms with the existing PF (Public Facilities) General Plan Designation.

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

   The purpose of the C-V District is to provide for the continuation of existing public and quasi-public uses such as the existing public school and for the development of libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities.

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

   The subject site is developed with an existing public school. This development factor indicates the need for the rezoning in order to align the zoning district with the existing General Plan Designation.

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

   Street facilities that provide access to the school are adequate in size to meet the requirements of the C-V (Civic) zoning district and existing public school.

FINDINGS (21-0188-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. All signs in the Master Sign Plan shall:

1. **Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;**

   When a property is zoned C-V (Civic), Title 19.10 states signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O District with additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case. The proposed signage does not meet the requirements of Title 19.08.120 and the applicant is requesting a Master Sign Plan.

2. **Conform to the Residential Protection Standards set forth in this Title;**

   When a sign is located more than 40 feet from a property zoned for residential but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, and not contain animation or an electronic message unit. The proposed L.E.D. electronic message board does not meet the Residential protection Standards as it is 83 feet from property zoned residential.

3. **Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;**

   The subject sign is setback 23 feet and does not interfere with site circulation or emergency exit patterns.

4. **Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;**

   The existing scale of the freestanding sign is compatible with the architectural characteristics of the existing school, and is located in a landscape buffer in between the main entrance, student drop-off and the parking lot making the placement of the sign in an area where parents and students see the signs notifications.

5. Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;

The subject sign is required by building code to be designed and installed by a licensed sign contractor.

6. Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and

The subject sign utilizes color and shape that is representative of an educational campus.

7. Be designed as attractive and complementary features of the development, which it serves.

The design of the sign is complimentary of an educational campus.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City actions related to the subject site.

Most Recent Change of Ownership	
12/1965	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	
03/25/21	Staff provided the applicant a submittal checklist for the requested Rezoning and Master Sign Plan applications.

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

Field Check	
04/25/21	Staff observed the subject sign during a routine field check. Staff noted the sign is not oriented to (facing) the adjacent residential neighborhood to the west. A solid screen wall separates the subject site from the adjacent residential neighborhood to the north.

Details of Application Request	
Site Area	
Net Acres	18.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public School, Primary	PF (Public facilities)	U (Undeveloped)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached and Attached	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre)
		M (Medium Density Residential)	R-3 (Medium Density Residential)
			R-PD11 (Residential Planned Development – 11 Units Per Acre)
			R-E (Residence Estates)
East	Park	PR-OS (Park / Recreation / Open Space)	C-V (Civic)
	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
	Convenience Store with Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Parts		
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Smoke Ranch Road	Primary Arterial	Master Plan of Streets and Highways Map	101	Y
Maverick Street	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	21-0188
Meeting Date	03/26/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 2480 Maverick Street, Las Vegas, NV 89108

Project Name J. Harold Brinley Middle School - Freestanding Sign **Proposed Use** Public School

Assessor's Parcel #(s) 138-14-802-005 **Ward #** 5 - Cedric R. Crear

General Plan: Existing P-F Proposed _____ **Zoning:** Existing U Proposed C-V

Additional Information Rezone the property from Undeveloped (U) to Civic (C-V). Remove and replace an existing Freestanding Sign with a seven-foot high by eight-foot wide (7' x 8') freestanding sign; including a four-foot by eight-foot (4' x 8') LED sign cabinet.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 ext, 5419

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

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

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

Partner(s) _____

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

Property Owner Signature Jeff Wagner

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

Print Name JEFF WAGNER

Subscribed and sworn before me

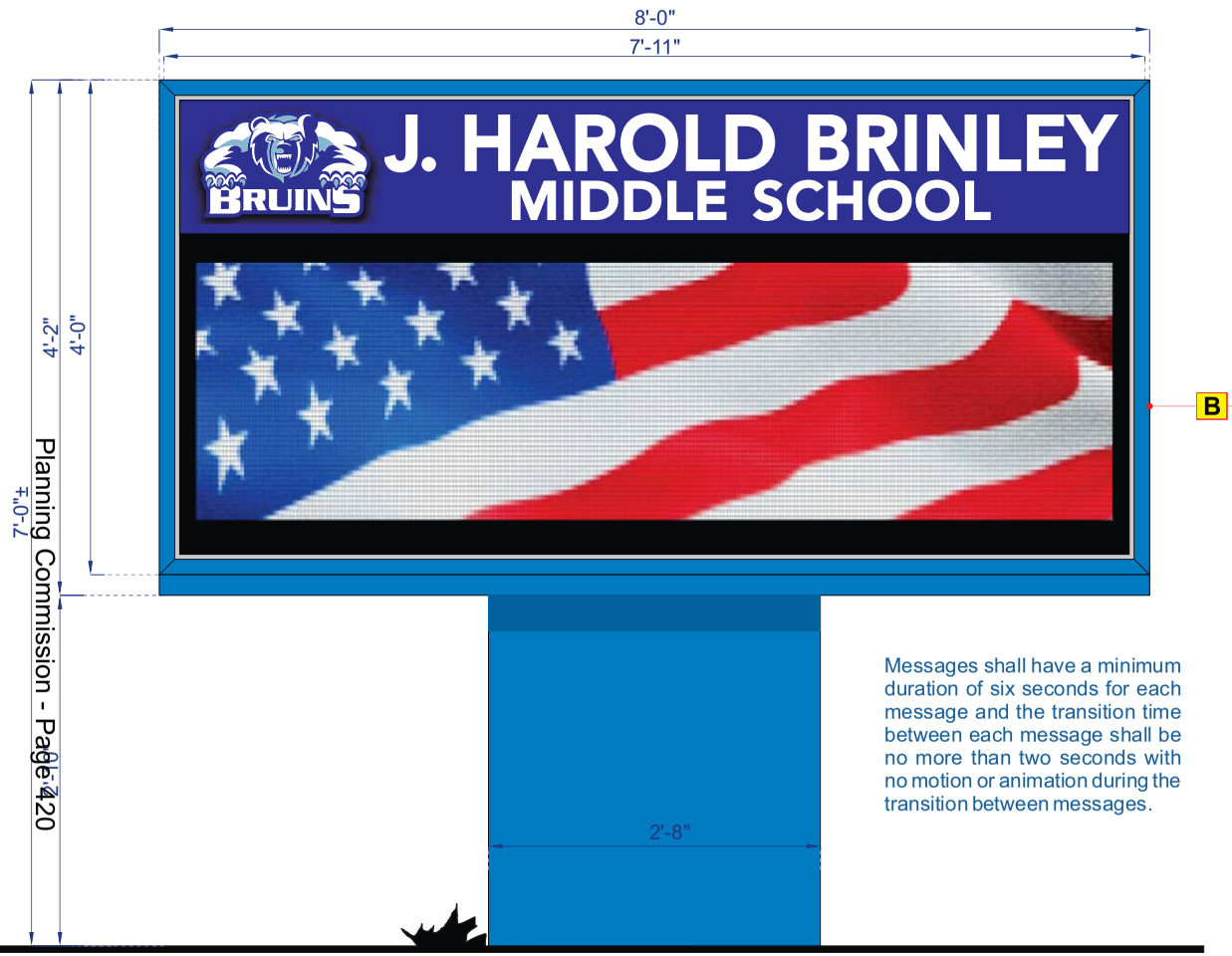
This 26th day of March, 20 21

Cheryl Bace

Notary Public in and for said County and State

State of Nevada County of Clark

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025



Messages shall have a minimum duration of six seconds for each message and the transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.



PROPOSED



EXISTING

MN-1 NEW REPLACEMENT D/F ILLUMINATED SIGN CABINET

SCALE @ 1"=1'-0"

QTY = ONE (1) SET REQ'D

SCOPE OF WORK:

A REMOVE EXISTING D/F CABINET & DISCARD. LEAVE FOOTING & MOUNT BOLTS TO RE-USE.

B MANUFACTURE & INSTALL ONE (1) NEW PAINTED BLUE D/F CABINET WITH NEW LED INTERNALLY ILLUMINATED UPPER CABINET, 2nd SURFACE DIGITALLY PRINTED LOGO & COPY GRAPHICS. NEW LOWER D/F 16mm LED FULL COLOR MESSAGE UNIT FACES.

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 So. Cameron St.
Las Veagas, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE:
#0074289, #0074290 & #0075739

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Client Name & Address:
J. HAROLD BRINLEY
MIDDLE SCHOOL
2480 MAVERICK ST,
LAS VEGAS, NV 89108

Project Tracking Number: 35462
Project Name: 0
Account Executive: SCOTT A. HILL
Designer:

Design Approvals
Checked by: 0
Creative Director: 0
Estimating: 0
Account Executive: 0
Client: 0

Rev. / Date / Designer
0 10/16/2020 ARG
1 10/19/2020 ARG
2 03/18/2021 SS

Description: 0
Classification: BG
Reference Design: 000000
O.E.M Serial: 000000
Sheet: 1.0

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

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Client: 0

Rev.	Date / Designer
1	10/16/2020 ARG
2	10/19/2020 ARG
3	03/18/2021 SS

Description:

Classification: SP
Reference Design: 000000
O.E.M Serial: 000000
Sheet: 0.1

AERIAL VIEw OF LOCATION



21-0188-ZON1 AND 21-0188-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
2480 MAVERICK STREET

04/25/2021



21-0188-ZON1 AND 21-0188-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
2480 MAVERICK STREET

04/25/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

2-5-88
03/26/2021

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

March 26, 2021

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

Re: Rezoning and Master Sign Plan for J. Harold Brinley Middle School

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of a zone change and master sign plan at J. Harold Brinley Middle School (School), located at 2480 Maverick Street, Las Vegas, NV 89108, Assessor's Parcel Number 138-14-802-005. The request is for the rezoning of the property from Undeveloped (U) to Civic (C-V) and for the removal and replacement of an existing freestanding sign.

The School is currently zoned U (Undeveloped) with a General Plan Designation of P-F (Public Facilities). The request to rezone the School to Civic (C-V) would bring the site into compliance with its land use designation.

The proposed freestanding sign is seven foot (7' – 0") high with a four foot two inch by eight foot (4' – 2" x 8') LED sign cabinet. A portion of the sign will be animated with minimum 6-second message displays followed by a break in messages as required by the City of Las Vegas Development Code (Title 19). The new sign will be used to identify the School and convey School related information to parents.

The District would appreciate your consideration of a recommendation of approval. Please contact Lucia Gonzalez at 702-799-5214 extension 5419 if you should have any questions or require additional information.

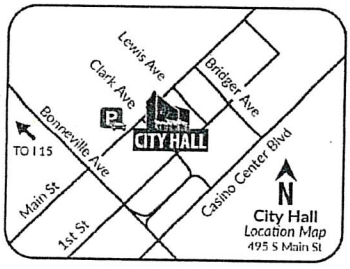
Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: Paul Dobiesz II, Construction Analyst/Contract Specialist
File

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0188 and 21-0188-ZON1 and 21-0188-MSP1
Planning Commission Meeting of **06/08/2021**

RECEIVED
JUN 03 2021
Dept of Planning
City of Las Vegas

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

21-0188
13813301007
SIBERT ARLON R & SUZAN C
5980 ALFRED DR
LAS VEGAS NV 89108-3756

99 ORDNP1 89106

Submitted after final agenda

20(a-b) P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
20a

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

SUBJECT:
21-0188-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC)

C.C.: 07/21/2021

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

RECOMMENDATION:
Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
20b

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

SUBJECT:
21-0188-MSP1 - MASTER SIGN PLAN - FOR THE CONVERSION OF AN EXISTING SEVEN-FOOT TALL FREESTANDING SIGN FROM STATIC TO ANIMATED FOR A PUBLIC SCHOOL, PRIMARY

C.C.: 07/21/2021

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: June 8, 2021

Agenda Item No.:
21

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

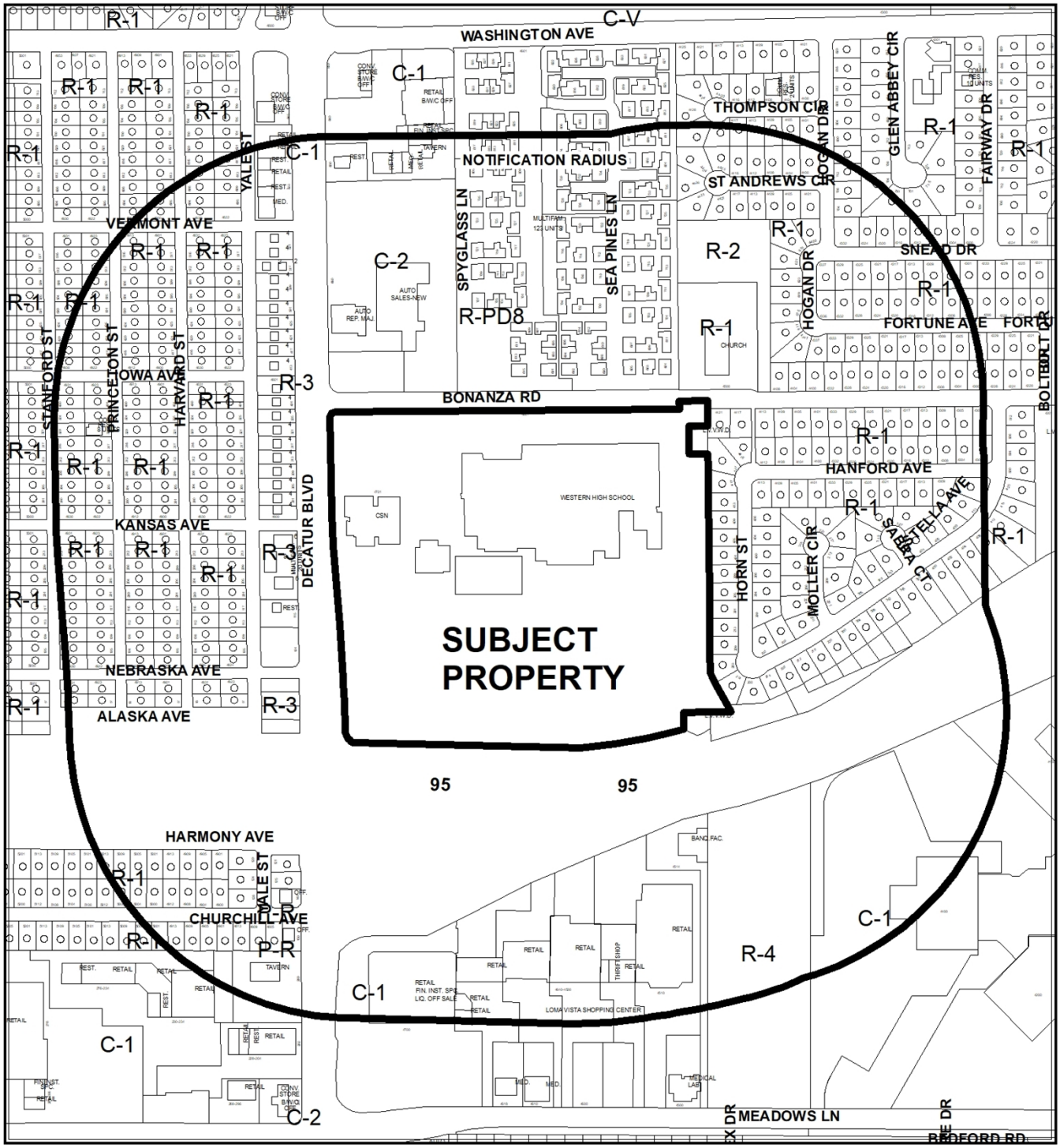
SUBJECT:
21-0192-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR TWO ILLUMINATED LED SIGNS AND ONE ANIMATED LED DISPLAY SIGN AT A PUBLIC SECONDARY SCHOOL on 36.28 acres at 4701 West Bonanza Road (APN 139-30-401-001), C-V (Civic) 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.	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 – Protest/Support Postcards



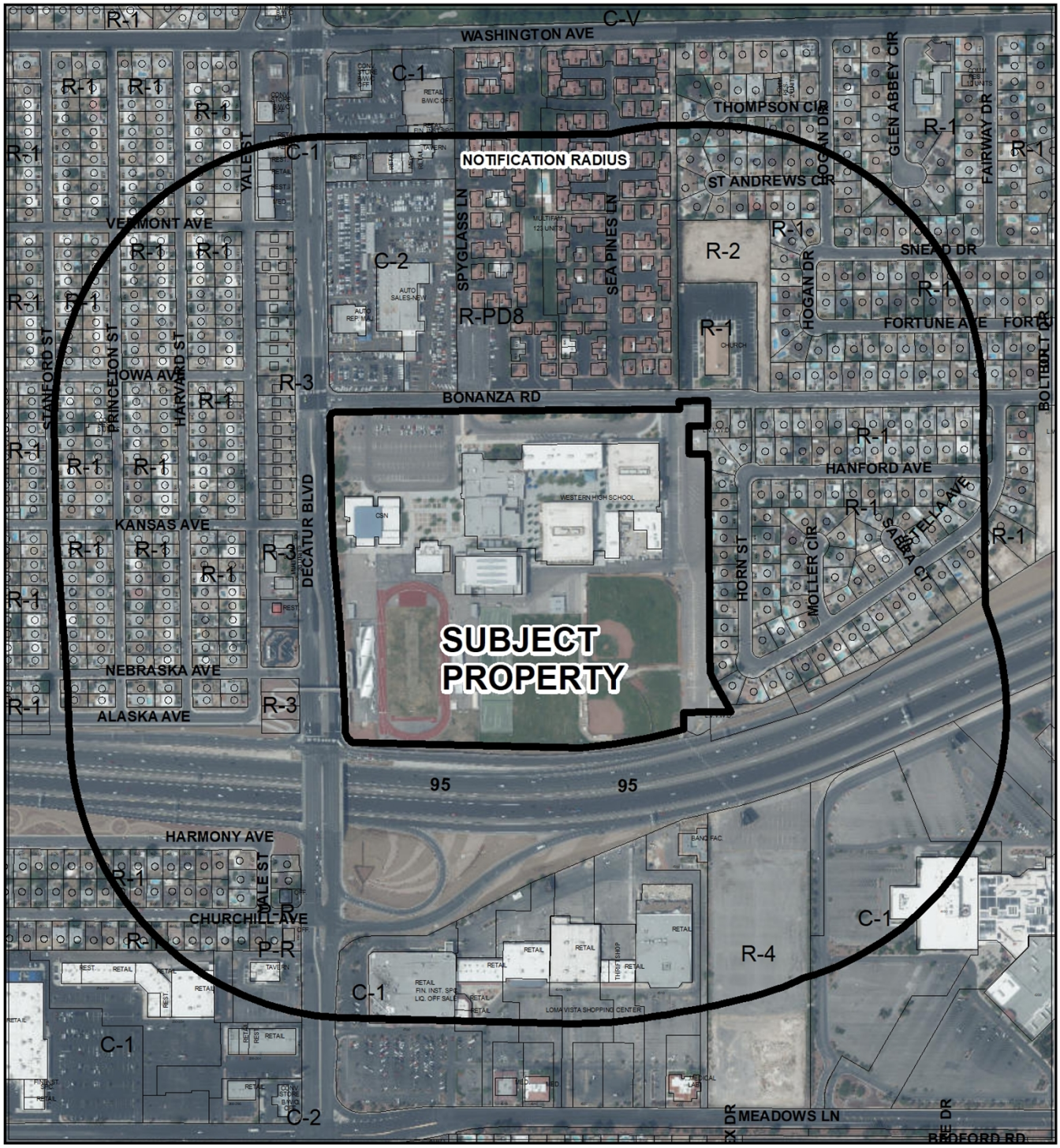
0 412.5 825 Feet

CASE: 21-0192-MSP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **21-0192-MSP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0192-MSP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 570

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

21-0192-MSP1 CONDITIONS

Planning

1. Conformance to the standards of Title 19.08.120(B)(11) Animated Signs Containing a Changeable Electronic Message.

2. No off-premise advertising message shall be displayed on any sign contained within this Master Sign Plan.

3. Conformance to the sign elevations and documentation as submitted and date stamped 05/11/21 (sign plan) and 04/12/21 (elevations) in conjunction with this request, except as modified 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 signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage. Final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. Minor modifications to the approved sign plan in conformance with this approved sign plan and Title 19 may be approved by the Department of Planning.

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The Clark County School District is proposing a Master Sign Plan to replace three existing signs with illuminated or animated LED display signs at a public secondary school located at 4601 West Bonanza Road.

ISSUES

- Pursuant to Title 19.10.020(H), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(H).
- For public and semipublic institutions within the C-V zoning district, Title 19.10 allows signs in addition to those allowed by the base standards on a case-by-case basis subject to review and approval by the Planning Commission.
- A condition of approval requires conformance to the standards of Title 19.08.120(B)(11), Animated Signs Containing a Changeable Electronic Message, which limit the brightness, duration of images and transition time between animated messages of the proposed signage.
- A proposed animated sign is 163 feet from the property line of a parcel zoned for residential use where normally prohibited within 200 feet of such properties; however, this sign is excepted from the prohibition under Title 19.08.120(C) due to its orientation away from the properties within the separation distance.

ANALYSIS

The school property is zoned C-V (Civic). Pursuant to Title 19.10.020(H), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(H). Animated signs and electronic message units are prohibited by the P-O zoning district sign standards. However, pursuant to Title 19.10.020(H)(3) standards for signage within the C-V (Civic) District, “additional signs may be permitted in conjunction with public institutions subject to review and approval of the Planning Commission as to each use.” For this reason staff has determined that a Master Sign Plan for the animated signage will be required for review by the Planning Commission, which has prompted the applicant’s request.

Two existing 50 square-foot double-sided sign cabinets (Sign Reference RF-1) are located on a freestanding sign structure located in front of the school's main entrance. The sign structure is attached to the ground and also affixed to metal panels attached to the building. The proposal is to replace the top cabinet with an internally illuminated LED cabinet with the school name and logo and the bottom cabinet with a red monochrome LED animated display. The display area would be 36 square feet.

Title 19.08.120(C) Residential Protection Standards state that signs placed between 40 and 200 feet from property planned or zoned for residential use may be internally illuminated or directly lit, but not contain bare bulbs, exposed neon tubing, animation or an electronic message unit. Animated signs, flashing signs and electronic message units are prohibited within 200 feet of property zoned for any residential use, including multi-family residential uses, unless the sign design, location or orientation ensure that light from the sign will not be visible from the property zoned for residential use.

In this case, the proposed animated sign would be located 163 feet from property zoned R-PD8 (Residential Planned Development – 8 Units per Acre) on the north side of Bonanza Road; however, the sign is oriented to the east and west away from this residential development. The animated sign has a 410-foot distance separation from property zoned R-1 (Single Family Residential) to the east in conformance with the Residential Protection Standards. These signs are nonconforming with respect to size and height as currently required by the P-O sign standards; however, the signs are in the same location as previously approved and will not be increasing in size, and therefore they may continue.

The existing cabinet for the illuminated 97.5 square-foot wall sign (Sign Reference RF-2) on the north elevation of the main school building will remain and the sign will be refaced only to update the school logo and graphics, utilizing internal LED illumination. The sign directly faces Bonanza Road and has a 190-foot distance separation from protected residential properties on the north side of Bonanza Road. Sign RF-2 otherwise conforms to all other sign standards for the P-O zoning district.

FINDINGS (21-0192-MSP1)

With the exception of the request to allow an animated LED display for one of the two cabinets attached to the freestanding sign, the proposed Master Sign Plan adheres to all other Title 19 requirements. The proposed wall sign is compatible with the design of the existing primary school and will operate in a manner that does not adversely impact neighboring residential properties. Staff therefore recommends approval of the Master Sign Plan, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/07/10	The City Council approved a request for a Rezoning (ZON-37854) from R-E (Residence Estates) to C-V (Civic) on 36.28 acres at 4601 West Bonanza Road. The Planning Commission and staff recommended approval.
12/09/15	Department of Planning staff administratively approved an address change (ADC-62456) from 4601 West Bonanza Road to 4701 West Bonanza Road for the College of Southern Nevada building west of Western High School.

Most Recent Change of Ownership	
07/15/58	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1961	The existing building at 4601 West Bonanza Road was constructed.
06/15/71	A building permit (#80891) was issued for a 112 square-foot illuminated wall sign at 4601 West Bonanza Road. A final inspection was approved 06/17/71.
05/02/06	A civil improvement plan permit (L-9569) was issued in conjunction with a proposed classroom and administration building expansion project at 4601 West Bonanza Road. The permit was finaled on 12/07/06.

Pre-Application Meeting	
03/30/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Master Sign Plan application.

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

Field Check	
05/05/21	The site contains an existing secondary school in good condition. An existing illuminated wall sign cabinet with changeable letters is located on the north elevation of the main school building. In addition, a freestanding sign with two double-sided panels with changeable letters is located at the school entrance.

Details of Application Request	
Site Area	
Gross Acres	36.28
Net Acres	36.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public or Private School, Secondary	PF (Public Facilities)	C-V (Civic)
North	Single Family, Attached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
	Motor Vehicle Sales (New)	GC (General Commercial)	C-2 (General Commercial)
	Church/House of Worship	PF (Public Facilities)	R-1 (Single Family Residential)
South	US 95 Freeway	ROW (Right-of-Way)	ROW (Right-of-Way)
	Utility Installation, Other Than Listed	PF (Public Facilities)	C-V (Civic)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Utility Installation, Other Than Listed	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Bonanza Trail		
	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
C-V (Civic) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Bonanza Trail – along south boundary)	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 Title 19.08.120 for the P-O (Professional Office) zoning district, the following sign standards apply:

Freestanding Signs: *[RF-1: Two (2) cabinets in front of main school entrance]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1 / Bonanza Rd frontage 1 total existing
Maximum Area	100 SF (legal nonconforming)	100 SF (50 SF/sign) (no change)
Maximum Height	21 Feet (legal nonconforming)	21 Feet (no change)
Minimum Setback	5 Feet	93 Feet
Illumination	Internal/external	Internal/LED/LED animation

Wall Signs: *[RF-2: north elevation of main school building]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1 / Bonanza Rd frontage 1 total existing
Maximum Area	10% of building elevation	0.1% of north elevation
Maximum Projection	2 Feet	Less than 2 Feet
Illumination	Internal/direct external	Internal LED/no animation

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0192
Meeting Date	04/12/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 4601 W. Bonanza Road, Las Vegas, NV 89107

Project Name Western High School Signs **Proposed Use** Public School, Secondary

Assessor's Parcel #(s) 139-30-401-001 **Ward #** 5 - Cedric Crear

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

Additional Information Replace two existing sign cabinets on the existing freestanding sign with two new LED sign cabinets and refurbish and retrofit an existing wall sign at Western High School.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 extension 5419

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name JEFF WALLNER

Subscribed and sworn before me

This 5th day of April, 20 21

_____

Notary Public in and for said County and State

State of Nevada County of Clark

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

Client Name & Address:	WESTERN HIGH SCHOOL 4601 W BONANZA RD LAS VEGAS NV 89107
Project Revision Number:	36324
Project Name:	REFURBISH-REPLACE EXISTING SIGN
Account Executive:	SCOTT HILL
Designer:	STEPHEN SHORTELL
Design Approvals	
Checked by:	
Creative Director:	
Estimating:	
Account Executive:	
Client:	
Rev. Date / Designer	
02/22/2021 SS	
03/18/2021 SS	
Description:	SITE
Classification:	
Reference Design:	
O.E.M Serial:	
Sheet:	0.1

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YESCO

YESCO LLC
LAS VEGAS DIVISION
5119 So. Cameron St.
Las Vegas, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV. CONTRACTOR LICENSE:
#0074289, #0074290 & #0075739

PROPERTY LINE (edge of curb)

RF-1

RF-2

93'-0"

163'-0"

120'-0"

190'-0"

W Bonanza

W Bonanza Rd

Hanford Ave

Horn St

Horn St

The Church of Jesus Christ of Latter...

Pines Ln

702-769-9484

Down town las vegas

Spyglass Ln

Sea Pines Ln

Western High School

Greater Las Vegas Church of Christ

Friendly Ford Service & Parts
Auto parts store

Friendly Ford
Ford dealer

College Of Southern Nevada: Western...

N Decatur Blvd

N Decatur Blvd

N Decatur Blvd

N Decatur Blvd

Iowa Ave

N Yale St

N Yale St

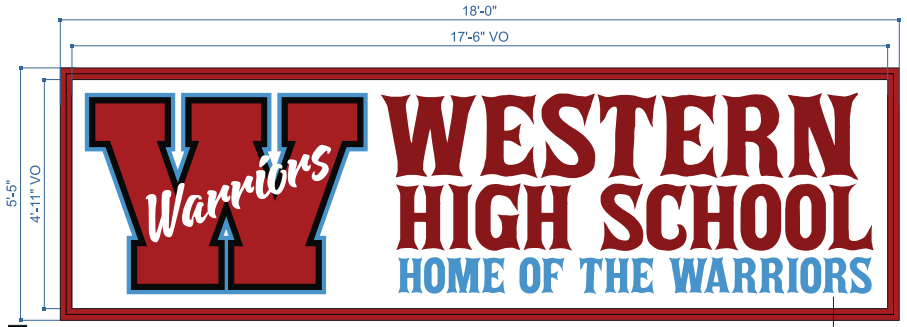
Readings by Lita

Chrystalz Cutz & ...dy Boutique 702

Dofia Lisset
Takeout

Snappy Burger
Takeout

21-0192
05/11/2021

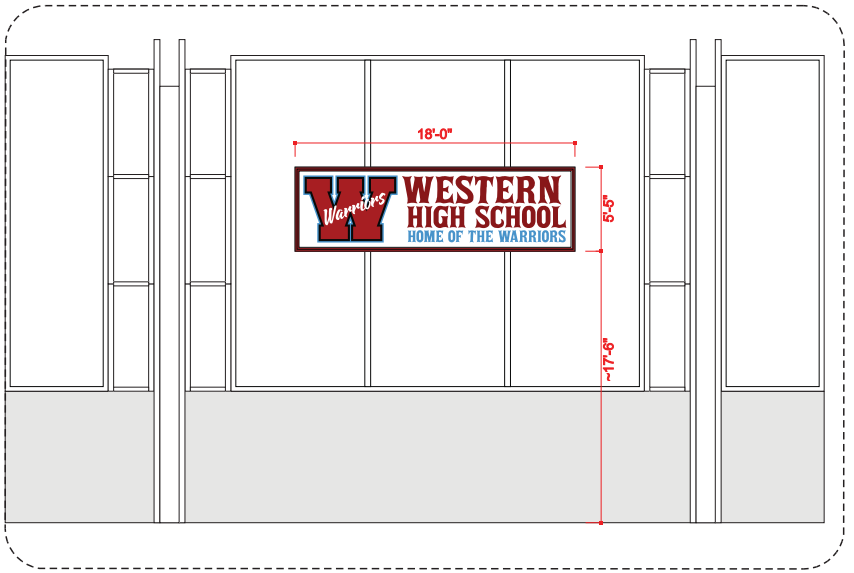


RF-2 REPLACE EXISTING S/F CABINET
SCALE: 3/8"=1'-0"

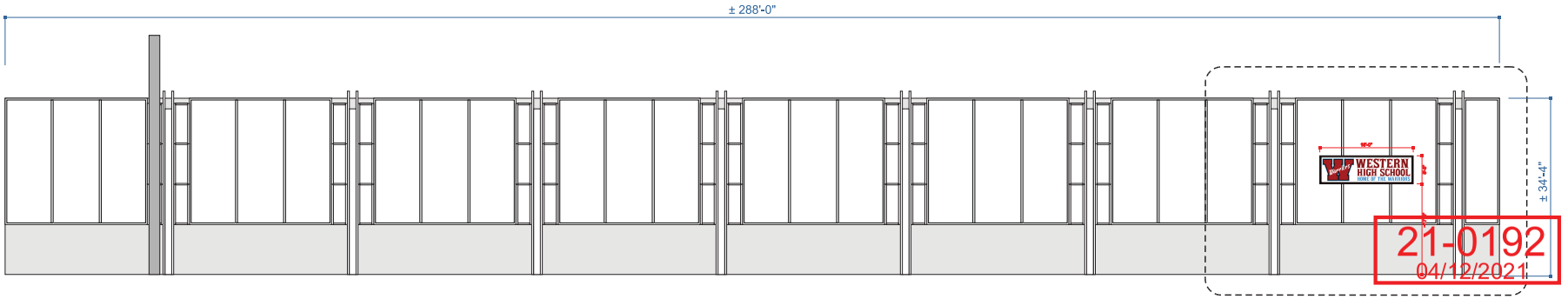
SCOPE

A REFURB EXISTING SINGLE FACE CABINET. RETROFIT EXISTING LIGHTING (5K WHITE LEDS), REPLACE FACES AND REPAINT CABINET & RETAINER RED TO MATCH SCHOOL COLORS.

** VERIFY ALL FIELD DIMENSIONS PRIOR TO PRODUCTION*



RF-2 SIGN ELEVATION
SCALE: 1/8"=1'-0"



EV-1 SOUTH ELEVATION
SCALE = 1:250

21-0192
04/12/2021

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 So. Cameron St.
Las Veagas, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE:
#0074289, #0074290 & #0075739

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Client Name & Address:
WESTERN HIGH SCHOOL
4601 W BONANZA RD
LAS VEGAS NV 89107

Project Tracking Number: **36324**
Project Name: REFURBISH-REPLACE EXISTING SIGN
Account Executive: SCOTT HILL
Designer: STEPHEN SHORTELL

Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev.	Date	Designer
0	02/22/2021	SS
1	03/18/2021	SS

Description:
Classification: **RF-2**
Reference Design:
O.E.M Serial:
Sheet: **2.0**



EXISTING



PROPOSED

21-0192
04/12/2021

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

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4601 W BONANZA RD
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Project Tracking Number:
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Project Name:
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Account Executive:
SCOTT HILL

Designer:
STEPHEN SHORTELL

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer	
0	02/22/2021 SS
1	03/18/2021 SS

Description:
0

Classification:
RF-2

Reference Design:

O.E.M Serial:

Sheet:
2.1



21-0192-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
4701 WEST BONANZA ROAD

05/05/2021



21-0192-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
4701 WEST BONANZA ROAD

05/05/2021



21-0192-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
4701 WEST BONANZA ROAD

05/05/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

March 18, 2021

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

Re: Master Sign Plan for Western High School

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of a master sign plan at Western High School, located at 4601 West Bonanza Road, Las Vegas, NV 89107, Assessor's Parcel Number 139-30-401-001 and zoned Civic (C-V).

The proposed project includes replacing two existing five foot by ten foot (5' x 10') sign cabinets on an existing freestanding sign with two five foot by ten foot (5' x 10') LED sign cabinets and refurbishing and retrofitting an existing five foot five inch by eighteen foot (5'-5" x 18') wall sign. One of the new LED sign cabinets on the freestanding sign will be animated with minimum 6-second message displays followed by a break in messages as required by the City of Las Vegas Development Code (Title 19). The new signs will be used to identify the School and convey School related information to parents.

The District would appreciate your consideration of a recommendation of approval. Please contact Lucia Gonzalez at 702-799-5214 extension 5419 if you should have any questions or require additional information.

Sincerely,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: Paul Dobiesz II, Construction Analyst/Contract Specialist
File

21-0192
04/12/2021

Main Office: 5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-CCSD (2273)

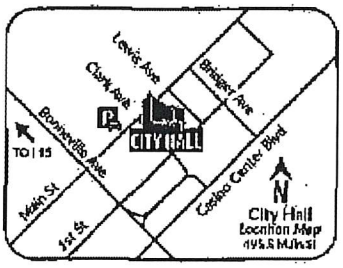
RE0187733

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

JUN 01 2021

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0192-MSP1
Planning Commission Meeting of **06/08/2021**

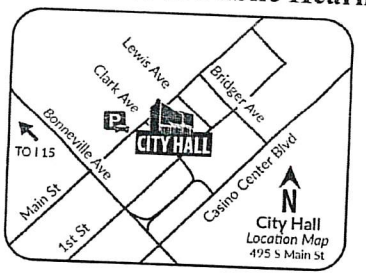
21-0192-MSP1
13825812130
BELL GEORGE
BANK FIRST INTERSTATE NV GUARD
PO BOX 13519
ARLINGTON TX 76094-0519

Submitted after final agenda

21P

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 03 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0192-MSP1

Planning Commission Meeting of **06/08/2021**

21-0192-MSP1
13836511022
GALINDO CESAR A & MARY C REV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

127 ORDFNP1 89107

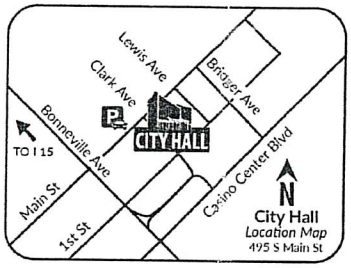
21P

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0192-MSP1

Planning Commission Meeting of **06/08/2021**

21-0192-MSP1
13930316035
ANDERSON DAGMAR M
712 HOGAN DR
LAS VEGAS NV 89107-2084

127 ORDFMP1 89107

21A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
22

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

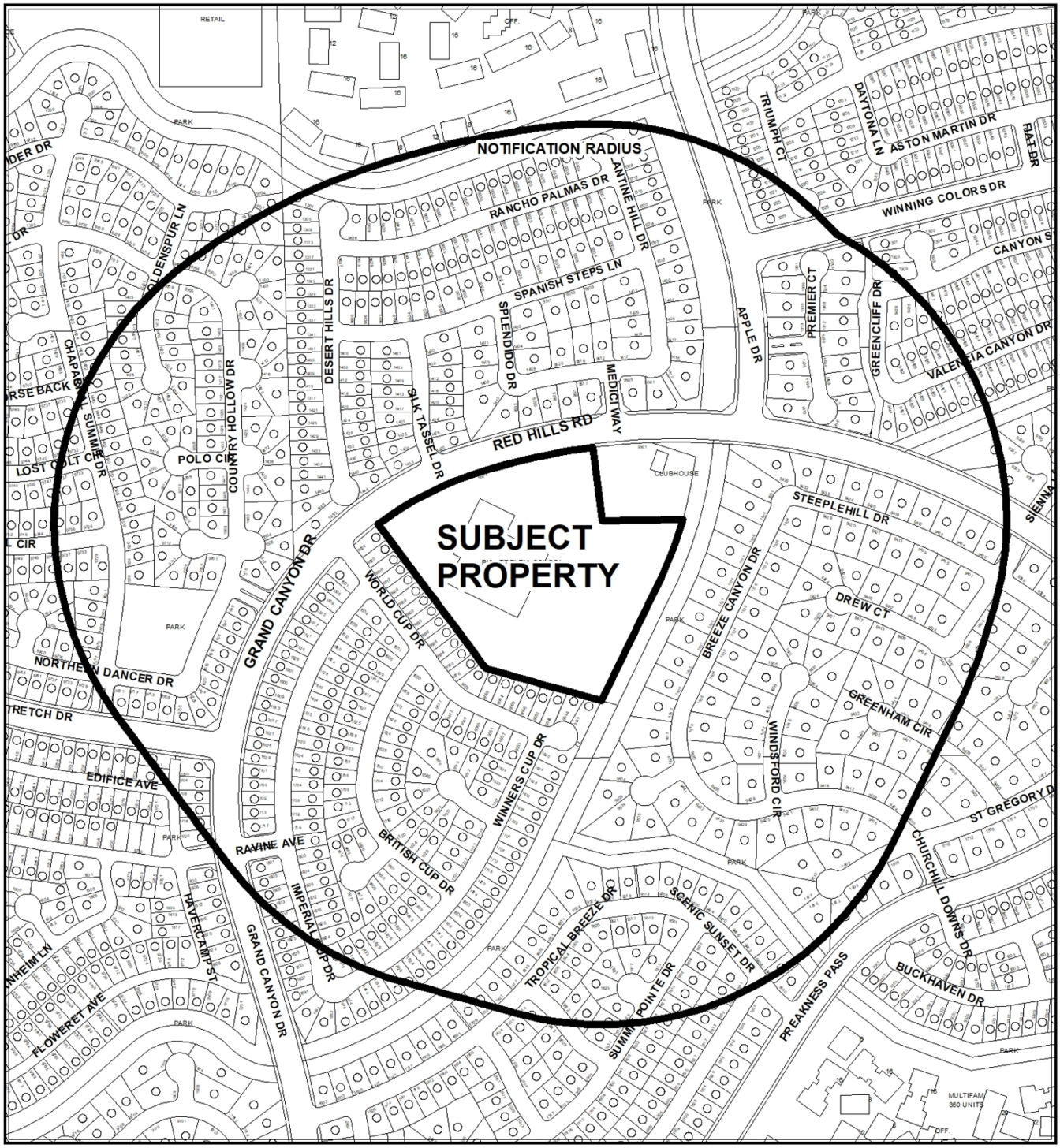
SUBJECT:
21-0206-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 9.84 acres at 9601 Red Hills Road (APN 163-06-610-001), C-V (Civic) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

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

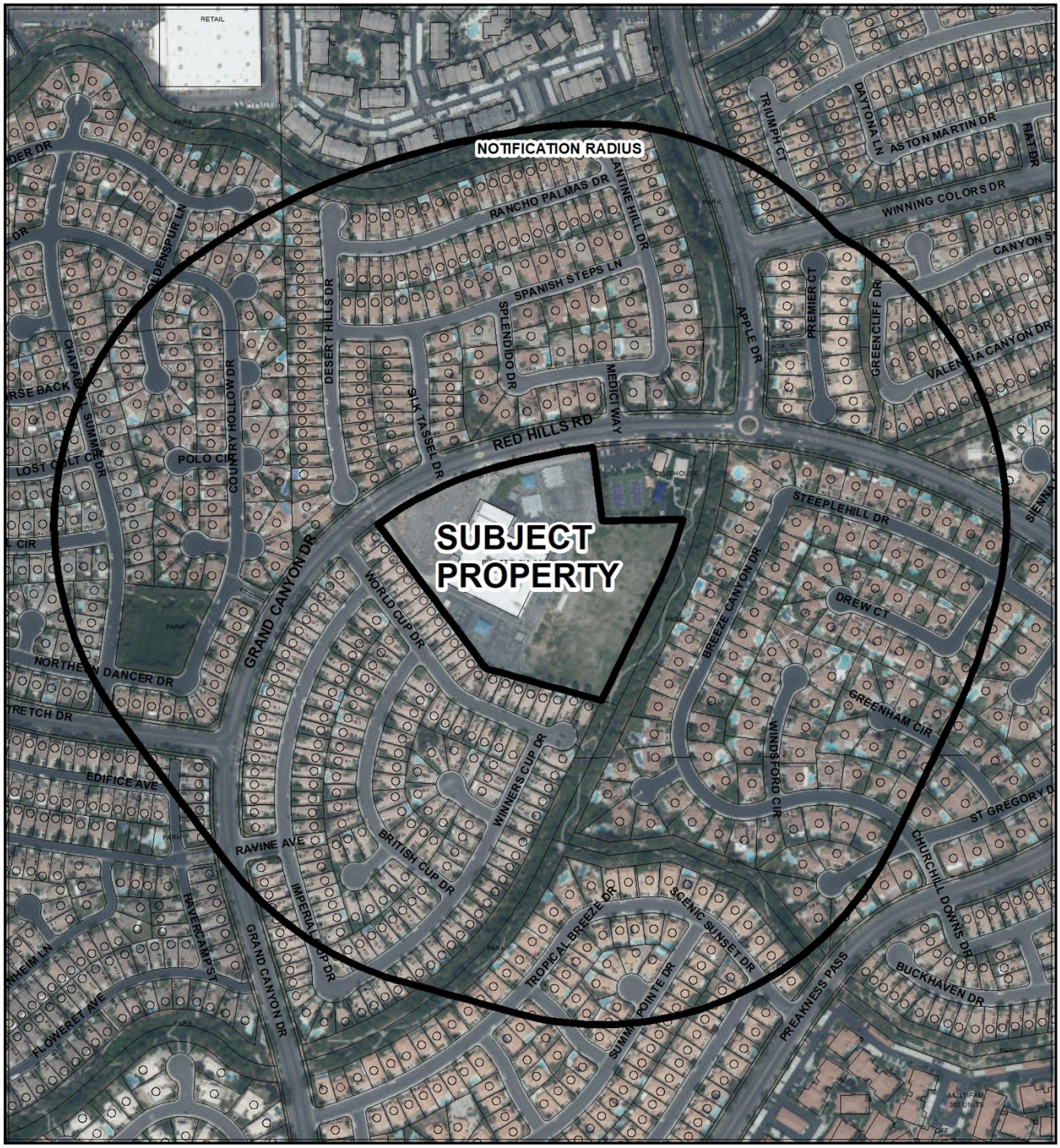
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest/Support Postcards and Documentation Not Vetted – E-comments



CASE: **21-0206**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 350 700 Feet

CASE: 21-0206

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0206-MSP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 648

PROTESTS 0

APPROVALS 0

SS

** CONDITIONS **

21-0206-MSP1 CONDITIONS

Planning

1. Conformance to the standards of Title 19.08.120(B)(11) Animated Signs Containing a Changeable Electronic Message.

2. No off-premise advertising message shall be displayed on any sign contained within this Master Sign Plan.

3. Conformance to the sign elevations and documentation as submitted and date stamped 05/11/21 (sign plan) and 04/07/21 (elevations) in conjunction with this request, except as modified 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 signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage. Final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. Minor modifications to the approved sign plan in conformance with this approved sign plan and Title 19 may be approved by the Department of Planning.

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The Clark County School District is proposing a Master Sign Plan to install a new 32 square-foot illuminated, animated LED display wall sign at an existing public primary school located at 9601 Red Hills Road.

ISSUES

- Pursuant to Title 19.10.020(H), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(H).
- For public and semipublic institutions within the C-V zoning district, Title 19.10 allows signs in addition to those allowed by the base standards on a case-by-case basis subject to review and approval by the Planning Commission.
- A condition of approval requires conformance to the standards of Title 19.08.120(B)(11), Animated Signs Containing a Changeable Electronic Message, which limit the brightness, duration of images and transition time between animated messages of the proposed signage.
- An animated sign is proposed to be placed 180 feet from the property line of a parcel zoned for residential use where prohibited within 200 feet of such properties if accommodations are not made (in location, orientation and/or design) to ensure that light from the sign would not be visible from these properties.

ANALYSIS

The school property is zoned C-V (Civic). Pursuant to Title 19.10.020(H), signage within the C-V (Civic) zoning district is subject to the requirements of the P-O (Professional Office) zoning district and additional standards contained within Title 19.10.020(H). Animated signs and electronic message units are prohibited by the P-O zoning district sign standards. However, pursuant to Title 19.10.020(H)(3) standards for signage within the C-V (Civic) District, “additional signs may be permitted in conjunction with public institutions subject to review and approval of the Planning Commission as to each use.” For this reason staff has determined that a Master Sign Plan for the animated signage will be required for review by the Planning Commission, which has prompted the applicant’s request.

The new sign is proposed to be placed on the northwest elevation of the building approximately five feet from the roof. The cabinet would measure 36.44 square feet, with the animated display measuring 32 square feet. The cabinet would be painted green to match the school's primary color.

Title 19.08.120.C Residential Protection Standards state that signs placed between 40 and 200 feet from property planned or zoned for residential use may be internally illuminated or directly lit, but not contain bare bulbs, exposed neon tubing, animation or an electronic message unit. Animated signs, flashing signs and electronic message units are prohibited within 200 feet of property zoned for any residential use, including multi-family residential uses, unless the sign design, location or orientation ensure that light from the sign will not be visible from the property zoned for residential use.

In this case, the proposed LED animated sign display would be located 180 feet from property zoned R-PD7 (Residential Planned Development – 7 Units per Acre) on the north side of Red Hills Road; light from the sign would be visible from several of these properties but would not affect any other neighboring residential properties.

Staff recommends denial of the Master Sign Plan, as the proposed sign does not meet Residential Protection Standards that prohibit signs within 200 feet of property zoned for single-family residential use and which are visible from these properties.

FINDINGS (21-0206-MSP1)

The proposed Master Sign Plan does not conform to Title 19 Residential Protection Standards. The proposed LED animated wall sign could be located on the north elevation such that it would meet the Residential Protection Standards and not adversely impact neighboring residential properties. Staff therefore recommends denial, subject to conditions if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/15/89	The City Council considered and approved a revised master development plan and renamed it Peccole Ranch to include 1,716.30 acres. Phase One of the Plan is generally located south of Charleston Boulevard, west of Fort Apache Road. Phase Two of the Plan is generally located north of Charleston Boulevard, west of Durango Drive, and south of Charleston Boulevard, east of Hualapai Way. The Planning Commission and staff recommended approval.
02/15/89	The City Council approved a Rezoning (Z-0139-88) on 448.80 acres from N-U (Non-Urban) under Resolution of Intent to R-PD4, P-R, C-1 and C-V to R-PD7 (Residential Planned Development – 7 Units per Acre), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) on 448.80 acres generally located south of Charleston Boulevard, west of Fort Apache Road (Peccole Ranch Phase 1). The Planning Commission and staff recommended approval.
10/21/92	The City Council approved a request for a Rezoning (Z-0065-92) from R-PD7 (Residential Planned Development – 7 Units per Acre) to C-V (Civic) on 9.84 acres on the south side of Red Hills Road, west of Apple Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/11/90	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/05/93	A building permit (#93178351) was issued for onsite improvements at a proposed primary school at 9601 Red Hills Road.
1993	A primary school at 9601 Red Hills Road was constructed.
05/11/21	A building permit (L21-00848) was issued for communications cabling at Red Hills Road and Silk Tassel Drive. A final inspection has not been approved.

Pre-Application Meeting	
04/01/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Master Sign Plan application.

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

Field Check	
05/05/21	The site contains an existing primary school in good condition. The wall where the proposed sign is to be located is clearly visible from a residential development that is across Red Hills Road.

Details of Application Request	
Site Area	
Net Acres	9.84

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Community Center, Private (Accessory) Private park and trail	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Peccole Ranch Phase 1	Y
Special Area and Overlay Districts	***Compliance***
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 19.08.120 for the P-O (Professional Office) zoning district, the following sign standards apply:

Wall Signs: *[BG-1: Northwest elevation of school building]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1 / Red Hills Rd frontage 1 total
Maximum Area	10% of building elevation	37 sf cabinet (32 sf animated area) Less than 10% of elevation
Maximum Projection	2 Feet	6 inches
Illumination	Internal/External	LED animation

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

Department Use

Case #	21-0206
Meeting Date	04/07/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 9601Red Hills Road, Las Vegas, NV 89117

Project Name Clarence A. Piggott Elementary School **Proposed Use** Public School

Assessor's Parcel #(s) 163-06-610-001 **Ward #** 2 - Victoria Seaman

General Plan: Existing X Proposed _____ **Zoning:** Existing C-V Proposed C-V

Additional Information Place a new four foot five inch by eight foot three inch (4'-5" x 8'-3") wall mounted, animated, LED sign on the north elevation of the existing school building.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 ext. 5419

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name JEFF WAGNER

Subscribed and sworn before me

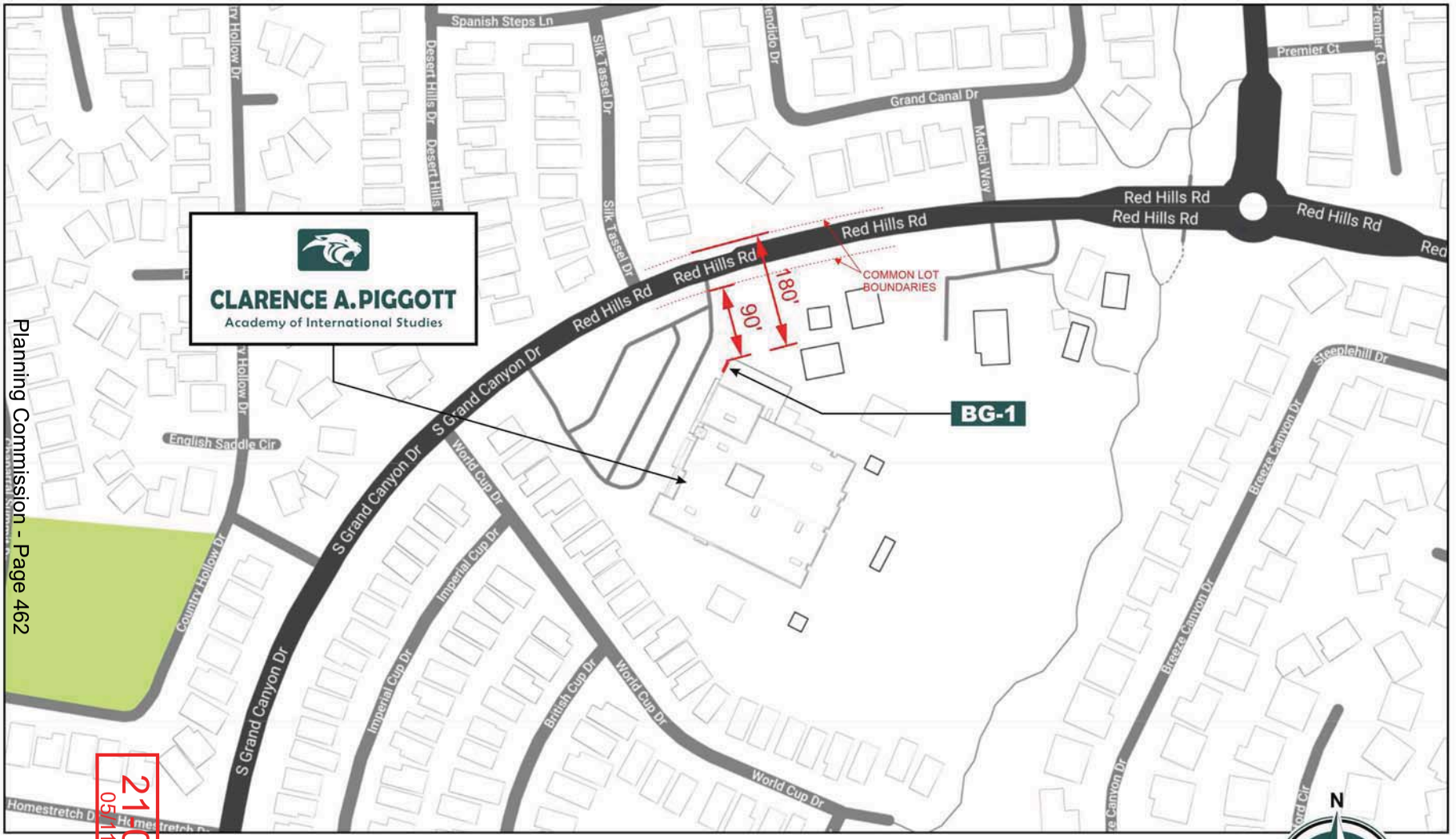
This 7th day of April , 20 21

_____

Notary Public in and for said County and State

State of Nevada County of Clark

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025



Planning Commission - Page 462

21026
05/11/2021

SP-1 **SITE PLAN:** NOT TO SCALE

CLARENCE A. PIGGOTT
ACADEMY OF INTERNATIONAL STUDIES
9601 RED HILLS RD.
LAS VEGAS, NV 89117

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

CLARENCE A. PIGGOTT
Academy of International Studies

Client Name & Address:
CLARENCE A. PIGGOTT
ACADEMY OF INTERNATIONAL STUDIES
9601 RED HILLS RD.
LAS VEGAS, NV 89117

Opportunity Number: 36323

Project Name: NEW BUILDING SIGN

Account Executive: SCOTT HILL

Designer: ADOLFO R. GONZALEZ

Rev. / Date / Designer
03/02/2021 - AG
1. 03/19/2021 - CM

Description: SITE PLAN

Classification: SP-1

Location: N/A

Sheet: 0.1



BG-1 53"x99" S/F ILLUMINATED WALL SIGN W/ 16mm LED DISPLAY
SCALE @ 3/4"=1'-0"
QTY = ONE (1) SET REQ'D

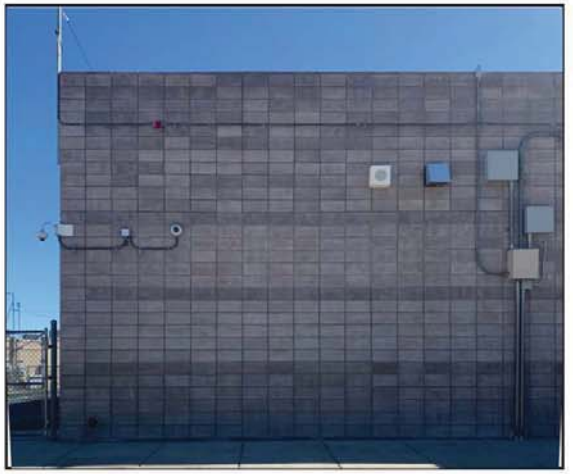
PROPOSED NEW 16mm FULL COLOR LED MESSAGE UNIT

SCOPE OF WORK:

OPTION TWO

A MANUFACTURE & INSTALL ONE (1) NEW 4'-5"x8'-3" S/F ALUMINUM LED CABINET PAINTED GREEN TO MATCH SCHOOL COLORS.

B ONE (1) NEW S/F 16MM LED VIDEO MESSAGE UNIT DISPLAY.



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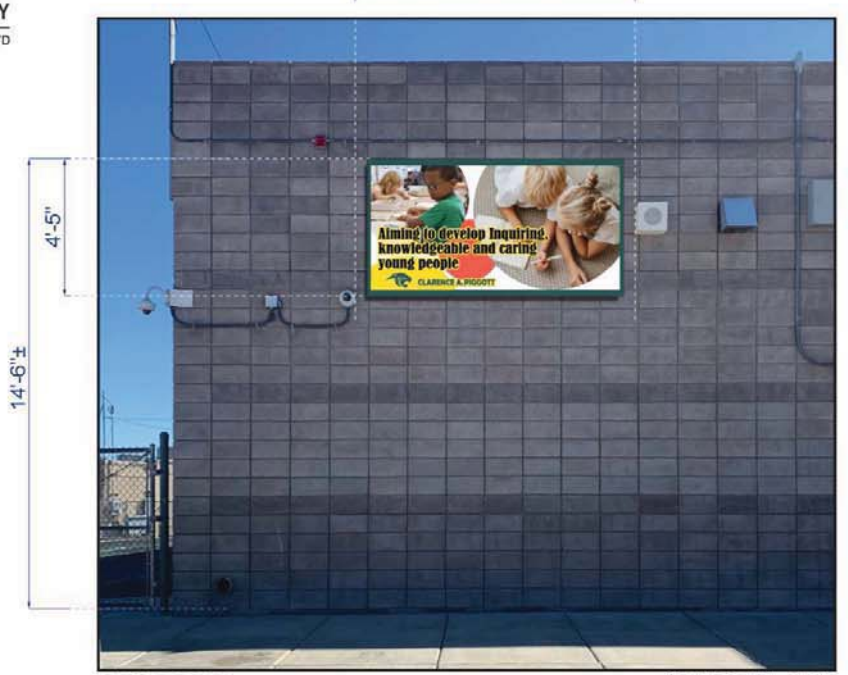

PROPOSED

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

21-0206
04/07/2021

YESCO LLC
LAS VEGAS DIVISION
5119 So. Cameron St.
Las Vegas, NV. 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
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YESCO

Client Name & Address:
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9601 RED HILLS RD
LAS VEGAS NV 89117

Project Tracking Number: 36323
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Account Executive: SCOTT A. HILL
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Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:
Rev. / Date / Designer
03/02/2021 ARG
Description:
Classification: BG
Reference Design: 000000
O.E.M Serial: 000000
Sheet: 2.0

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.



21-0206-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
9601 RED HILLS ROAD

05/05/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

21-0206
04/07/2021

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

March 30, 2021

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

Re: Master Sign Plan for Clarence A. Piggott Academy of International Studies

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of a master sign plan at Clarence A. Piggott Academy of International Studies (School), located at 9601 Red Hills Road, Las Vegas, NV 89117, Assessor's Parcel Number 163-06-610-001. The sign plan consists of one four foot five inch by eight foot three inch (4'-5" x 8'-3") wall sign, which includes an LED display. The sign will be located on the north building elevation.

The District would appreciate your consideration of a recommendation of approval. Please contact Lucia Gonzalez at 702-799-5214 extension 5419 if you should have any questions or require additional information.

Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: Paul Dobiesz II, Construction Analyst/Contract Specialist
File

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

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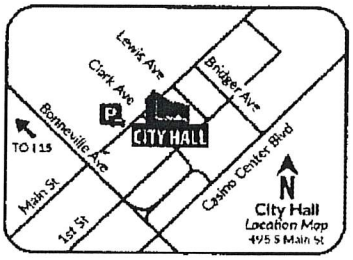

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306711072
A Z N LIVING TRUST
BYER THOMAS J & DEBORAH P TRS
7451 DARBY AVE
LAS VEGAS NV 89117-3236

Submitted after final agenda

22P

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

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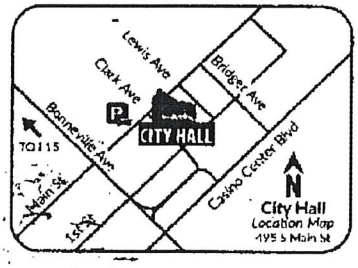

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0206-MSP1
Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306611041
AZN LIVING TRUST
BYER THOMAS J & DEBORAH P TRS
7451 DARBY AVE
LAS VEGAS NV 89117

22P

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

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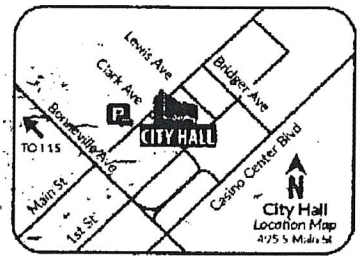

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[ ] I SUPPORT this Request
[X] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306711072
A Z N LIVING TRUST
BYER THOMAS J & DEBORAH P TRS
7451 DARBY AVE
LAS VEGAS NV 89117-3236

22P

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

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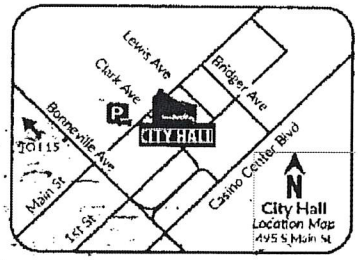

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306611041
AZN LIVING TRUST
BYER THOMAS J & DEBORAH P TRS
7451 DARBY AVE
LAS VEGAS NV 89117

22P

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

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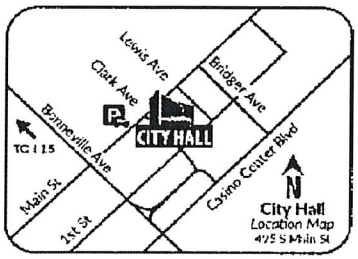

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0206-MSP1
Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306713012
SNEADE DAVID
9516 SCENIC SUNSET DR
LAS VEGAS NV 89117

143 DRDFMP1 89117

A TOTAL WASTE OF TAXPAYER MONEY. NOT TO MENTION AN UNNEEDED, UNWANTED NEIGHBORHOOD NUISANCE. IF THIS PROJECT IS A HIGHER PRIORITY THAN MOST ANYTHING THE DISTRICT WANTS, THEN SOMETHING IS VERY WRONG.

22P

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

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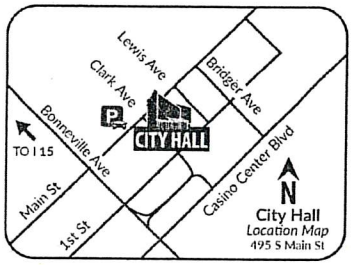
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

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21-0206-MSP1
16306611032
WORKMAN JEANNE
1608 BRITISH CUP DR
LAS VEGAS NV 89117-0800

143 DRDFMP1 89117

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495 South Main Street
Las Vegas, Nevada 89101

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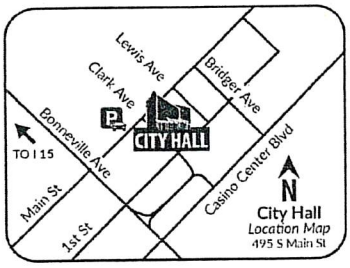

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306110084
DADAIAN HRIYR J & JACQUELINE
9709 HITCHING RAIL DR
LAS VEGAS NV 89117-6612

143 ORDFMP1 0917

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Department of Planning
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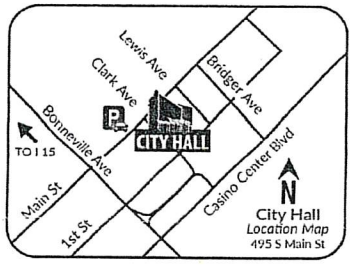

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306614090
CONKLIN THEODORE B & DEMETRA K
1621 WINDSFORD CIR
LAS VEGAS NV 89117-7228

143 ORDFNP1 89117

22P

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Department of Planning
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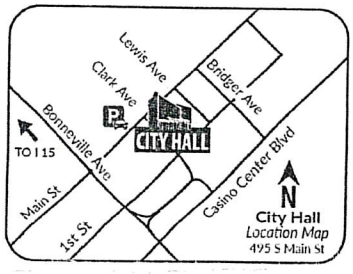

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306211009
GORDON HOWARD R & LAURETTA G
1629 IMPERIAL CUP DR
LAS VEGAS NV 89117-0808

143 ORDFNP1 89117

22p

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

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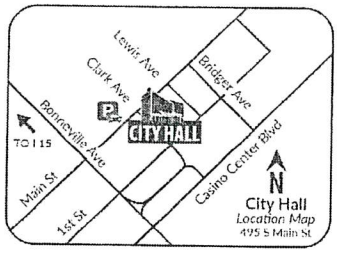

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306210114
MOLL SAM & ALBINITA R TRUST
MOLL SAM & ALBINITA R TRS
1508 COUNTRY HOLLOW DR
LAS VEGAS NV 89117-6609

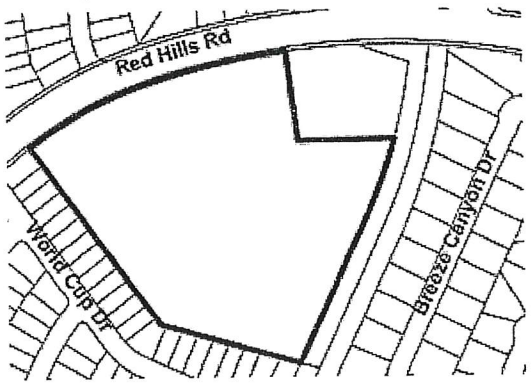
143 ORDFNP1 89117

Application Information

21-0206-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR AN ANIMATED LED DISPLAY WALL SIGN AT AN EXISTING PUBLIC PRIMARY SCHOOL on 9.84 acres at 9601 Red Hills Road (APN 163-06-610-001), C-V (Civic) Zone, Ward 2 (Seaman).

Don't waste the money on a stupid sign

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***06/08/2021***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

22P

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

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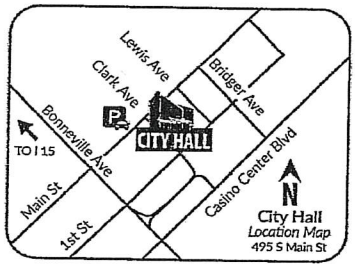

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306614015
HLAVAC DANA P & PATTY
1517 BREEZE CANYON DR
LAS VEGAS NV 89117-7251

143 DRDFNP1 89117

22A

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Las Vegas, Nevada 89101

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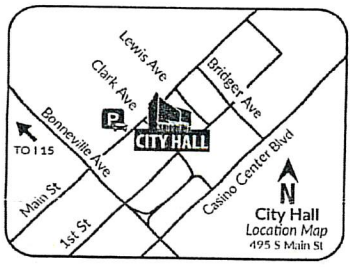

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0206-MSP1

Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306712037
KEPPLER CARL T & GAYLE
9412 CHURCHILL DOWNS DR
LAS VEGAS NV 89117-7220

22A

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

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City of Las Vegas

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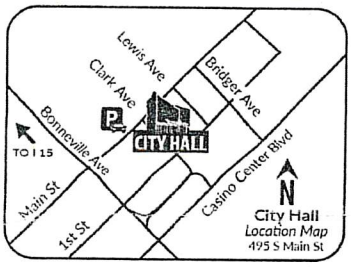

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21-0206-MSP1
Planning Commission Meeting of **06/08/2021**

21-0206-MSP1
16306618019
GROSS LORIN & ALICE TRUST
GROSS LORIN & ALICE J TRS
9520 GRAND CANAL DR
LAS VEGAS NV 89117-0858

143 DRDFNP1 89117

22A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, June 1, 2021 8:01 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 Application Comments 2021
Submitted at 06/01/21 8:01 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	12-0206
Position:	I SUPPORT the project and all related applications.
Name:	Jame Gronowski
Residential or Business Address:	1825 Summit Pointe Dr Las Vegas, NV 89117
Phone:	(702) 289-3257
Email:	jimmyray7@yahoo.com

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

Submitted after final agenda

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
23

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

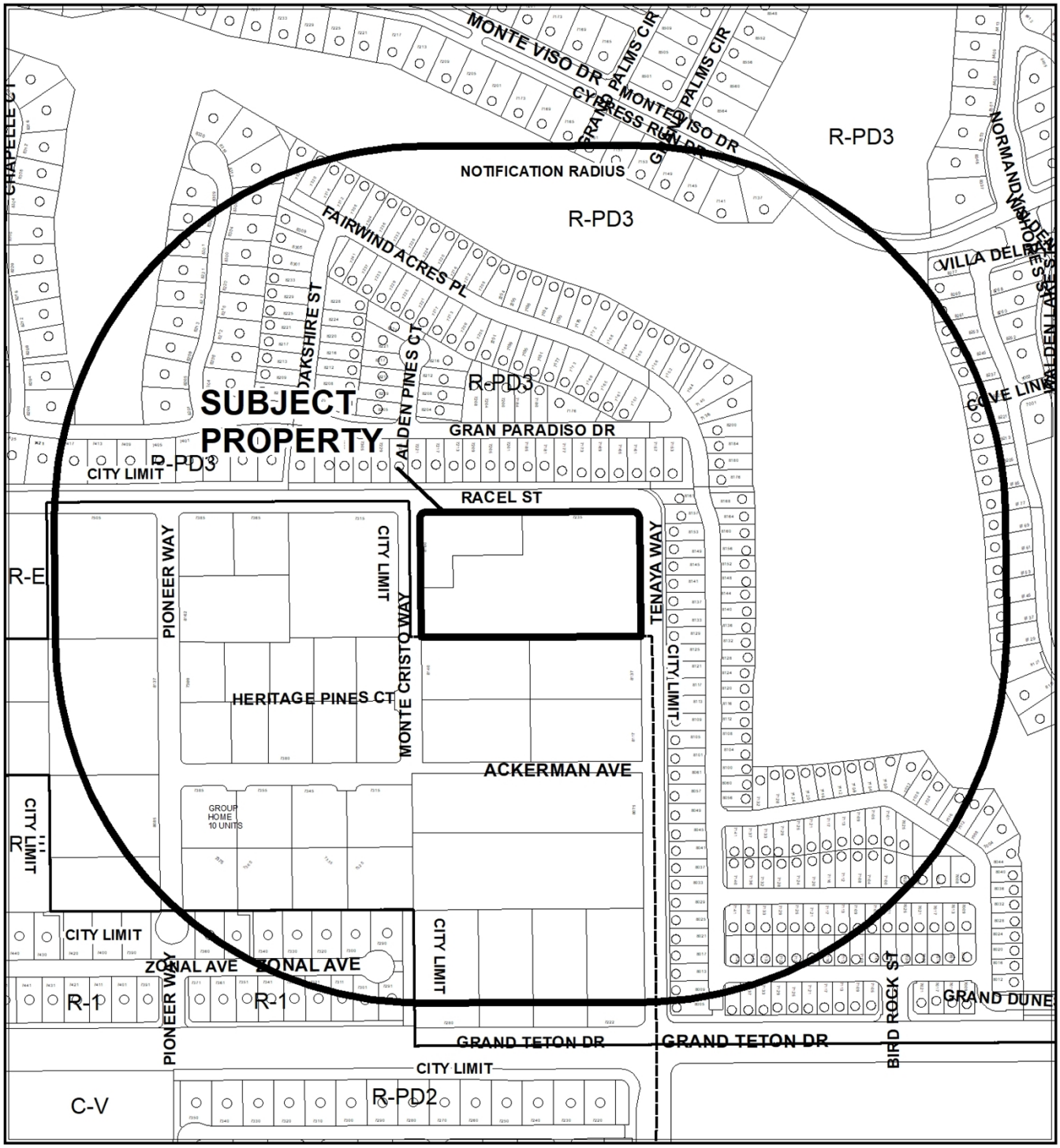
SUBJECT:
21-0215 - PUBLIC HEARING - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on the following Land Use Entitlement project requests on 4.04 acres at the southwest corner of Racel Street and Tenaya Way (APNs 125-10-404-001 and 002), R-D (Single Family Residential-Restricted) Zone, 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.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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

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



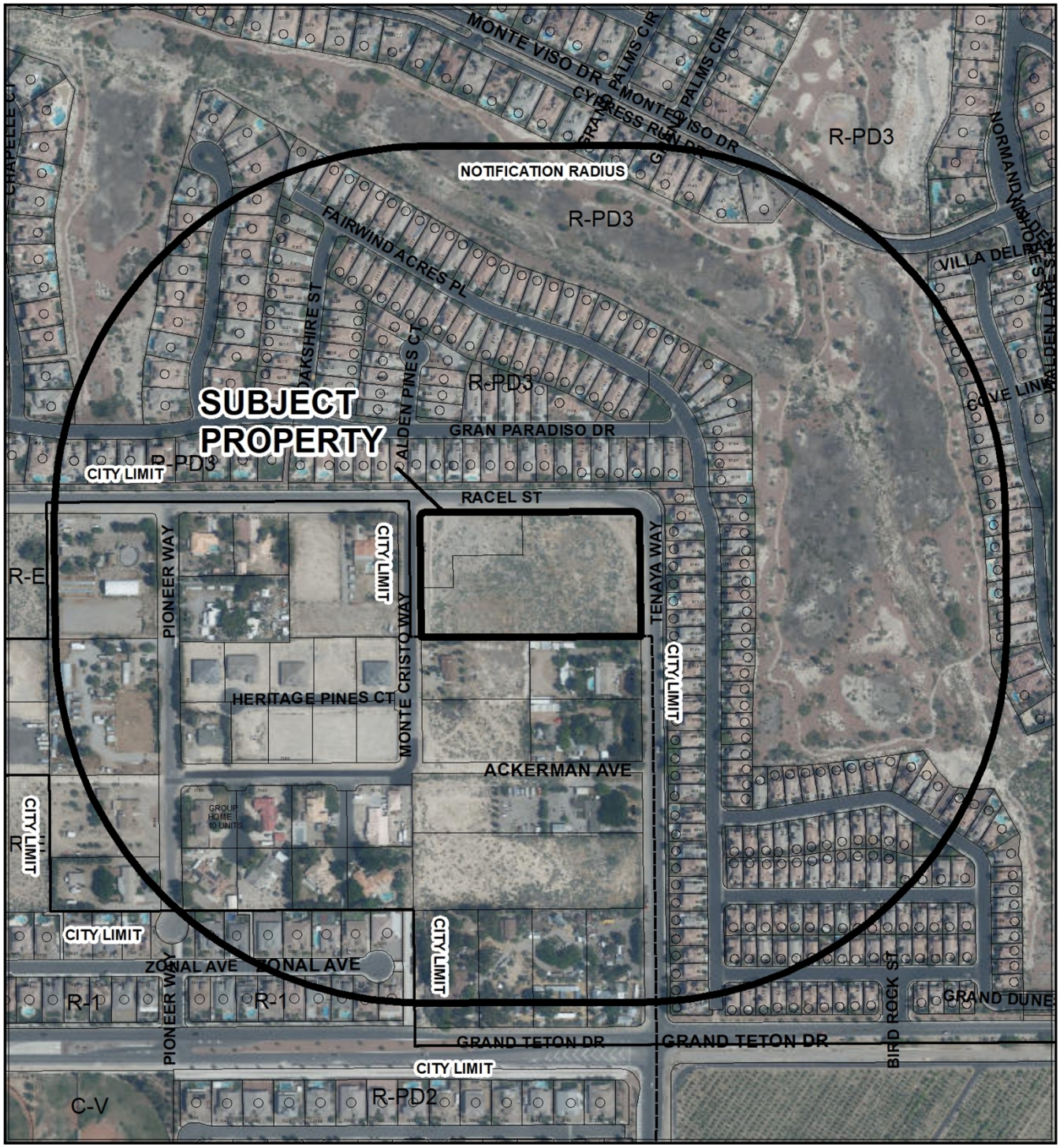
0 312.5 625 Feet

CASE: 21-0215

RADIUS: 1000 FEET

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

N



CASE: 21-0215

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTIONAPPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0215-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0215-VAR2	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 324

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0215-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0215-VAR2) shall be required, if approved.

2. A Variance is hereby approved to allow no amenity zone [six-foot wide landscape buffer, sidewalk, curb and gutter] for Racel Street, Monte Cristo Way and Tenaya Way.

3. A Variance is hereby approved to allow a private street without a gate and to not be developed to public street standards.

4. A Variance is hereby approved to allow a Connectivity Ratio of 1.0 where 1.30 is required.

5. Conformance to the approved conditions for Tentative Map (TMP-74347).

6. 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.

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

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

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

21-0215-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0215-VAR1) shall be required, if approved.

2. Conformance to the approved conditions for Tentative Map (TMP-74347).

3. A Variance is hereby approved to allow no interior or exterior street lighting.

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

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

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

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

Public Works

8. This condition shall replace condition of approval number nine (#9) of TMP-74347:

   External lighting and urban improvements may be deferred provided that an improvement contribution is made based on Standard Drawings 244.10 for Monte Cristo Way. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution on Monte Cristo Way equal to 50 percent of the City's bond estimate costs for deferred improvements on Monte Cristo Way. Per 19.02.025.F, the street light contribution on Monte Cristo Way may be reduced to 25 percent if a service is provided.

9. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting two Variances for a previously approved 10-lot residential subdivision on 4.04 acres at the southwest corner of Racel Street and Tenaya Way. The first Variance is of Title 19.04, which includes no amenity zone [six-foot wide landscape buffer, sidewalk, curb and gutter] adjacent to Tenaya Way, Racel Street and Monte Cristo Way; a private street with no gate and to not be developed to public street standards; and a Connectivity Ratio of 1.00 where 1.30 is required. The second Variance request is of Title 19.02 to allow no interior or exterior street lighting, and to not pay any contributions to the City for the improvements in the future.

ISSUES

- A Tentative Map (TMP-74347) for a 10-lot single-family residential subdivision was approved on 11/21/18 and is valid until 11/21/22.
- Variance (VAR-74344) was approved in conjunction with Tentative Map (TMP-74347) to allow no amenity zone and to allow a private street without a gate to not be developed to public street standards where such is required, expired on 11/21/20. This Variance (21-0215-VAR1) is a duplicate request for the expired Variance (VAR-74344), including to allow a reduced Connectivity Ratio of 1.0 where 1.30 is required. Staff does not support this request.
- A second Variance (21-0215-VAR2) is requested to allow no internal or external street lighting, nor pay the improvement contribution in lieu of improvements where such is required. Staff does not support this request as it burdens taxpayers with the cost of the necessary infrastructure.
- The submitted site plan does not adequately depict the previously approved Tentative Map (TMP-74347), and does not supersede the approved Tentative Map, nor the Conditions of Approval associated with the Tentative Map. The site plan submitted in conjunction with these Variance applications is for exhibit purposes only.

ANALYSIS

On November 21, 2018, the City Council approved a request for a Tentative Map (TMP-74347) for a 10-lot single-family residential subdivision and a companion Variance VAR-74344) to allow no amenity zone, and to allow a private street without gate to not be developed to public street standards where required. At the time of approval, the Tentative Map was given four years to be exercised, and the Variance had a two-year expiration date. The Variance has since expired, and the applicant is requesting another Variance (21-0215-VAR1) of Title 19.04 to allow no amenity zone [six-foot wide landscape buffer, sidewalk, curb and gutter], a private street without a gate and for the private street to not be developed to public street standards, and a Connectivity Ratio of 1.00 where 1.30 is required.

Title 19.04 requires private streets to have the same dimensions as the comparable public streets unless separated by gates. The applicant is requesting to develop a 40-foot wide private street with no sidewalks, only curb and gutter and no gate. This does not meet the minimum requirements for either a private street with a gate, or a public street without a gate and staff does not support this request.

The second portion of the first Variance request is to allow no amenity zone [six-foot wide landscape buffer, sidewalk, curb and gutter] adjacent to Tenaya Way, Racel Street and Monte Cristo Way. Amenity zones are vital elements of a successful residential development for both vehicular and pedestrian traffic. While the suburbs are not typically vibrant, active areas dependent on being walkable such as a downtown area, it is still important to provide residential neighborhoods safe sidewalks and amenity zones for pedestrian traffic. Amenity zones keep pedestrian traffic out of the right-of-way, or undeveloped “shoulders,” and provide area residents a safe place to walk their dog and for area students to walk to school or wait for the school bus. In addition, curb and gutter provide a defined pathway for storm water to travel. Therefore, staff is not able to support the request to not provide these complete street elements.

The proposed single-family residential subdivision demonstrates a single private street that terminates in a cul-de-sac. This has resulted in a connectivity ratio of 1.00. Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The Connectivity Ratio is calculated as the ratio of the number of street links (road sections between intersections) in the development’s street layout divided by the number of street nodes (intersections and terminations). For comparison purposes, a perfect street grid has a Connectivity Ratio of 2.0, while a subdivision with only cul-de-sacs has a Connectivity Ratio of 1.0. Staff supports Title

19.04 for Complete Streets Standards, including section 19.04.040 for Connectivity, which requires a minimum Connectivity Ratio of 1.30. Staff is not able to support the requested connectivity ratio as it does not provide the connectivity desired by Title 19.04 for Complete Streets.

Another important element of a complete street and a safe pathway is street lighting. The applicant is proposing to not only not construct the required streetlights, the applicant is requesting a Variance (21-0215-VAR2) to avoid paying the necessary contributions for these future infrastructure requirements. Not contributing the necessary funds ultimately places the burden on the City to install and pay for the improvements at a later date, which is ultimately taxpayer dollars. Staff is not able to support a self-imposed Variance request that only benefits the developer and burdens the City and residents living within the City limits for future costs of these necessary infrastructure improvements.

The City's Municipal Code contains provisions to allow certain offsite improvements to be deferred and a monetary amount to be contributed as long as the subject property meets certain criteria and a deferral application is submitted and approved by an administrator of Public Works. A request to defer improvements on Tenaya Way, Racel Street, and Monte Cristo Way was not submitted, and the applicant has chosen to seek the Variance to relieve the responsibility of the contributions and place the financial burden upon the City.

Staff acknowledges street lighting already exists on Tenaya Way and Racel Street. However, the Regional Transportation Commission (RTC) rural Standard Drawing 244.10 requires lighting and sidewalk ramps at intersections along with a pedestrian path. Staff objects to the request to not provide improvements meeting RTC Standard Drawing 244.10 nor contribute the deferred improvement contribution associated with the deferred improvement amount. The City has consistently upheld 19.02.025 since its adoption, as such costs are the developer's responsibility, and if waived, will become a public burden in the future.

Staff is unable to support the above mentioned Variance requests as they are self-imposed hardships that benefit only the developer. Therefore, staff recommends denial of both requests.

FINDINGS (21-0215-VAR1 and VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created self-imposed hardships that only benefit the developer. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/18/16	The City Council approved a request for a Petition to Vacate (VAC-63486) for a 10-foot wide portion along the west side of the Tenaya Way right-of-way, south of Racel Street.
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-74340) from RNP (Rural Neighborhood Preservation) to R (Rural Density Residential) on 4.04 acres at the southwest corner of Racel Street and Tenaya Way.
	The City Council approved a request for a Rezoning (ZON-74341) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on 4.04 acres at the southwest corner of Racel Street and Tenaya Way.
	The City Council approved a request for a Variance (VAR-74344) to allow no amenity zone and to allow a private street without a gate to not be developed to Complete Street Standards where such is required for a proposed residential subdivision on 4.04 acres at the southwest corner of Racel Street and Tenaya Way.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Tentative Map (TMP-74347) for a proposed 10-lot residential subdivision with waivers to allow no exterior streetlights and no equestrian trail where such are required on 4.04 acres at the southwest corner of Racel Street and Tenaya Way

Most Recent Change of Ownership	
12/2013	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	
04/05/21	Staff provided the applicant a submittal checklist for the requested Variances.

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

Field Check	
05/24/20	Staff performed a routine field check and observed the undeveloped subject site. Staff observed the existing right-of-way improvements adjacent to the east side of Tenaya Way and the north side of Racel Street. There are no existing right-of-way improvements on the west side of Monte Cristo Street.

Details of Application Request	
Site Area	
Gross Acres	4.69

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
North	Single Family, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential Estates) Clark County
East	Single Family, Detached	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential Estates) Clark County

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails – Equestrian [Racel Street and Tenaya Way]	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement - Accepted Area A2	Y*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

The subject site is located within accepted Area A2 of the Interlocal Agreement between the City of Las Vegas and the County of Clark that creates a framework for future growth in the northwest portion of the Las Vegas Valley where pockets and islands of land under the jurisdiction of Clark County exist within the City limits. This interlocal agreement establishes mutually acceptable growth strategies for the northwest portion of the Las Vegas valley.

During the term of the Interlocal Agreement, the areas identified as Planning Area A2 must remain residential and designated at a density of no greater than 2.0 units per gross acre on the parties' respective comprehensive plans. Each lot shall maintain a minimum buildable net lot area of at least 18,000 square feet, which the approved lot sizes comply with.

*On November 21, 2108 the City Council approved a request to rezone the subject site from R-E (Residence Estates) [minimum 18,000 square-foot size lots], to R-D (Single Family Residential – Restricted) [minimum 10,000 square-foot size lots].

DEVELOPMENT STANDARDS

Pursuant Title 19.06, the following standards apply:

Standards	***Landscape Buffer Width***	
	Required	
Min. Zone Width • North • East • West	 6 Feet 6 Feet 6 Feet	 0 Feet* 0 Feet* 0 Feet*

**A Variance is requested to allow no landscape buffer adjacent to Tenaya Way, Racel Street and Monte Cristo Way.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Tenaya Way	Local Street	Title 13	39	N*
Racel Street	Local Street	Title 13	37	N*
Monte Cristo Way	Local Street	Title 13	31	N*

**Half street improvements adjacent to the subject site are required, and a Variance is requested to allow no amenity zone including no landscape buffer, sidewalk, curb and gutter adjacent to Tenaya Way, Racel Street and Monte Cristo Way.*

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

**A Variance is requested to allow a reduced Connectivity Ratio.*

NE

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0215
Meeting Date	04/28/2021
Total Fee	
Received By/Date	

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

Project Address (Location) Racel & Tenaya

Project Name Racel & Tenaya **Proposed Use** single family residential

Assessor's Parcel #(s) 125-10-404-001 and 002 **Ward #** 6

General Plan: Existing (R) rural density residential Proposed N/A **Zoning:** Existing (R-D) single family residential restricted Proposed N/A

Additional Information single-family residential

Property Owner Investor Equity Homes LLC and Mosaic Land 2 LLC **Contact** Tommy Dake

Address 10091 Park Run Drive, Suite 110 City Las Vegas State NV Zip 89145

E-mail tdake@mosaicred.com Phone 702-608-6851

Applicant Investor Equity Homes LLC and Mosaic Land 2 LLC **Contact** Tommy Dake

Address 10091 Park Run Drive, Suite 110 City Las Vegas State NV Zip 89145

E-mail tdake@mosaicred.com Phone 702-608-6851

Representative Taney Engineering **Contact** Janna Felipe

Address 6030 S Jones Blvd City Las Vegas State NV Zip 89118

E-mail Jannaf@taneycorp.com Phone 702-362-8844

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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

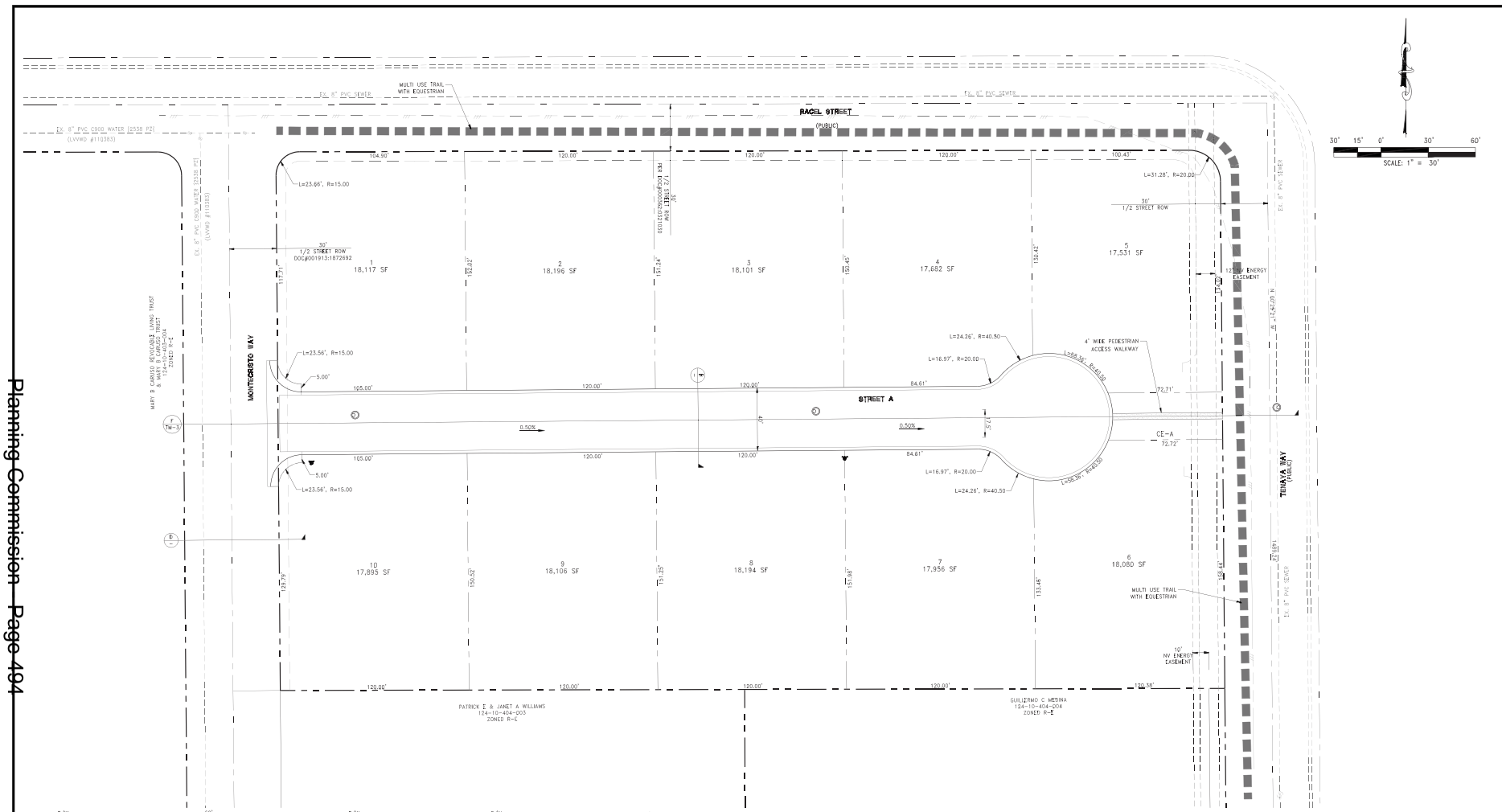
Print Name VINCENT SCHETTLER

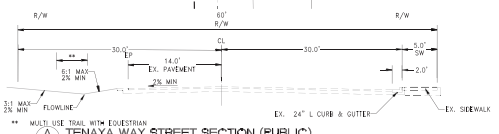
Subscribed and sworn before me

This 9th day of March, 20 21

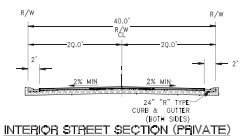
Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES JANUARY 22, 2023





A TENAYA WAY STREET SECTION (PUBLIC)
NOT TO SCALE



B INTERIOR STREET SECTION (PRIVATE)
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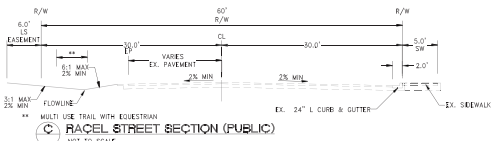

C RACEL STREET SECTION (PUBLIC)
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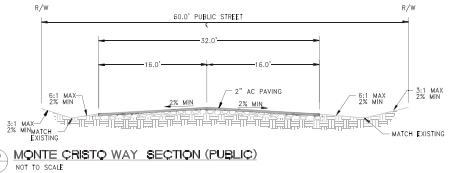

D MONTE CRISTO WAY SECTION (PUBLIC)
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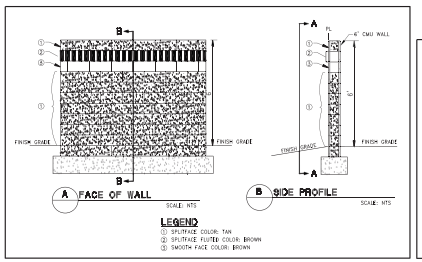


SETBACKS

FRONT (GARAGE) 20'
A TWELVE FOOT REDUCTION FOR A MAXIMUM 50% OF THE OVERALL BUILDING WIDTH (FURTHEST SIDE OF THE FURTHEST SIDE) IF:
1. 2 TREES ARE PLANTED ADJACENT TO THE STREET FRONTAGE.
2. DECORATIVE FEATURES ARE PROVIDED (SHOWN ON PLANS) SUCH AS WINDOWS OR STUCCO POP-OUTS, AND COLOR OR TEXTURE OTHER THAN GRAY BROOM FINISH ADDED TO THE DRIVEWAY.

SIDE (INTERIOR)	
MAIN STRUCTURE	10'
ACCESSORY STRUCTURE	5'
BALCONY 5'-6" ABOVE GRADE	5'
BALCONY 6' ABOVE GRADE	7'
PATIO COVER	
SIDE (CORNER)	
PRINCIPLE STRUCTURE	15'
ACCESSORY STRUCTURE	10'
BALCONY/PATIO COVER	10'
REAR	
PRINCIPLE STRUCTURE	30'
ACCESSORY STRUCTURE	5'
BALCONY 5'-6"	5'
BALCONY 6' ABOVE GRADE	23'
PATIO COVER	17'

21-0215
04/28/2021

NO.	DESCRIPTION	BY	APP'D	DATE

DATE: August 23, 2018
HORZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: RCI
DESIGNED BY: BP
CHECKED BY: CT
APPROVED BY: CT
PROJECT #: 4450.001E

RACEL AND TENAYA, LLC
4825 LAKERIDGE TERRACE
RENO, NV 89519
PHONE: XXX-XXX-XXXX FAX: XXX-XXX-XXXX

RCI Engineering
500 South Rancho Drive, Suite 17 Las Vegas, NV 89106
PHONE 702.453.6800 FAX 702.453.6801

IMPROVEMENT PLANS FOR
TENTATIVE MAP FOR
RACEL AND TENAYA
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
SITE PLAN
NEVADA

CITY OF LAS VEGAS

PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER L. THOMPSON — No. 14154 — CIVIL

DATE:

DRAWING
SP-1
SHT 1 OF 1
HTE NUMBER

Planning Commission Page 494

O:\4450_Schaefer\2018_Racel and Tenaya_PLANNING\CAD FILES\MASTER_RACEL AND TENAYA_TM.dwg, eSheetSpace 8/23/18 3:14pm

TENTATIVE MAP FOR
RACEL & TENAYA 10 LOT SFR
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 125-10-404-001 & 002
CLARK COUNTY, NEVADA
5.00+/- ACRES

OWNER:
INVESTOR EQUITY HOMES LLC
3960 HOWARD HUGHES PARKWAY, SUITE 150
LAS VEGAS, NV 89169
PH (702) 836-3764

DEVELOPER,
INVESTOR EQUITY HOMES LLC
3960 HOWARD HUGHES PARKWAY, SUITE 150
LAS VEGAS, NV 89169
PH (702) 836-3764

DESIGN ENGINEER:
RCI Engineering
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH(702.453.0800 FAX(702.453.0801

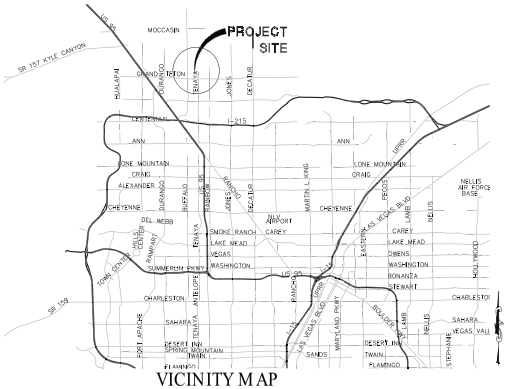
LEGAL DESCRIPTION
BEING THOSE CERTAIN PARCELS OF LAND AS DESCRIBED ON THAT "QUITCLAIM DEED" RECORDED ON MAY 29, 2008AS BOOK 20090529, INSTRUMENT NO. 04426, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

BASIS OF BEARINGS
SOUTH 89°54'00" WEST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA, AS SHOWN ON BOOK 139, PAGE 93 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

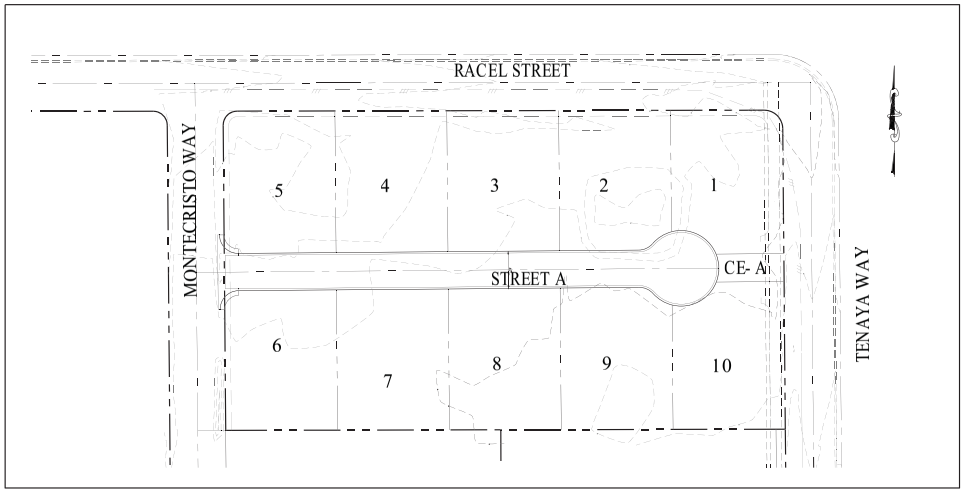
BENCHMARK
CLARK COUNTY VERTICAL CONTROL STATION: 6LV90 1056

BEING A 2CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY, ± 100' SOUTH OF RACEL STREET

ELEVATION: 2395.01 FEET (NAVD88)
730.000 METERS (NAVD88)



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER..... LVVWD
   ELECTRIC..... NV ENERGY
   GAS..... SOUTHWEST GAS CORPORATION
   SEWER..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.00875 M.G.D. AVG. (PEAK)
5. BUILDING SETBACKS TO COMPLY WITH CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C1745E DATED SEPTEMBER 27, 2002
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
15. GROSS AND NET LOT SIZES ARE EQUAL.

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

LAND USE INFORMATION:
APN	= 125-10-404-001 & 002
CURRENT ZONING	= R-E
PROPOSED ZONING	= R-E
TOTAL GROSS ACREAGE	= 5.00 ACRES
TOTAL NET ACREAGE	= 4.04 ACRES
TOTAL RESIDENTIAL LOTS	= 10 LOTS
GROSS DENSITY	= 2.0 DU/AC
LOT DIMENSIONS (TYP)	= 117' X 150'
MINIMUM LOT AREA	= 17,531 S.F.
MAXIMUM LOT AREA	= 18,196 S.F.
AVERAGE LOT AREA	= 16,288 S.F.

CONNECTIVITY INDEX
LINKS	= 1
NODES	= 1
SCORE	= ¼ =1

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
10 UNITS X 250 GPD/UNITS = 2,500 GPD
TOTAL AVERAGE CONTRIBUTION = 2,500 GPD = 0.00250 MGD
TOTAL PEAK FLOW = 0.0080 MGD X 3.25 (PEAK FACTOR) = 0.00800 MGD

21-0215
04/28/2021

SHEET INDEX
SHT No.	DWG #	DRAWING
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP
3	TM-3	CROSS SECTIONS

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

REV	DESCRIPTION	BY	APP'D	DATE

DATE: August 08, 2018
HORZ. SCALE: N/A
VERT. SCALE: N/A
DESIGNED BY: BP
DRAWN BY: CT
CHECKED BY: CT
APPROVED BY:
PROJECT #: 44500015

RACEL AND TENAYA, LLC
4521 LAKERIDGE TERRACREST
RENO, NV 89519
PHONE: XXX-XXX-XXXX FAX: XXX-XXX-XXXX

RCI Engineering
500 South Rancho Drive Suite 17, Las Vegas, NV 89106
PH(702.453.0800 FAX(702.453.0801

IMPROVEMENT PLANS FOR
TENTATIVE MAP FOR
RACEL AND TENAYA
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
COVER SHEET
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA CHRISTOPHER R. THOMPSON No. 14134 CIVIL
DATE: Exp 4/30/2019

DRAWING
TM-1
SHT 1 OF 3
HTE NUMBER

Planning Commission Page 495

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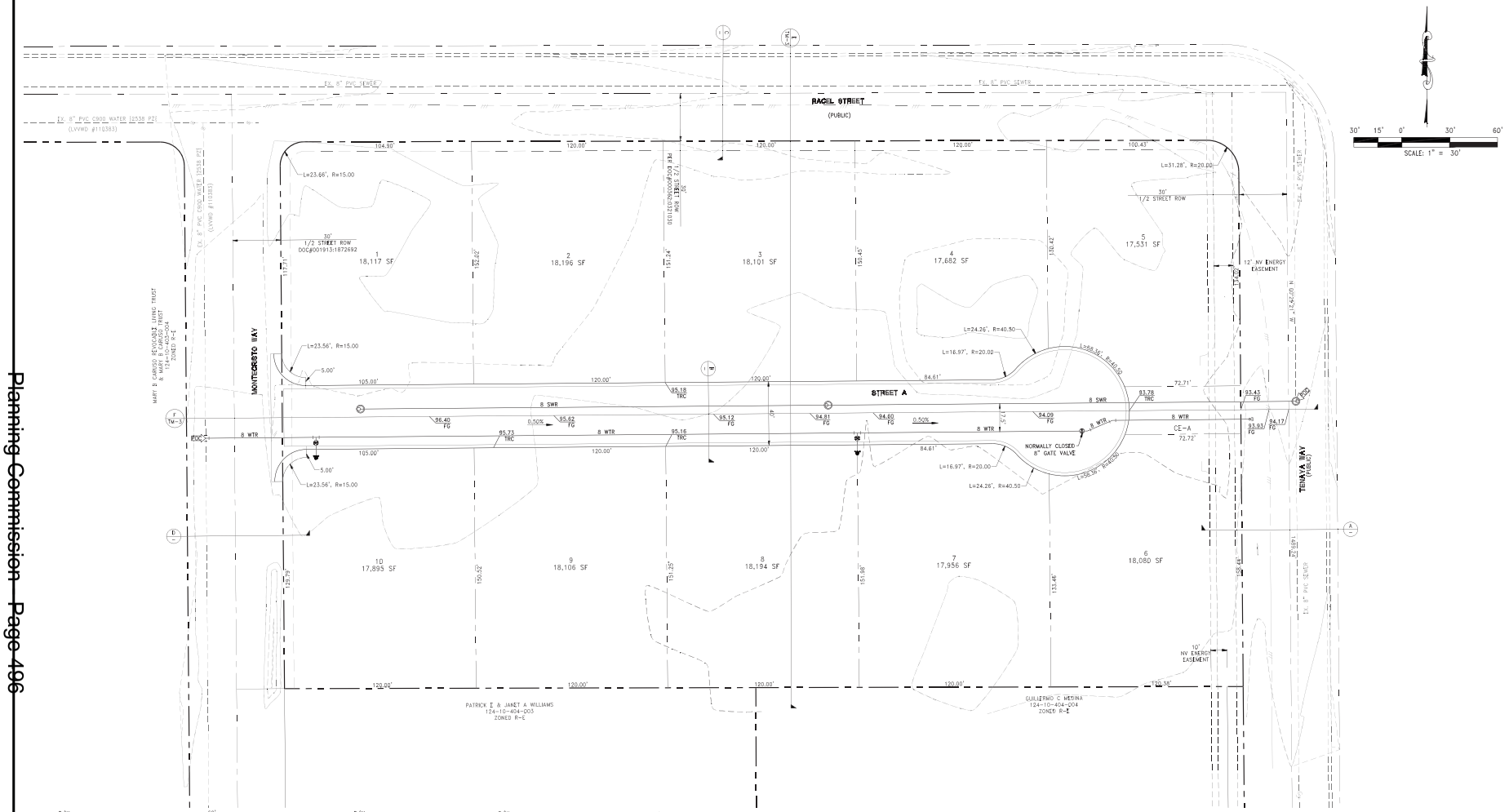
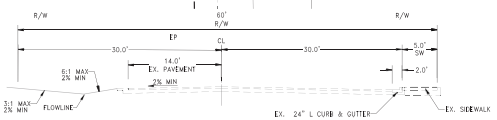
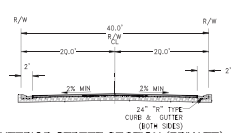
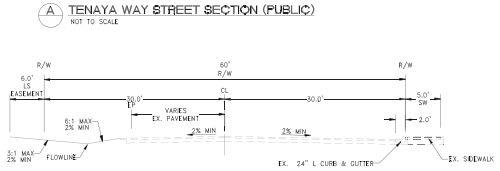




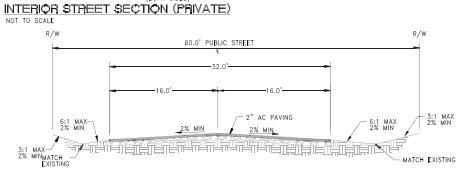
A TENAYA WAY STREET SECTION (PUBLIC)
NOT TO SCALE



B INTERIOR STREET SECTION (PRIVATE)
NOT TO SCALE



C RACEL STREET SECTION (PUBLIC)
NOT TO SCALE



D MONTE CRISTO WAY SECTION (PUBLIC)
NOT TO SCALE

SETBACKS

FRONT (GARAGE) 20'
A TWELVE FOOT REDUCTION FOR A MAXIMUM 50% OF THE OVERALL BUILDING WIDTH (FURTHEST SIDE OF THE FURTHEST SIDE) IF:
1. 2 TREES ARE PLANTED ADJACENT TO THE STREET FRONT OR
2. DECORATIVE FEATURES ARE PROVIDED UNDERNEATH OR PLANTED SUCH AS BAY WINDOWS OR STUCCO POP-OUTS, AND COLOR OR TEXTURE OTHER THAN A GRAY BROOM FINISH IS ADDED TO THE DRIVEWAY.

SIDE (INTERIOR)
MAIN STRUCTURE 10'
ACCESSORY STRUCTURE 5'
BALCONY 3'-6" 3'
BALCONY 6' ABOVE GRADE 5'
PATIO COVER 7'

SIDE (CORNER)
PRINCIPLE STRUCTURE 15'
ACCESSORY STRUCTURE 10'
BALCONY/PATIO COVER 10'

REAR
PRINCIPLE STRUCTURE 30'
ACCESSORY STRUCTURE 5'
BALCONY 3'-6" 3'
BALCONY 6' ABOVE GRADE 27'
PATIO COVER 17'

21-0215
04/28/2021

REV	DESCRIPTION	BY	APPD	DATE

DATE: August 08, 2018
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: DP
DESIGNED BY: DP
CHECKED BY: CT
APPROVED BY: CT
PROJECT #: 4450.0015

RACEL AND TENAYA, LLC
4823 LAKEVIEW TERRACEWEST
RENO, NV 89509
PHONE: XXX-XXX-XXXX FAX: XXX-XXX-XXXX

RCI Engineering
500 South Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

IMPROVEMENT PLANS FOR
TENTATIVE MAP FOR
RACEL AND TENAYA
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

TENTATIVE MAP

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2018
CIVIL
No. 14134

DATE:

DRAWING
TM-2
SHT 2 OF 3
HTE NUMBER

O:\4450_Schettler\0015_Racel and Tenaya_PLANNING\CAD FILES\TM\RACEL AND TENAYA_TM.dwg chompson 8/08/18 10:12am

WEST TO EAST
NORTH TO SOUTH
SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 5'
PROPOSED GRADE
APPROXIMATE EXISTING GROUND
PROPOSED WALL
EX. GROUND
PROP. GROUND
21-0215
04/28/2021
RACEL AND TENAYA, LLC
RCI Engineering
TENTATIVE MAP FOR
RACEL AND TENAYA
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
CROSS STREET
CITY OF LAS VEGAS
NEVADA
TM-3
SHEET 3 OF 3
SITE NUMBER



21-0215-VAR1 AND 21-0215-VAR2 - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC
SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY

05/24/2021



21-0215-VAR1 AND 21-0215-VAR2 - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC
SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY

05/24/2021



21-0215-VAR1 AND 21-0215-VAR2 - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC
SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY

05/24/2021



21-0215-VAR1 AND 21-0215-VAR2 - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC
SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY

05/24/2021



21-0215-VAR1 AND 21-0215-VAR2 - APPLICANT/OWNER: INVESTOR EQUITY HOMES, LLC
SOUTHWEST CORNER OF RACEL STREET AND TENAYA WAY

05/24/2021

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 8, 2021

City of Las Vegas Planning
495 South Main Street
Las Vegas, NV 89101

Re: Racel & Tenaya – Variance Justification Letter
APN 125-10-404-001, 002
VAR-74344, TMP-74347

Dear Planning Dept.:

Taney Engineering, on behalf of our client, Investor Equity Homes LLC / Mosaic Land 2 LLC, is respectfully requesting a variance for the subject project. We would like to request a new variance to match our old variance (VAR-74344). We would also like to request an additional variance. Per condition #9 of TMP-74347 of the Public Works conditions of approval, we would like to keep the rural street standard, but ask for a variance to not have to make an improvement contribution equal to 50% of the City's bond estimate costs for all deferred improvements.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

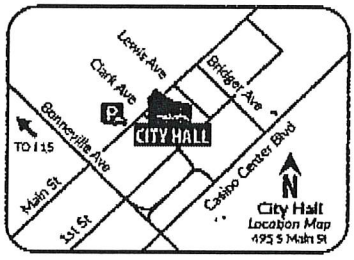
Brian Myers, P.E.
Project Manager

21-0215
04/28/2021

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0215 and 21-0215-VAR1 and 21-0215-VAR2
Planning Commission Meeting of **06/08/2021**

RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

21-0215
12510316033
BAILEY WADE H & REBECCA B
622 E VERMILLION DR
PUEBLO WEST CO 81007

Submitted after final agenda

23(a-b) P

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

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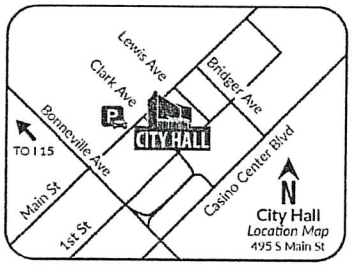
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JUN 01 2021
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0215 and 21-0215-VAR1 and 21-0215-VAR2

Planning Commission Meeting of **06/08/2021**

21-0215
12510722002
SILVERSTONE BAY LIVING TRUST
CAMPBELL RICHARD L & CAROL A TRS
2500 LA SOLANA WAY
LAS VEGAS NV 89102

89 DRDFHP1 89102

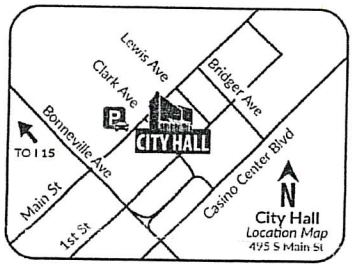
23(a-b)P

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

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

RECEIVED
JUN 03 2021
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0215 and 21-0215-VAR1 and 21-0215-VAR2

Planning Commission Meeting of **06/08/2021**

21-0215
12510722004
PFLUGER WILLIAM & ERNANIE URSULA
8253 BAY COLONY ST
LAS VEGAS NV 89131-6708

35 DRDFNP1 89131

23(a-b)P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
23a

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

SUBJECT:
21-0215-VAR1 - VARIANCE - TO ALLOW NO AMENITY ZONE WHERE SUCH IS REQUIRED AND A PRIVATE STREET WITHOUT A GATE TO NOT BE DEVELOPED TO COMPLETE STREET STANDARDS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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. 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: June 8, 2021

Agenda Item No.:
23b

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

SUBJECT:
21-0215-VAR2 - VARIANCE - TO ALLOW NO INTERNAL OR EXTERNAL STREET LIGHTING WHERE SUCH IS REQUIRED; NOR PAY THE IMPROVEMENT CONTRIBUTION IN LIEU OF IMPROVEMENTS WHERE SUCH IS REQUIRED FOR A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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. 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: June 8, 2021

Agenda Item No.:
24

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

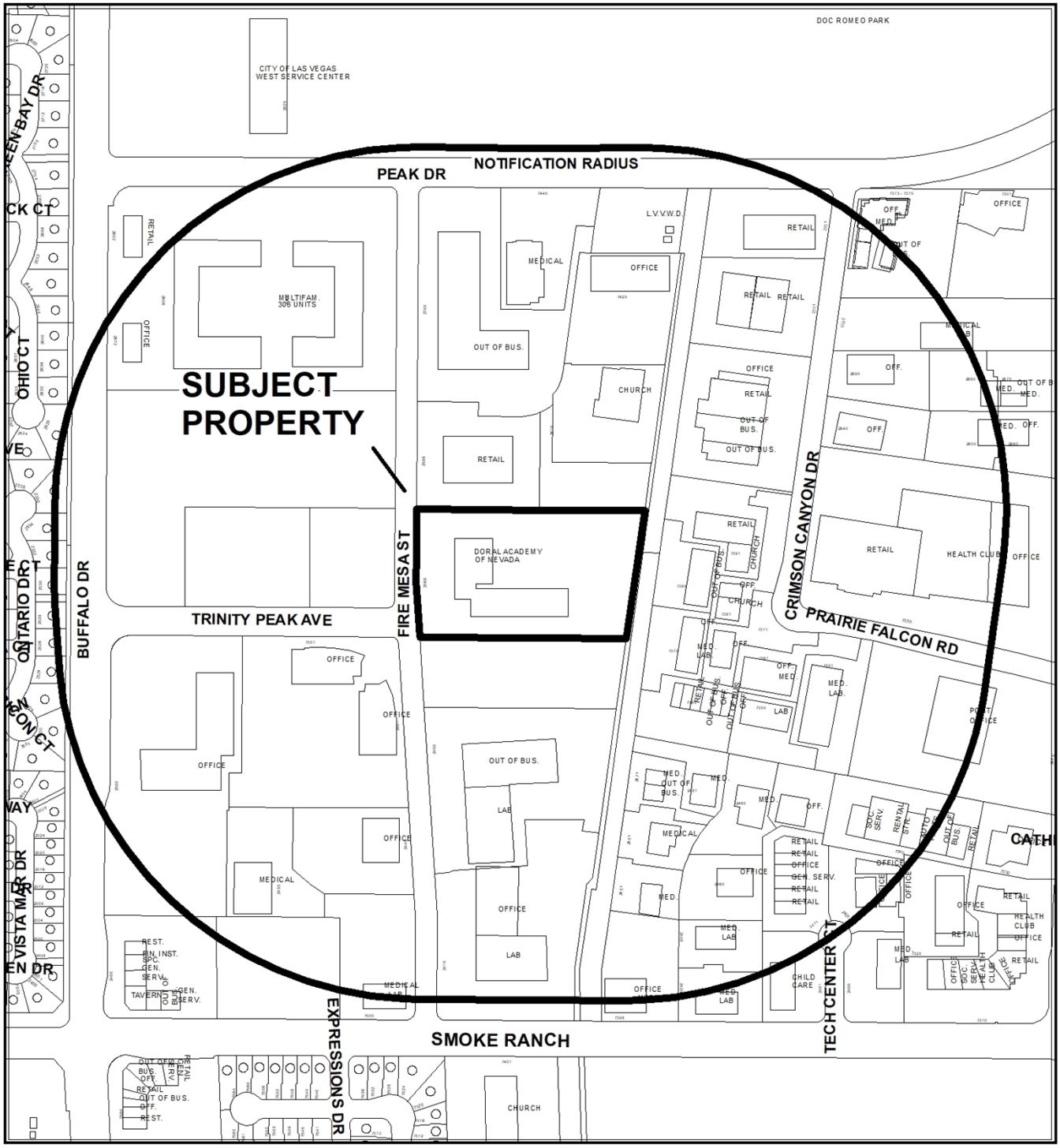
SUBJECT:
21-0216 - PUBLIC HEARING - APPLICANT/OWNER: DORAL ACADEMY OF NEVADA - For possible action on the following Land Use Entitlement project requests on 4.91 acres at 2568 Fire Mesa Street (APN 138-15-410-056), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

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

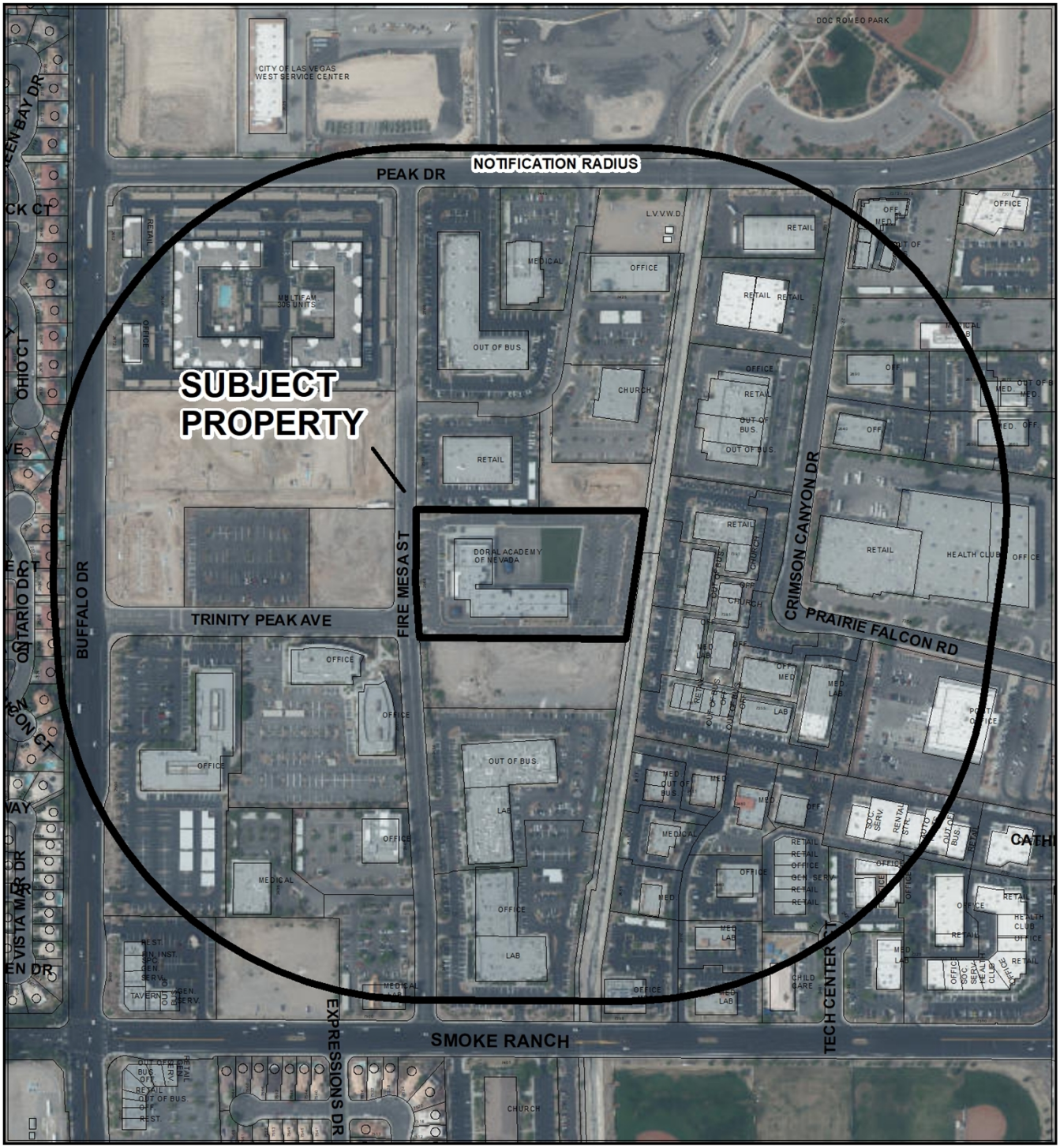
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Las Vegas Technology Center II Architectural Review Committee Approval Letter
6. Justification Letter
7. Submitted after Final Agenda – Support Postcards



CASE: **21-0216**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



CASE: 21-0216

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DORAL ACADEMY OF NEVADA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0216-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0216-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0216-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 106

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

21-0216-VAR1 CONDITIONS

Planning

1. Approval of and conformance to Conditions of Approval for Site Development Plan Review (21-0216-SDR1) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-54332) and Site Development Plan Review (SDR-54330), except where amended herein.

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

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

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

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

21-0216-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0216-VAR1) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-54332) and Site Development Plan Review (SDR-54330), except where amended herein.

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/12/21, except as amended by conditions herein.

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

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

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

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

Public Works

9. 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.

10. Comply with all previous conditions of approval for Site Development Plan Review (SDR-54330) and all other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (21-0216-VAR1) to construct a 2,137 square-foot building addition with two additional classrooms for an existing Private School, Primary use at 2568 Fire Mesa Street.

ISSUES

- Per Title 19.16.100G(1) the proposed 2,137 square-foot building addition meets the criteria for a Major Site Development Plan, since a Variance (21-0216-VAR1) is required for insufficient onsite parking. Staff recommends denial of the request.
- The applicant has requested a Variance (21-0216-VAR1) to allow 129 parking spaces where 144 spaces are required. Staff recommends denial of the request.
- This proposed amendments to the site design do not include any changes to the existing perimeter landscape buffer areas.

ANALYSIS

On August 20th 2014, a Special Use Permit (SUP-54332) and Site Development Plan Review (SDR-54330) were approved by City Council for a two story, 54,078 square-foot Public School, Primary building on the subject site. The subject site is located within the Las Vegas Technology Center – Phase 2 and is zoned C-PB (Planned Business Park).

The applicant has requested to construct a 2,137 square-foot, 21-foot tall building addition, which will provide two additional classrooms for the existing Private School, Primary use in the rear parking lot area adjacent to the existing field/play area on the interior of the subject site. The applicant has proposed no changes to the existing perimeter landscaping buffers onsite, which will remain consistent with the previously approved Site Development Plan Review (SDR-54330).

Pursuant to approved Special Use Permit (SUP-54332) and Site Development Plan Review (SDR-54330) the subject site was required to provide a minimum of 138 parking spaces. The drawings associated with the previous approvals indicate the existing site design provides 141 parking spaces, which exceeds the minimum requirements. Pursuant to Title 19.12 parking development standards the two additional classrooms located within the proposed building addition will require an additional six parking spaces, which increases the minimum required onsite parking to 144 parking spaces. However, the location of the building addition encroaches into the rear parking lot area. The applicant has proposed to reconfigure the rear parking lot area to accommodate for the building addition and will require the removal of 12 existing parking spaces, which will reduce the amount of onsite parking to 129 spaces. As a result, the applicant has requested a Variance (21-0216-VAR1) to allow 129 parking spaces where 144 spaces are required.

The existing Private School, Primary use of the subject site is compatible with the adjacent developments. However, staff has determined that the proposed Variance is self-imposed; therefore, staff recommends denial of the Variance request, and associated Site Development Plan Review

FINDINGS (21-0216-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 over building the subject site. Alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0216-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 surrounding development in the area as evidenced by the requested Variance to address insufficient on-site parking, which could have a negative impact on the adjacent commercial developments.

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

   The applicant has requested a Variance to address insufficient on-site parking, which is inconsistent with the commercial development standards outlined in Title 19. Staff has determined the proposed project is not compatible with surrounding development in the area, and will have a negative impact to the adjacent commercial developments.

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

   Access to the project site will continue to be made via Fire Mesa Street as originally approved under Site Development Plan Review (SDR-54330).

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

   Building materials proposed match the materials of the existing structure and are appropriate for the area. No perimeter landscaping is proposed in conjunction with this addition.

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 2,137 square-foot building addition is 21 feet tall with a "Bracing Blue" façade which will match the existing structure and is not unsightly or obnoxious in appearance.

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

   The proposed building addition and reconfiguration of the rear yard parking lot design will be subject to Building Permitting and Business Licensing requirements of the city of Las Vegas and will not adversely impact the public health, safety or welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/22/99	The City Council approved a Rezoning (Z-0087-98) from C-1 (Limited Commercial) to C-PB (Planned Business Park) on property located at the northeast corner of Buffalo Drive and Smoke Ranch Road. Planning Commission and staff recommended approval. The City Council passed Ordinance 5270 on 11/01/00, which exercised the entitlement.
08/20/14	The City Council approved a request of a Site Development Plan Review (SDR-54330) for a two story, 54,078 square-foot Public School, Primary building on a portion of 8.39 acres at the northeast corner of Trinity Peak Avenue and Fire Mesa Street. The Planning Commission and Staff recommend approval of the request.
	The City Council approved a request of a Special Use Permit (SUP-54332) for a Public School, Primary use located at the northeast corner of Trinity Peak Avenue and Fire Mesa Street. The Planning Commission and Staff recommend approval of the request.
04/22/19	The Department of Planning approved a request for a Minor Amendment (SDR-76109) to a previously approved Site Development Plan Review (SDR-54330) to add a 1,698 square-foot modular building with two classrooms and parking lot reconfiguration to an existing Private School, Primary development at 2568 Fire Mesa Street. Since building permits were not issued this entitlement expired on 04/22/21.

Most Recent Change of Ownership	
04/24/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/06/15	A building permit (#273602) was issued for an educational building at 2568 Fire Mesa Street. The permit was finalized on 11/05/15.
	A building permit (#273603) was issued for on-site improvements and trash enclosures at 2568 Fire Mesa Street. The permit was finalized on 09/02/15.
	A building permit (#273605) was issued for a chain link and ornamental iron fence at 2568 Fire Mesa Street. The permit was finalized on 07/28/15.
03/10/16	A building permit (#311469) was issued for tenant improvements for a kitchen remodel at 2568 Fire Mesa Street. The permit was finalized on 04/05/16.
06/07/17	A building permit (#342105) was issued for a 570 square-foot shade structure at 2568 Fire Mesa Street. The permit has not been finalized.

Pre-Application Meeting	
04/06/21	A Pre-Application Meeting was conducted with the applicant to go over the application materials and submittal requirements for a Variance and Site Development Plan Review for a building addition to an existing Private School, Primary use.

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

Field Check	
04/22/21	During a routine site inspection staff observed a well maintained school site. The subject site where the proposed addition will be located is currently developed as a parking lot area located in the rear of the subject site.

Details of Application Request	
Site Area	
Net Acres	4.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public or Private School, Primary	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	General Retail	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
	Undeveloped		
South	Undeveloped	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Business Park	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
West	Undeveloped	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas Technology Center – Phase 2	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	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 19.08.085 and Site Development Plan Review (SDR-54330), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	212,137 SF	Y
Min. Lot Width	100 Feet	351 Feet	Y
Min. Setbacks			
• Front	10 Feet	91 Feet	Y
• Side (north)	10 Feet	80 Feet	Y
• Side (south)	10 Feet	61 Feet	Y
• Rear	20 Feet	146 Feet	Y
Max. Lot Coverage	N/A	26 %	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Building Height	5 Stories/85 Feet	One Story, 21-Foot (Building addition)	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.085 and Site Development Plan Review (SDR-54330), the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	28 Trees	29 Trees	Y
• South	1 Tree / 20 Linear Feet	26 Trees	28 Trees	Y
• East	1 Tree / 20 Linear Feet	16 Trees	17 Trees	Y
• West	1 Tree / 30 Linear Feet	11 Trees	13 Trees	Y
TOTAL PERIMETER TREES		**81 Trees**	**87 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	24 Trees	32 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fire Mesa Street	Local Street	Title 13	60	Y

Pursuant to approved Special Use Permit (SUP-54332) and Site Development Plan Review (SDR-54330), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Public School, Primary	45 classrooms	3 per classroom	135				
	2 classrooms (Additional)	3 per classroom	6				
Individual Care Center	1 staff member, 20 individuals	1:staff member, 1:10 individuals	3				
TOTAL SPACES REQUIRED			144		129		N*
Regular and Handicap Spaces Required			139	5	123	6	N*

*The applicant has submitted a Variance (21-0216-VAR1) to deviate from Title 19.12 parking development standards.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

21-0216 04/12/2021

Administrative

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

Project Address (Location) 2568 Fire Mesa Street, Las Vegas, NV 89123

Project Name Doral Fire Mesa Classroom Addition **Proposed Use** Educational

Assessor's Parcel #(s) 138-15-410-056 **Ward #** 1

General Plan: Existing C-PB Proposed no change **Zoning:** Existing _____ Proposed no change

Additional Information Single-Story classroom addition (+/-1830 sf) and parking variance. Minor site improvements.

Property Owner Doral Academy Nevada Contact Gary McClain

Address 6630 Surry Street City Las Vegas State NV Zip 89119

E-mail gary.mcclain@academicanv.com Phone _____

Applicant Same as Property Owner Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative ethos|three ARCHITECTURE Contact John Lopeman

Address 8985 South Eastern, Suite 220 City Las Vegas State NV Zip 89123

E-mail buildingpermit@ethosthree.com and jclopeman@ethosthree.com Phone 702-456-1070

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Jerod J. Allen

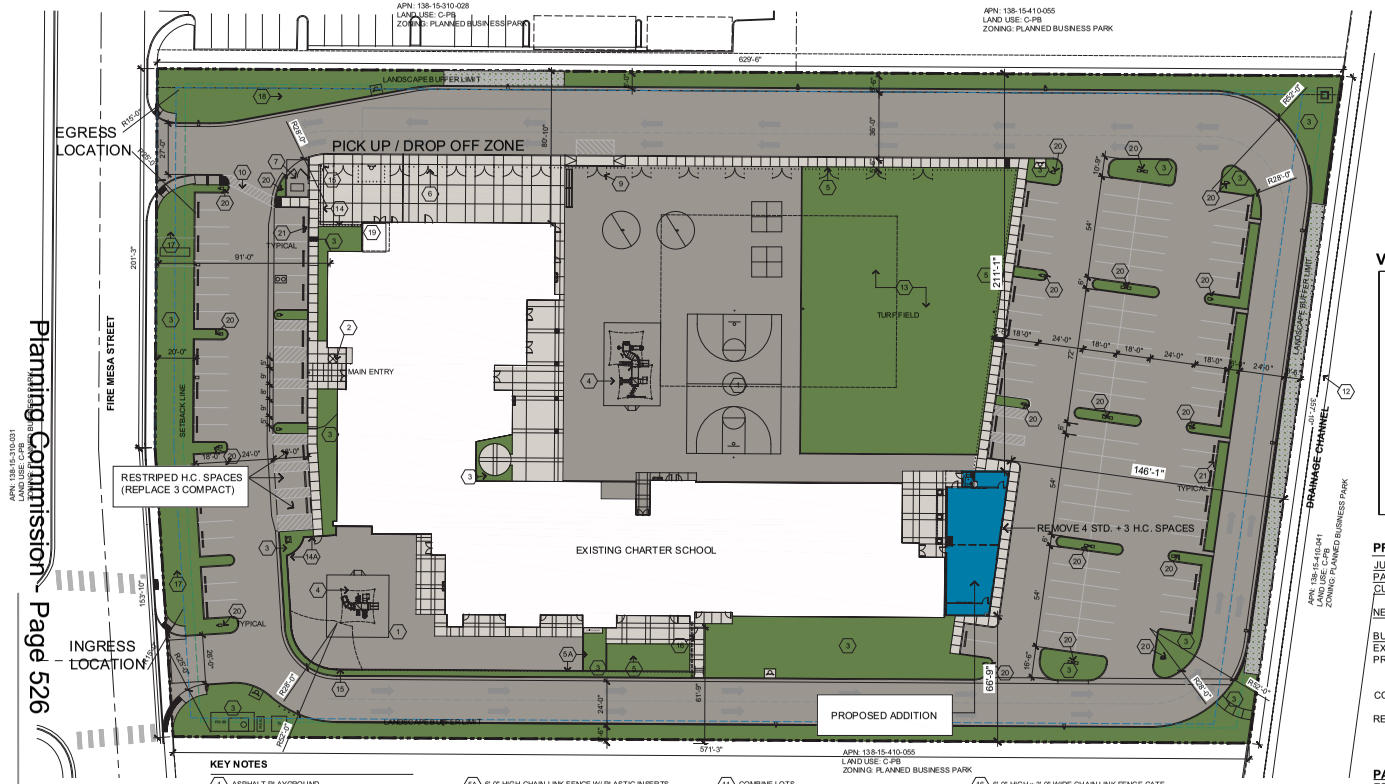
Subscribed and sworn before me

This 18th day of March, 20 21

Melissa Ensor

Notary Public in and for said County and State

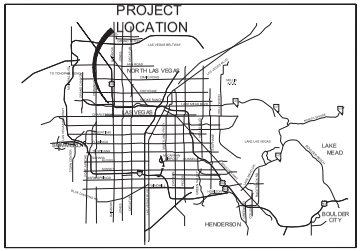
MELISSA N. ENSOR
Notary Public State of Nevada
No. 09-9738-1
My Appt. Exp. April 13, 2021



KEY NOTES

1. ASPHALT PLAYGROUND
2. 30'-0" TALL FLAGPOLE W/ GROUND LIGHT
3. LANDSCAPE PLANTER
4. PLAYGROUND EQUIPMENT
5. 6'-0" HIGH CHAIN LINK FENCE
5A. 6'-0" HIGH CHAIN LINK FENCE W/ PLASTIC INSERTS- PLASTIC INSERT COLOR TO MATCH DECORATIVE WROUGHT IRON FENCE
6. 6'-0" HIGH x 10'-0" WIDE CHAIN LINK FENCE GATE
7. TRASH ENCLOSURE
8. TRANSFORMER LOCATION
9. BIKE RACKS
10. ACCESSIBLE ROUTE
11. COMBINE LOTS
12. EXISTING 6'-0" HIGH CHIAN LINK FENCE
13. TURF AREA
14. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE
14A. 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE W/ PERFORATED METAL SCREEN (50/50)
15. TRANSITION POINT FROM DECORATIVE WROUGHT IRON FENCE TO CHAIN LINK FENCE
16. 6'-0" HIGH x 3'-0" WIDE CHAIN LINK FENCE GATE
17. WATER METER & REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)
18. ELECTRICAL TRANSFORMER
19. ELECTRICAL SWITCHGEAR AND IRRIGATION CONTROLS ARE TO BE LOCATED INSIDE ELECTRICAL ROOM
20. SITE LIGHTING
21. CONCRETE WHEEL STOP

VICINITY MAP:



PROJECT DATA:

JURISDICTION:	LAS VEGAS	
PARCEL NO:	138-15-410-055	
CURRENT ZONE:	H-2	
	C-PB	
NET AREA LOT SIZE:	4.91 ACRES	
BUILDING SIZE:		
EXISTING BUILDING	55,870 SF	
PROPOSED ADDITION	2,137 SF	
TOTAL	58,007 SF	
COVERAGE	17%	
REQ'D BUILDING SETBACKS	FRONT	10'-0"
	SIDE	10'-0"
	REAR	20'-0"

PARKING REQUIREMENTS:

TOTAL PARKING REQ'D	
REQ'D PARKING (ES &MS) 3 SPACE/C.R. X 47	= 141 SPACES
REQ'D PARKING (INDIVIDUAL CARE CENTER/DAYCARE)	
1 / STAFF MEMBER + 1/ 10 INDIV. (1 MEMBER + 20 INDIVIDUALS)	= 3 SPACES
	144 SPACES
TOTAL PARKING PROV'D	129 SPACES

8985 s. eastern
suite 220
las vegas, nv 89123
t 702.456.1070
f 702.456.7020

21-0216
04/12/2021

JOB NUMBER - 2021105

ethos three ARCHITECTURE

DORAL ACADEMY
Fire Mesa Campus

site plan

north

SHT A1.0

site plan

SCALE : 1"=30'-0"

0 15 30 60

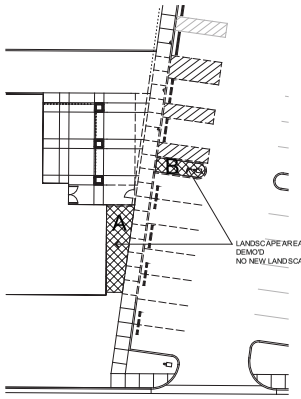
04-07-21



existing landscaping area A



existing landscaping area B



ENLARGED LANDSCAPE DEMO PLAN

8985 s. eastern
suite 220
las vegas, nv 89123
702.456.1070
702.456.7020

21-0216
04/12/2021

JOB NUMBER - 2021105



existing landscaping south



existing landscaping parking lot



existing landscaping south

ethos three ARCHITECTURE

landscape plan

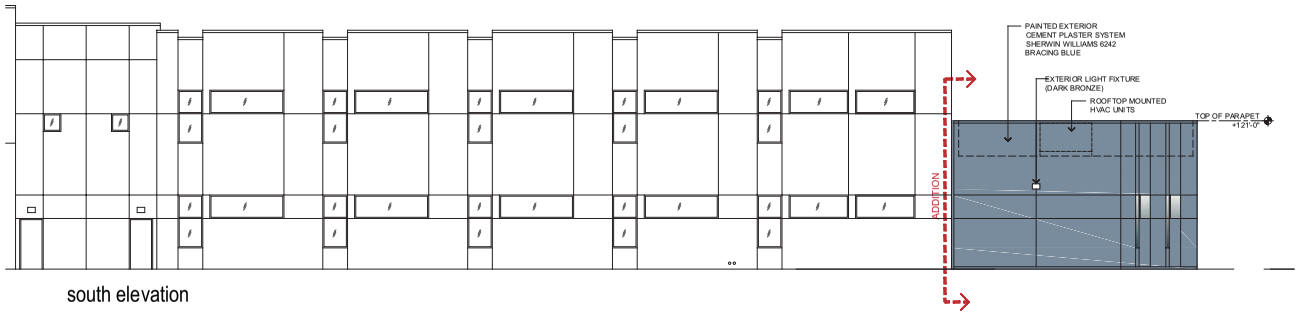
DORAL ACADEMY
Fire Mesa Campus

LANDSCAPE PLAN

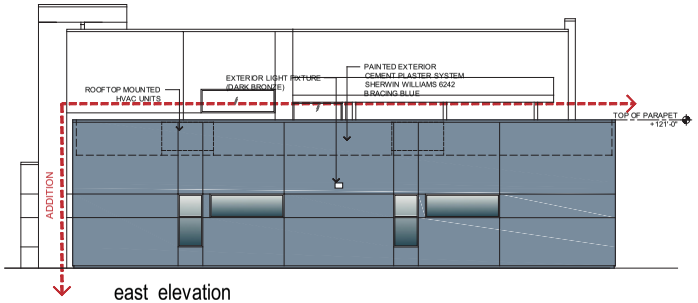
SCALE : N.T.S.

03-19-21

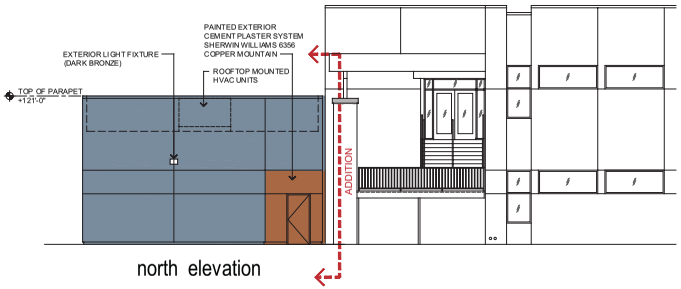
SHT A1.2



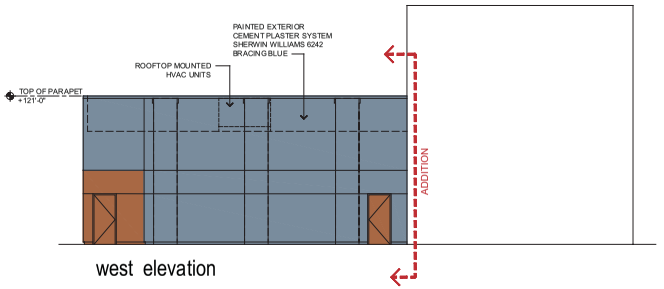
south elevation



east elevation



north elevation



west elevation

elevations

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

0 4 8 16

04-07-21

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21-0216
04/12/2021

JOB NUMBER - 2021104

ethos three
ARCHITECTURE

DORAL ACADEMY
Fire Mesa Campus

elevations

SHT A5.0

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las vegas, nv 89123
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f 702.456.7020

JOB NUMBER - 2021105

21-0216
04/12/2021

ethos three ARCHITECTURE

DORAL ACADEMY
Fire Mesa Campus

floor plan

north

SHT A2.0

04-12-21

0 4 8 16

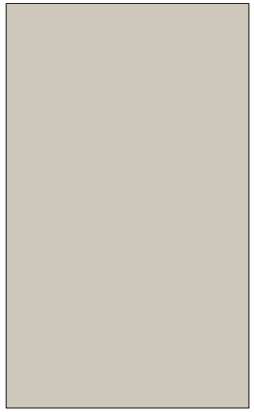
floor plan

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

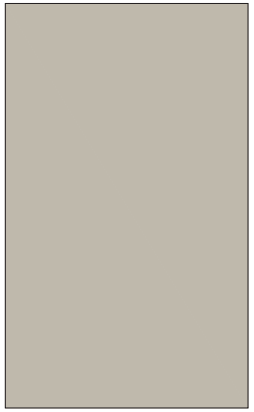
Public Charter School

Fire Mesa, Las Vegas, NV

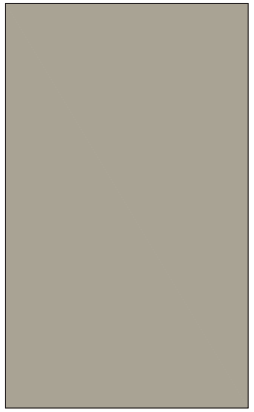
colors and materials



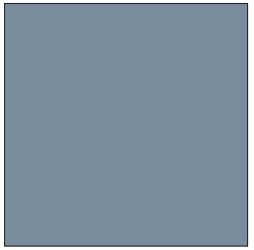
FIELD 1
Sherwin Williams
SW7043 - Worldly Gray
(Existing building only)



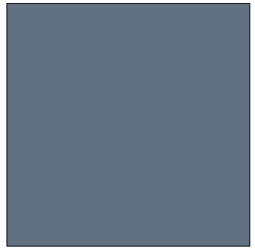
FIELD 2
Sherwin Williams
SW7044 - Amazing Gray
(Existing building only)



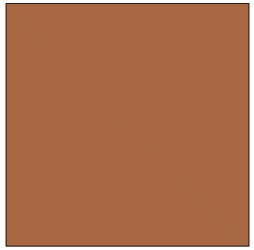
FIELD 3
Sherwin Williams
SW7045 - Intellectual Gray
(Existing building only)



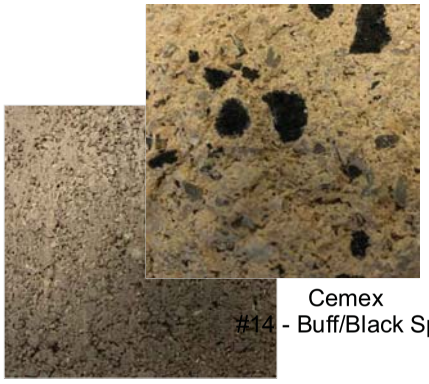
ACCENT 1
Sherwin Williams
SW6242 - Bracing Blue



ACCENT 2
Sherwin Williams
SW6243 - Distance
(Existing building only)



ACCENT 3
Sherwin Williams
SW6356 - Copper Moutain



Cemex
#14 - Buff/Black Split

Cemex
#10 - Dark Brown - smooth
(Existing building only)

CMU COLOR



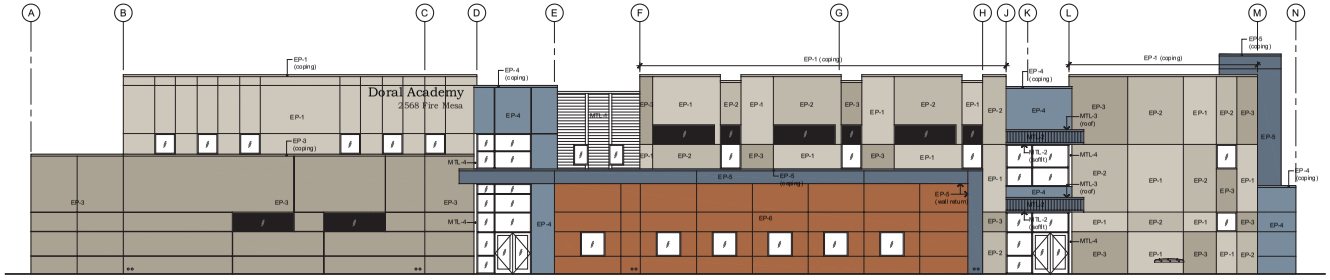
METAL PANEL COLOR
Berridge Metal
HS-8 - Color: Parchment
(Existing building only)



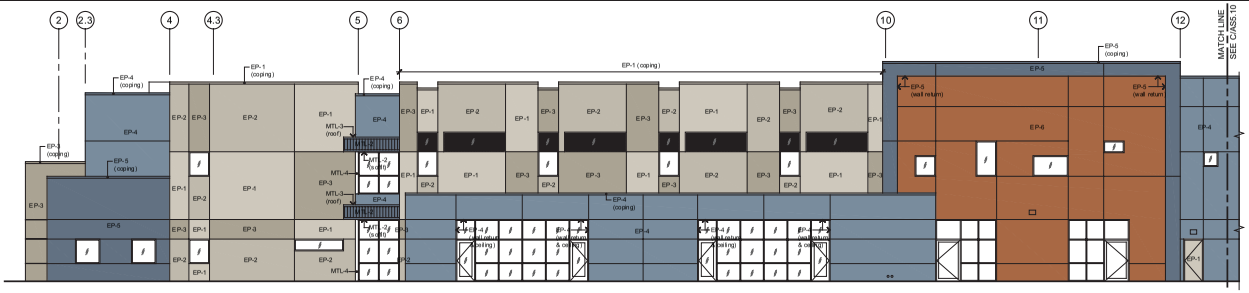


TRANSLUCENT PANEL
Kalwall daylighting system
Color: White
(Existing building only)

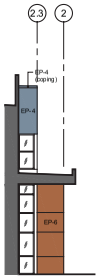
21-0216
04/12/2021



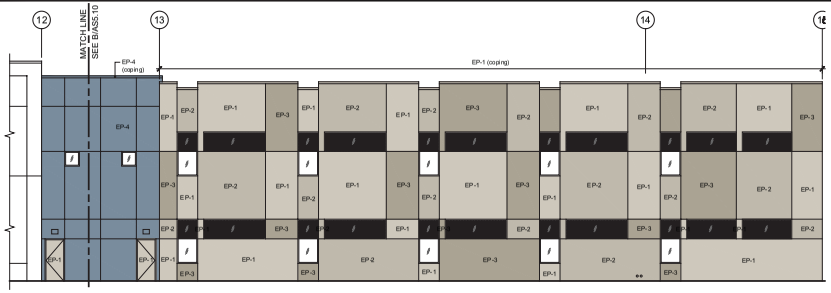
A WEST ELEVATION
SCALE: 1/8" = 1'-0"



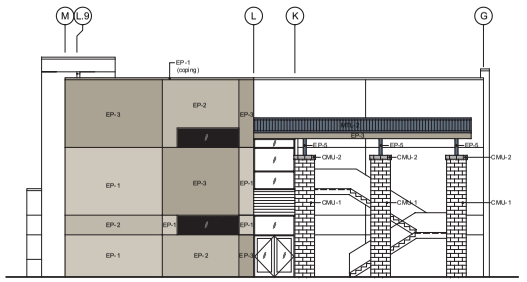
B PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

EXTERIOR MATERIALS

MTL-1 — **METAL SIDING PANEL:**
- Berridge Manufacturing Co., MODEL: HS-II
- Color: Smooth Zinc-Cote.
- REFER TO SHEET A2.2.6 FOR TYPICAL DETAILS.

MTL-2 — **FASCIA AND SOFFIT PANELS**
- Berridge Manufacturing Co., MODEL: THIN-LINE, SMOOTH
- Color: Factory Kynar 500 Finish to match EP-5.

MTL-3 — **METAL ROOF PANELS**
- Berridge Manufacturing Co., MODEL: TEE PANEL
- Color: Factory Kynar 500 Finish to match EP-5.

MTL-4 — **ALUMINUM METAL CLAD**
- MATCH ADJACENT WINDOW FRAME COLOR AND FINISH

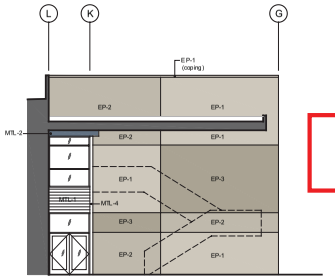
EP- — **EXTERIOR PAINT:**

EP-1 — FIELD 1: Sherwin Williams 7043 Worldly Gray
EP-2 — FIELD 2: Sherwin Williams 7044 Amazing Gray
EP-3 — FIELD 3: Sherwin Williams 7045 Intellectual Gray
EP-4 — ACCENT 1: Sherwin Williams 6242 Bracing Blue
EP-5 — ACCENT 2: Sherwin Williams 6243 Distance
EP-6 — ACCENT 3: Sherwin Williams 6396 Copper Mountain

CMU- — **CONCRETE MASONRY UNIT:**
- CMU-1 — 8x8x16 Cemex #10 Dark Brown - Smooth Face
- CMU-1A — 2" Masonry Cap: Cemex #10 Dark Brown - Smooth Face
- CMU-2 — 8x8x16 Cemex #14 Buff / Black - Split Face

GENERAL NOTES

1. ALL EXTERIOR HANDRAILS, GUARDRAILS, STAIR STRINGERS, EXPOSED METAL STAIR LANDING SUPPORTS, AND EXPOSED METAL COLUMNS ARE TO BE PAINTED (EP-3 & OSSP). REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. WHERE FLASHING OCCURS ADJACENT TO MTL-1, MTL-2 & MTL-3 PANELS, INCLUDING PARAPET COPING (CAP FLASHING), G.C. TO COORDINATE FLASHING MATERIAL TO BE PROVIDED BY PANEL MANUFACTURER IN MATCHING COLOR.



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

ethos three
ARCHITECTURE
8885 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
p: 702.456.1010 f: 702.456.7020 www.ethosthree.com

DORAL ACADEMY
FIRE MESA CHARTER SCHOOL
APN: 138-15-410-056

Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for its use and for occupying the project for which they are prepared, and not for construction of any other project.

delta	date	description
1	04/03/15	NOC 020

project number 2014104
NOVEMBER 13, 2014
date

21-0216
04/12/2021

COLORED EXTERIOR ELEVATIONS
AS5.10



21-0216-VAR1 AND 21-0216-SDR1 - APPLICANT/OWNER: DORAL ACADEMY OF NEVADA
2568 FIRE MESA STREET

04/22/2021

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Las Vegas Technology Center II
Architectural Review Committee

April 9, 2021

Ms. Bonnie Saxon
Ethos/Three Architecture
8985 South Eastern, Ste. 220
Las Vegas, NV 89123

Subject: **Doral Fire Mesa Charter School – Classroom Addition**
2568 Fire Mesa Street
Las Vegas Technology Center II (LVTC II)

Dear Ms. Saxon,

The ARC has reviewed and approved, based on the notations below, your Preliminary Site Plan Review (Step I)and the Preliminary Building and Site Design Review (Step II) for a classroom addition to the existing building for Doral Charter School on Fire Mesa Street at Las Vegas Technology Center II.

- Please know we have waived the fee normally required for this review.
- This approval is for Steps I and II only so you can submit to CLV for plan check. Step III Construction Document Review must be approved by the ARC prior to start of construction. Las Vegas Technology Center II ARC Submittal Requirements are attached for your reference in the Step III submittal.
- This approval is predicated upon the variance for parking count reduction to 129 spaces being approved by the City of Las Vegas.
- It is our understanding that the previously approved plans for a portable classroom addition and the parking modifications associated with it are now abandoned since you are moving forward with this permanent 2,137 SF classroom addition to the existing building.

We look forward to your Step III submittal in the near future. If you have any questions or comments, please send them via e-mail to mbyrne@thomas-mack.com.

Sincerely,

ARCHITECTURAL REVIEW COMMITTEE
LAS VEGAS TECHNOLOGY CENTER II

DocuSigned by:
Michael W. Byrne
F870354B0CF04C6...

MICHAEL W. BYRNE
ARC CHAIRMAN
MEMBER

CC: Ginger Fitzgerald, TMDG
Harvey Harrigan, TMDG

21-0216
04/12/2021

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LAS VEGAS TECHNOLOGY CENTER II
Architectural Design Review Application

Date: 3/23/2021 Revised 4/7/21

- [X] STEP I
- [X] STEP II
- [ ] STEP III
- [ ] REVISION
- [ ] SIGNAGE ONLY

Project Name/Address	Owner Name/Address
Doral Fire Mesa Charter School	Doral Academy of Nevada
2568 Fire Mesa Street	6630 Surry Street
Las Vegas, NV 89123	Las Vegas, NV 89119

Proposed Improvement Information:

Building Type:	Type V	Building Area:	+/- 2137 SF
Building Use:	Educational	Land Area (SF):	4.9 Acres// 214,010 SF
Area Coverage (Percentage):	17%	Parking Density (Ratio in Thousands:	1.65 /1000

Intended Building Use: Educational - accessory classrooms to existing building

Does Use Include Hazardous Materials: Yes ____ **No:** X ___ **If yes, please list:**

Construction Type/Materials: Type 5 - wood framed, single story.

Construction Schedule Proposed: POSSIBLY: Sept. 2021 thru March 2022

General Contractor: unknown at this time

Architect: ethos|three ARCHITECTURE

Civil Engineer: Tru Engineering

Mechanical Engineer: Harris Consulting Engineers

Electrical Engineer: Harris Consulting Engineers

Landscape Architect: N/A

Owner/Representative Signatory	ARC Authorization
Name: John Lopeman, AIA	LVTC-II/POA – ARC
Title: Principal	DocuSigned by: Michael W. Byrne F870354B0CF04C6... Michael W. Byrne Thomas & Mack Development Group
/ brs 3/24/21 Signature Date	Date: 4/9/2021
	STEP APPROVED: I II III REV. SIGNAGE

21-0216
04/12/2021

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Las Vegas Technology Center II
DESIGN REVIEW SUBMITTAL REQUIREMENTS

I. SUBMITTALS (GENERAL INFORMATION)

- To initiate the design review process the following elements are required:
  - Completed design review application
  - Project documents
  - Design Review Fee

- Submittals shall be made by applicant or applicant's authorized agent to the Las Vegas Technology Center II Architectural Design Review Committee as required by the CC&R and whenever any improvements or changes are proposed for any portion of a site, a building exterior or whenever changes are proposed for a business use.

- Submittals are not required for "in-kind" improvements: replacements such as repainting the original color or replacement of deteriorated or damaged landscape plant material that had prior approval. Landscape replacements should be consistent with previously approved plans.

- Building plans shall be prepared under the direction of a registered architect. Site plans shall be prepared under the direction of a registered architect, landscape architect or civil engineer. Landscape plans shall be prepared under the direction of a registered landscape architect.

- Initial (Step I and II) submittals shall provide two (2) blue line copies of plans and one color board for review. Final (Step III) submittals shall provide one complete construction document set that includes landscape and civil drawings. Plans should have a maximum sheet size of 30" x 42".

- The Architectural Design Review is $2,000.00 for each building proposed. Fee should be submitted direct to the LVTC-POA—By: Thomas & Mack Co., 2300 West Sahara Ave., Ste. 530, Las Vegas, NV 89102.

- Reviews for permanent signage not submitted at time of initial review and/or other modifications of less than $50,000 in construction costs: $200.

- One of each submittal package shall be delivered to the following:

Mr. Michael Byrne
LVTC-ARC Chairman
Thomas & Mack Development
7181 Amigo Street,
Ste. 100

Ms. Ginger Fitzgerald
Thomas & Mack Development
7181 Amigo Street,
Ste. 100
Las Vegas, NV 89119

Mr. Harvey Harrigan
Thomas & Mack Development
7181 Amigo Street,
Ste. 100
Las Vegas, NV 89119

21-0216
04/12/2021

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Las Vegas, NV 89119
(702) 260-1008 (702) 260-1008 (702) 260-1008

II. APPLICATION FOR ARCHITECTURAL DESIGN REVIEW

An application for Architectural Review is required for each submittal and re-submittal.

III. DESIGN REVIEW STEP/PROCESS

- The design review process for all projects within the Las Vegas Technology Center is a three-step submittal consisting of:
  Step I: A conceptual Site Plan Review
  Step II: A preliminary Architectural and Landscape review
  Step III: A construction document review

- One rolled up set of blue lines to each member of the ARC are required for each submittal. Depending upon the type of project, a supplement tenant sign review may be required.

- All applicants must obtain the approval of the ARC committee prior to submittal to any public agency.

- It is strongly recommended that step I and II review and approval be obtained BEFORE proceeding with construction documents. Step III may be processed concurrently with a public agency building department plan check review. Sections IV, V and VI detail the materials required for each submittal step.

- Although signage packages may be reviews as a separate submittal, written Committee approval must be obtained before installation of any project signage.

IV. STEP I – PRELIMINARY SITE PLAN REVIEW

Purpose:
To review proposed conceptual site organization, building size and type, parking location, site access and circulation. To confirm that proposed uses and site plan are compatible with the governing documents and that the design is in conformance with these standards.

Prerequisite:
A Master Plan is required when development will occur in phases. The Master Plan, which shall show the layout of all phases, must be approved at the Step I level by the Design Review Committee.

21-0216
04/12/2021

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Required Materials:

Preliminary Site Plan:

□ Property lines, existing and proposed easements, curb lines and slopes.
□ North Arrow and scale.
□ Precise legal description.
□ Exiting and proposed buildings and any structures to be removed.
□ Access drives. Indicate width and show curb connection.
□ Parking areas, with number of spaces indicated and vehicular circulation.
□ Pedestrian circulation, patio area(s), and main entry hardscape.
□ Dimensions showing relationship with of building and parking to property lines and distances between structures.
□ Proposed locations and dimensions of service areas, storage yards and trash enclosures.
□ Location, height and composition of existing and proposed walls and fences.
□ Vicinity map indication approximate location with the Las Vegas Technology Center II Park.
□ Project monument signage location(s).
□ Location and size of any existing and proposed freestanding and building signage.

Project Summary (indicate on preliminary site plan)

□ Gross parcel area
□ Gross building area and building area per floor (if applicable)
□ Percentage of site coverage by gross building area (F.A.R.)
□ Total parking spaces provided
□ Total parking spaces required
□ Parking to gross building area ratio

V. STEP II – PRELIMINARY BUILDING AND SITE DESIGN

Purpose:

To review the refined site plan, preliminary architectural and landscape design. Once approved by the Committee, this package may be submitted to the appropriate public agencies for review.

Prerequisite:

Step I Committee Approval

Required Materials:

Preliminary Site Plan:

□ Property lines, existing and proposed easements, curb lines and slopes.
□ North arrow and scale
□ Legal description

21-0216
04/12/2021

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☐ Existing and proposed buildings and any structures to be removed
☐ Access drives. Indicate width and show curb connection
☐ Parking areas, with number of spaces indicated and vehicular circulation
☐ Pedestrian circulation, patio area(s) and main entry hardscape
☐ Approximate pad elevations, representative spot elevations, and top and bottom elevations of slopes on and adjacent to site
☐ Dimensions showing relationship of building and parking to property lines and distances between structures
☐ Proposed location and dimensions of service areas, storage yards and trash enclosures
☐ Location, height and composition of existing and proposed walls and fences
☐ Vicinity map indicating approximate location with the Las Vegas Technology Center II Park
☐ Project monument signage location(s)
☐ Location and size of any existing and proposed freestanding and building signage.

Project Summary (indicate on preliminary site plan):
☐ Gross parcel area
☐ Gross building area and building area per floor (if applicable)
☐ Percentage of site coverage by gross building area (F.A.R.)
☐ Total parking spaces provided
☐ Total parking spaces required
☐ Parking to gross building area ratio

Preliminary Grading Plan:
☐ Top and bottom of slopes with spot elevations
☐ Building pad elevation
☐ Parking lot with spot elevations
☐ Access drive(s) with spot elevations
☐ Preliminary storm drain location and/or drainage plan

Preliminary Landscape Plan:
☐ Specific plant palette and planting sizes
☐ Indicate on-site and relevant off-site developer installed landscaping
☐ Show hardscape and special paving areas
☐ Statement regarding method of irrigation

Building Floor Plans:
☐ Indicate all walls, columns, openings, overhangs and any condition of feature that will affect the exterior design of the building
☐ Overall plan dimensions
☐ Note all items of the exterior that cannot be clearly noted on the elevations

21-0216
04/12/2021

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Building Elevations (minimum scale 1" =16'):

□ Provide exterior elevations for all proposed buildings or representative samples of all if a multi-building project

□ Identify all finish materials, colors and textures proposed

□ Show all roof equipment screens visible above building parapet

□ Indicate proposed signage location and overall size

□ Provide all building and equipment screen heights

□ Show relationship of adjacent fences and screen walls

Project Signage:

□ On site plan, indicate locations of all proposed major ground mounted signs on the site (e.g.: project identification, tenant identification, address and directory signage

□ On building elevations, indicate approximate locations and maximum copy are for all proposed wall-mounted signs

□ Provide examples of typical design treatment for secondary on-site signs (e.g. handicapped parking, traffic direction, etc.)

□ For tenant identification signs, provide drawings showing typical treatment for site entrance monuments, etc.

□ Provide dimensioned drawings showing front elevation for each sign type. Indicate materials, colors, type styles, copy layout areas, and where applicable, method of illumination.

Color and Materials Board:

□ Include actual samples of glass, paint and stain color chips

□ Show representative samples or photographs of special trim elements and/or architectural features

□ Indicate specific name or number for each product shown

□ Relate specific color and material selections to elevations

VI. STEP III – CONSTRUCTION DOCUMENT REVIEW

Purpose:

To review the construction document package for conformance with the approved Step II documents.

Prerequisite:

Step II Approval

Required Materials:

Construction Document Package

□Civil Engineering Set

□ Architectural Set

□ Landscape Architectural Set

21-0216
04/12/2021

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Signage Construction Document Package:
(If submitted separately from project, application required)
□ Front elevations with copy layout, side views and sections for any signs
□ Specifications for materials, colors, finishes, coatings, type styles, lighting, means of attachment, structural elements and details and installation procedures
□ Building elevations showing exact location, size and placement of each sign of the building
□ Plan View showing exact location of each ground sign on the site and its relationship to property lines, setbacks, driveway entrances, building lines, setbacks, driveway entrances, building lines, setbacks, driveway entrances, building and other structures

Lighting Plans:
□ Major site lighting locations and general type (e.g. pole mount, bollards, etc.)
□ Major building lighting locations and general type (e.g. wall packs, up-lighting, etc.)
□ Brief notes on additional lighting that can not be clearly noted on the plans (e.g. soffit lighting, pedestrian lighting, etc.)

VII. CONSTRUCTION OF PROJECT

- Obtaining Architectural Design Committee Review approval does not relieve the Owner of the responsibility of obtaining require public Agency approvals. Obtaining required Public Agency approval does not relieve the owner of the requirement to obtain ARC approval.

- A post-construction project review will be made to verify compliance with Design Guide lines and approved construction documents.

- All changes made to plans after Step II approval are subject to review and approval by the ARC.

21-0216
04/12/2021

ethos three
ARCHITECTURE

April 12, 2021

City of Las Vegas
Planning Department

RE: **Project #21-0216** (Related Project #'s: SDR -76109; SDR-54330 and SUP-54332))
Doral Academy Fire Mesa Campus Addition
2568 Fire Mesa Street, Las Vegas, NV
APN #: 138-15-410-056

Dear Planning Staff,

On behalf of our Client, Doral Academy of Nevada, we are requesting a design review for Site Development Plan and a Parking Variance for the addition of a 2,137 SF single story classroom addition at the existing Doral Academy Fire Mesa Campus located at 2568 Fire Mesa Street, Las Vegas, Nevada. This request will not increase student enrollment but will be used as accessory classrooms and meeting spaces. Previous Applications for this project are: SDR-54330; SDR-76109 and SUP 54332.

Site Development Plan:
The addition is proposed to be located on the east end of the existing building as shown on provided site plans. 4 standard parking spaces, 3 handicap spaces and some existing landscaped area will be removed to accommodate the new addition. The 3 handicap spaces will be relocated at the west side of the school as shown on the provided site plan. The exterior elevations of the building will match the existing buildings in form color and texture.

Parking Variance:
We are requesting a variance to reduce the 144 spaces required to 129 spaces. This reduction is justified because even when the school is at full capacity, the parking lot provided at the east end of the site is very rarely at 100% capacity. The school generally has 20 – 30 vacant parking spaces. Please see letter from the school.

We respectfully request your consideration and approval of this request.

Sincerely,

Kip Barton Digitally signed by Kip Barton DN: C=US, E=kbarton@ethosthree.com, O=ethosthree ARCHITECTURE, OU=Design Principal, CN=Kip Barton Date: 2021.04.12 11:39:51-07'00'

Kip Barton, Principal

21-0216
04/12/2021

ACADEMICA
NEVADA

6630 Surrey St., Las Vegas, NV 89014
Phone: 702-431-6260 Fax: 702-461-6250

21-0216
04/12/2021

3-15-2021

To: CLV Planning and Building Dept.

Ladies and Gentlemen,

This letter is to inform you that the Doral Academy of Nevada Fire Mesa proposed addition at the Campus is solely to provide additional rooms for specials. The expansion will not increase the student population.

Please let me know if you need additional information.

Sincerely,

Ryan Reeves

Chief Operating Officer

Academica Nevada

Doral Academy of Nevada
2568 Fire Mesa St
Las Vegas, NV 89128
702-901-4950

21-0216
04/12/2021

3-15-2021

To: CLV Planning and Building Dept.

Ladies and Gentlemen,

This letter is to inform you that the Doral Academy of Nevada Fire Mesa proposed addition will not reduce the parking to a point of affecting the operation of the campus. The East parking lot typically has 20 - 30 vacant spots when functioning at full capacity.

Please let me know if you need additional information.

Sincerely,

Kelly Gerdes

Principal, Fire Mesa Campus

Doral Academy of Nevada

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

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U.S. Postage
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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

MAY 2 8 2021



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0216 and 21-0216-VAR1 and 21-0216-SDR1
Planning Commission Meeting of **06/08/2021**

21-0216
13815310057
TRINITY PEAK III L L C
2300 W SAHARA AVE STE 530
LAS VEGAS NV 89102

24(a-b) A

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

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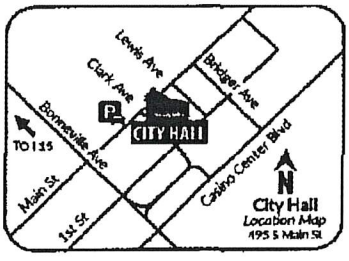
MAY 2 8 2021



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21-0216 and 21-0216-VAR1 and 21-0216-SDR1
Planning Commission Meeting of **06/08/2021**

21-0216
13815310057
TRINITY PEAK III L L C Submitted after final agenda
2300 W SAHARA AVE STE 530
LAS VEGAS NV 89102

24(a-b) A (x2)

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

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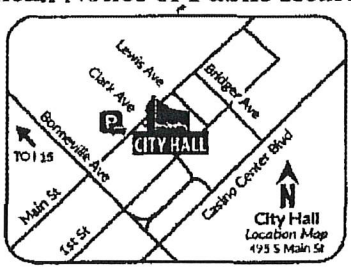

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0216 and 21-0216-VAR1 and 21-0216-SDR1
Planning Commission Meeting of **06/08/2021**

21-0216
13815410058
NORTHWEST I L L C
2300 W SAHARA AVE STE 530
LAS VEGAS NV 89104

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

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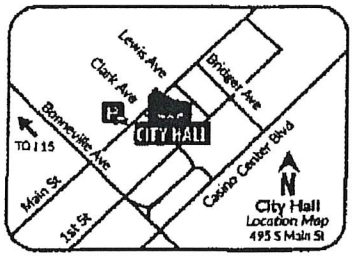

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0216 and 21-0216-VAR1 and 21-0216-SDR1
Planning Commission Meeting of **06/08/2021**

21-0216
13815410057
TRINITY PEAK III LLC
2300 W SAHARA AVE # 530
LAS VEGAS NV 89102

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(x2)

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

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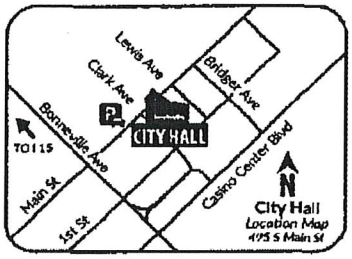

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City of Las Vegas

21-0216
13815410031
NORTHWEST II L L C
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LAS VEGAS NV 89102-4368

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0216 and 21-0216-VAR1 and 21-0216-SDR1
Planning Commission Meeting of **06/08/2021**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
24a

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

SUBJECT:
21-0216-VAR1 - VARIANCE - TO ALLOW 129 PARKING SPACES WHERE 144 ARE REQUIRED

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. 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: June 8, 2021

Agenda Item No.:
24b

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

SUBJECT:
21-0216-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-54330) TO ADD A 2,137 SQUARE-FOOT, ONE-STORY BUILDING ADDITION WITH TWO CLASSROOMS AND RECONFIGURATION OF THE PARKING LOT FOR AN EXISTING PRIMARY PRIVATE SCHOOL DEVELOPMENT

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. 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: June 8, 2021

Agenda Item No.:
25

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

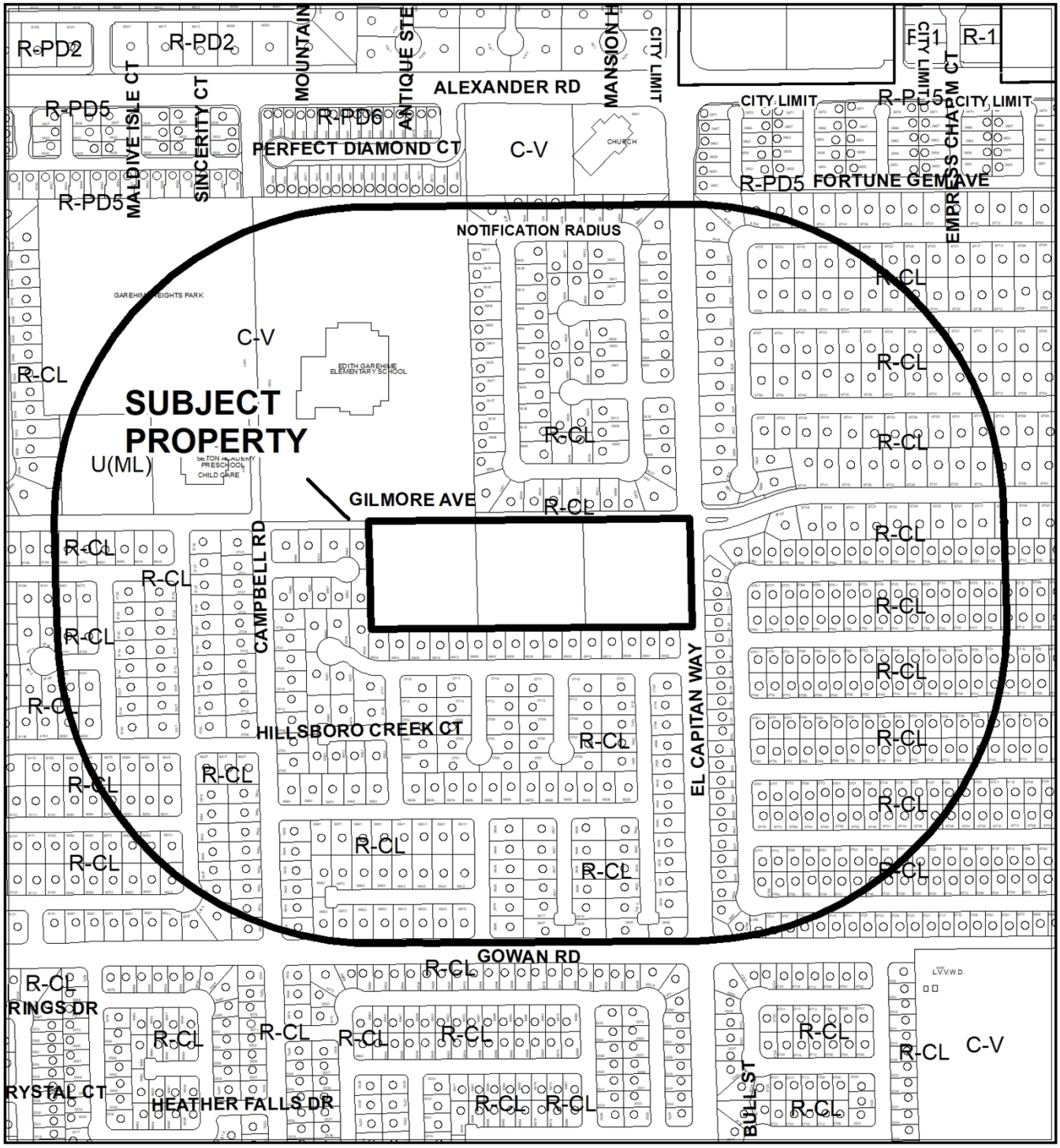
SUBJECT:
21-0226 - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL - For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of Gilmore Avenue and El Capitan Way (APNs 138-08-202-002 through 004), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends DENIAL on 21-0226-VAR1, 21-0226-VAR2 and 21-0226-TMP1. Staff recommends APPROVAL on 21-0226-VAC1.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on 21-0226-VAR1, 21-0226-VAR2 and 21-0226-TMP1. Staff recommends APPROVAL on 21-0226-VAC1.

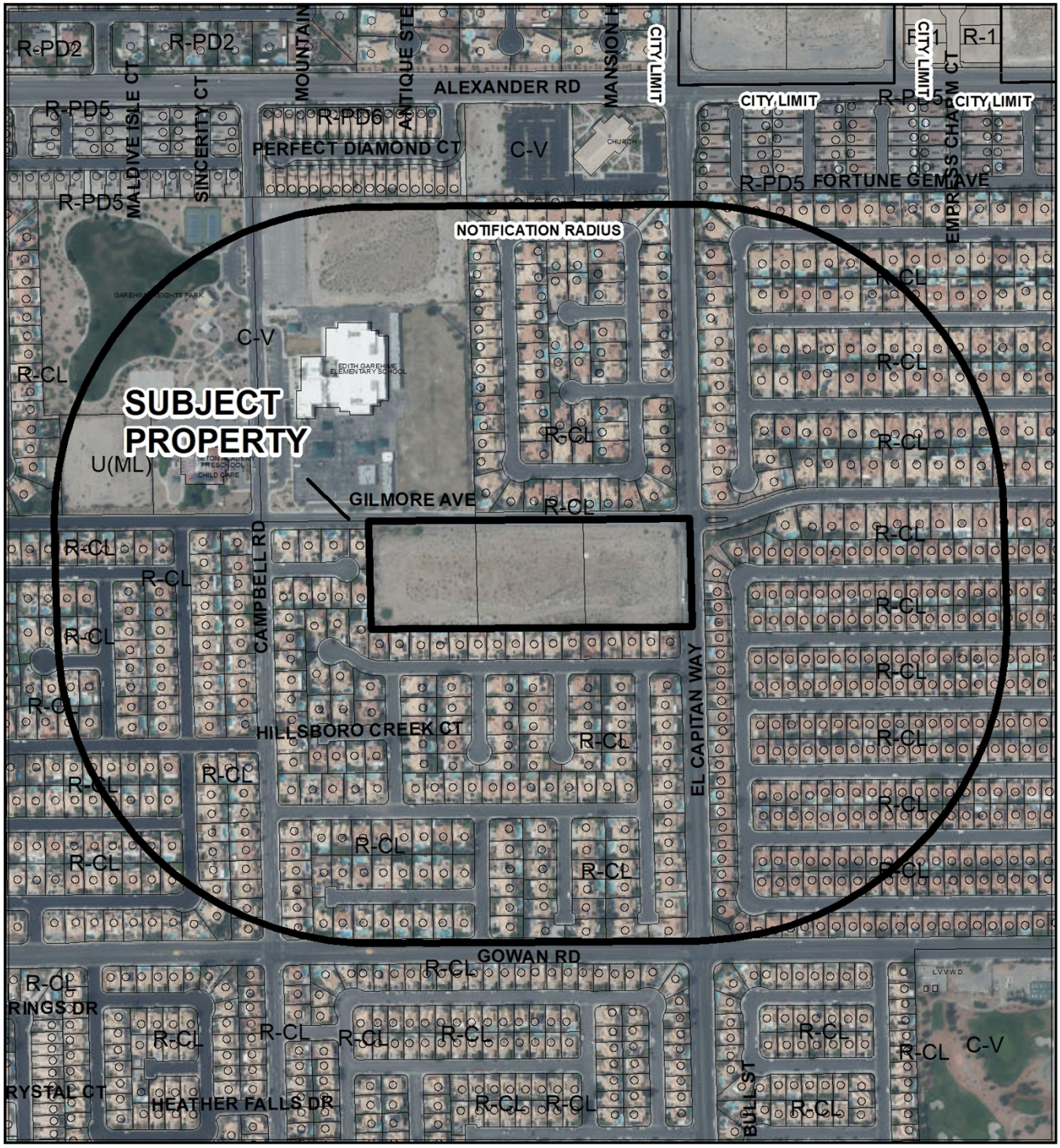
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0226-TMP1
7. Protest Postcard
8. Submitted after Final Agenda – Protest/Support Postcards and Documentation Not Vetted – E-comments



CASE: 21-0226

RADIUS: 1000 FEET

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



0 362.5 725 Feet

CASE: 21-0226

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0226-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0226-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0226-VAR1
21-0226-VAC1	Staff recommends APPROVAL, subject to conditions:	21-0226-VAR1 21-0226-VAR2
21-0226-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0226-VAR1 21-0226-VAR2 21-0226-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 598

PROTESTS 1

APPROVALS 0

AS

** CONDITIONS **

21-0226-VAR1 CONDITIONS

Planning

1. A Variance from Title 19.04 is hereby approved to allow nonstandard private streets behind a gate.

2. A Variance from Title 19.04 is hereby approved to allow a connectivity ratio of 1.05 where 1.30 is required.

3. A Variance is hereby approved to allow proposed dead-end street terminations where cul-de-sacs or hammerheads are required.

4. Approval of and conformance to the Conditions of Approval for Variance, (21-0226-VAR2), Petition to Vacate (21-0226-VAC1), and Tentative Map (21-0226-TMP1) shall be required, if approved.

5. 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.

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

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

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

21-0226-VAR2 CONDITIONS

Planning

1. A Variance from Title 19.06 is hereby approved to allow a nine-foot retaining wall where six feet is the maximum allowed.

2. A Variance from Title 19.06 is hereby approved to allow an overall wall height of 15 feet where 12 feet is the maximum allowed.

3. Approval of and conformance to the Conditions of Approval for Variance, (21-0226-VAR1), Petition to Vacate (21-0226-VAC1), and Tentative Map (21-0226-TMP1) shall be required, if approved.

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

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

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

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

21-0226-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on Assessor Parcel Numbers 138-08-202-002, 138-08-202-003, and 138-08-202-004 excluding those portions of El Capitan Way and Gilmore Avenue which will be dedicated as right-of-way.

2. This Order of Relinquishment of Interest shall record immediately prior to and concurrent with the Final Map associated with 21-0226-TMP1

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0226-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

21-0226-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 (21-0226-VAR1) and Petition to Vacate (21-0226-VAC1) shall be required, if approved.

3. An Exception from Title 19.06 is hereby approved, to allow 29 trees where 31 are required within the northern perimeter landscape buffer.

4. An Exception from Title 19. 06 is hereby approved, to allow 10 trees where 11 are required within the eastern perimeter landscape buffer.

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

6. 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.

7. 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.

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

Public Works

9. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 21-0226-VAC1 shall be recorded to eliminate the U.S. Government Patent Easements conflicting with this site.

10. Dedicate 25.5 feet of right-of-way adjacent to this site for Gilmore Avenue, 40-feet of right-of-way for El Capitan Way, and a 20-foot radius at the southwest corner of Gilmore Avenue and El Capitan Way.

11. Construct half-street improvements, including underground utilities as needed, on El Capitan Way and Gilmore Avenue adjacent to 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.

12. 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.

13. Provide a minimum 30-foot wide Public Sewer Easement over the proposed public sewer line running through the Common Element between Firefly Nights Street and Gilmore Avenue. No trees or landscaping taller than three feet shall be allowed within any Public Sewer Easement.

14. Prior to recordation of a Final Map for this site, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works 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.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. A working sanitary sewer connection shall be in place prior to the 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 Title 19.02.130.D.

17. A 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 submittal of a Map subdividing this site, 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 the development of this site.

18. 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 the elimination of such deviations. We note that curved sewers are not allowed and do not comply with City Standards.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 59-lot single-family, detached residential subdivision on 7.50 acres at the southwest corner of Gilmore Avenue and El Capitan Way.

ISSUES

- A Tentative Map is requested to allow a 59-lot single-family, detached residential subdivision.
- A Variance is requested to allow nonstandard private streets behind a gate.
- A Variance is requested to allow a connectivity ratio of 1.05 where 1.30 is required.
- A Variance is requested to allow proposed dead-end street terminations where cul-de-sacs or hammerheads are required.
- A Variance is requested to allow nine-foot retaining walls where six feet is the maximum allowed.
- A Variance is requested to allow an overall wall height of 15 feet where 12 feet is the maximum allowed.
- An Exception from Title 19.06 is requested to allow 29 trees where 31 are required within the northern perimeter landscape buffer. Staff supports this request.
- An Exception from Title 19.06 is requested to allow 10 trees where 11 are required within the eastern perimeter landscape buffer. Staff supports this request.
- A Petition to Vacate is requested to relinquish the City's interests in U.S. Government Patent Reservations. Staff supports this request.

ANALYSIS

The 7.50-acre subject site consists of three undeveloped parcels at the southwest corner of Gilmore Avenue and El Capitan Way. The subject site is zoned R-CL (Single Family Compact-Lot) with a ML (Medium Low Density Residential) land use designation.

The applicant is proposing an infill development of the subject site with a 59-lot single-family, detached residential subdivision. Overall, the proposed lots range in size from 3,272 square feet to 4,834 square feet. The proposed density for the subdivision is 7.86 dwelling units per acre, complying with the ML (Medium Low Density Residential) allowance of 8.49 units per acre. In order to accommodate this residential subdivision development, five Variances are requested.

AS

A Variance is requested to allow a connectivity ratio of 1.05 where 1.30 is required. Title 19.04 describes connectivity as a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The Connectivity Ratio is calculated as the ratio between the number of street links (road sections between intersections) in the development's street layout, divided by the number of street nodes (intersections and terminations). With a higher connectivity ratio, there are more options for travelers in a given neighborhood, while a lower connectivity ratio provides less options for travelers. The proposed development provides a connectivity ratio of 1.05 where 1.30 is required. This request is part of the overall Variance request that staff is unable to support. The applicant was able to provide a pedestrian access gate off of the Firefly Nights Street termination, increasing the site's connectivity. Connectivity is an essential component for achieving a connected transportation system as outlined in the City's General Plan. Staff cannot support a Variance request that would contradict the City's General Plan and recommends denial of the request.

A Variance is requested to allow non-standard private streets behind a gate. The proposed residential subdivision provides private streets behind a gate. According to 19.04.230, private street widths are permitted to be 24, 28, or 33 feet wide and require five-foot-wide sidewalks on at least one side. Otherwise, private streets must meet the public street standards. The applicant is proposing private street widths of 35 and 41 feet wide that do not comply with the private street standards. All proposed private streets include a sidewalk on one side.

A Variance is requested to allow dead-end street terminations where cul-de-sac or hammerheads are required. Title 19.04.100 states that private streets that terminate other than at an intersection with another private or public street must either utilize a cul-de-sac with a minimum radius of 40 feet for termination or a hammerhead termination that meets the standard SD 212.1.S1 design. Within the residential subdivision, there are two occurrences in which street terminations end with dead-end stub streets, Juniper Knoll Avenue and Firefly Nights Street. A pedestrian access gate is provided off of the Firefly Nights Street termination. Each stub street termination is less than 150 feet long. The remaining four hammerheads meet the Clark County SD 212.1.S1 design. Staff finds that the requested Variance is a self-imposed hardship, as the subject site is not an irregular shape, exceptionally narrow or shallow, and therefore recommends denial of the request.

A Variance is requested to allow walls that exceed the maximum height allowances. The submitted east/west cross-sections depict a maximum natural grade greater than two percent across this site. Per the Tables in Title 19.06.050 a development with a natural slope greater than two percent is allowed a maximum six-foot retaining wall. The applicant is requesting a Variance to allow a nine-foot retaining wall where six feet is the maximum allowed and an overall wall height of 15 feet where 12 is the maximum allowed. A nine-foot maximum retaining wall is shown along the west property line and a six-foot maximum retaining wall is shown along the east property line.

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

Landscaping is provided along Gilmore Avenue, El Capitan Way, and within the eight common lot spaces. Throughout the subject site, there are a variety of 36-inch box Valley Oaks and 24-inch box trees including Japanese Blueberry, Live Oak, and African Sumac. All of which are included on the Southern Nevada Regional Planting Coalition list and appropriate for a desert climate. Staff supports the Exception requests as the provided landscaping will likely be reduced to account for the sight visibility restriction zone.

The Clark County School District has concluded that the proposed development will exceed a neighboring school's program capacity. Garehime Elementary School and Centennial High School are over capacity for the 2020-2021 school year. Garehime Elementary School is at 116.60 percent and Centennial High School is at 104.07 percent of their program capacities.

The Department of Public Works has no objection to the proposed Petition to Vacate request. The approval of this item is not contingent on the Variances and Tentative Map applications. Therefore, staff is recommending approval on this request.

Due to the associated Variances requested allowing a design that does not meet the residential connectivity ratio, non-standard private street sizes, and the utilization of stub street terminuses, staff is recommending denial on the proposed Variances and Tentative Map.

FINDINGS (21-0226-VAR1 and VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to design that does not conform with the subdivision design requirements regarding street or wall standards. An alternative subdivision design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0226-VAC1)

The Department of Public Works has no objection to the proposed Petition to Vacate request to relinquish the City's interests in U.S. Government Patent Reservations generally located at the southwest corner of Gilmore Avenue and El Capitan Way. Therefore, staff recommends approval of the petition to vacate, subject to conditions.

FINDINGS (21-0226-TMP1)

Due to the associated Variances requested allowing a design that does not meet the residential connectivity ratio, non-standard private street sizes, the utilization of stub street terminuses, and walls that exceed the maximum wall height, staff is recommending denial on the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/10/03	A Code Enforcement Case (CE-4027) was reported for a large amount of trash and debris on a vacant lot at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/23/04
	A Code Enforcement Case (CE-4028) was reported for a vacant lot full of trash and debris at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/23/04
	A Code Enforcement Case (CE-4029) was reported for a large amount of trash and debris on a vacant lot at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/23/04
10/19/05	The City Council approved a Tentative Map (TMP-8349) for Gilmore Grove, a 51-lot single-family residential subdivision on 7.19 acres adjacent to the southwest corner of El Capitan Way and Gilmore Avenue. The Planning Commission and staff recommended approval.
02/04/15	A Code Enforcement Case (CE-150253) was reported for a vacant lot with trash and debris at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/25/15.
01/03/17	A Code Enforcement Case (CE-173448) was reported for a homemade trailer left on the property at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 01/12/17.
08/30/18	A Code Enforcement Case (CE-192446) was reported for the possible source of a mosquito source at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 09/04/18.
06/01/20	A Code Enforcement Case (CE20-03121) was reported for a semi-trucks parking on a vacant lot at the southwest corner of West Gilmore Avenue and North El Capitan Way. The case was resolved on 10/22/20.

Most Recent Change of Ownership	
11/30/16	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/08/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for Variances, a Petition to Vacate, and a Tentative Map, for Gilmore Grove a proposed 59-lot single-family, detached residential subdivision.

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

Field Check	
05/05/21	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Gross Acres	7.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
North	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East			
West			

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	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	3,000 SF	3,272 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	14/18 Feet 10 Feet Combined 10 Feet 10 Feet		
Max. Lot Coverage	70%		
Max. Building Height	2 Stories/35 Feet	2 Stories/27 Feet	Y
Max. Primary Wall Height	8 Feet	6 Feet	Y
Max. Retaining Wall Height	6 Feet	9 Feet	N*
Max. Overall Wall Height	12 Feet	15 Feet	N*

**A Variance (21-0226-VAR2) is requested to allow a deviation from the following development standards.*

AS

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	31 Trees	29 Trees	N*
• South	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	11 Trees	10 Trees	N*
• West	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**42 Trees**	**39 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	0 Feet		0 Feet	Y
• East	6 Feet		6 Feet	Y
• West	0 Feet		0 Feet	Y

**The applicant is requesting Exceptions of the following perimeter landscape buffer requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
El Capitan Way	Collector Street	Master Plan of Streets and Highways Map	80	Y
Gilmore Avenue	Collector Street	Title 13	50	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		11	
Intersection – Internal			5
Cul-de-sac Terminus			4
Intersection – External Street or Stub Terminus			2
Non-Vehicular Path - Unrestricted		0.5	
Total		**11.5**	**11**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.05**	

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	2 spaces per dwelling unit	59 units	118				
TOTAL SPACES REQUIRED			118		118		Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree for every 30 linear feet with landscape buffers adjacent to the right-of-way	To allow 29 trees where 31 are required within the northern perimeter landscape buffer	Approval
	To allow 10 trees where 11 are required within the eastern perimeter landscape buffer	Approval

Proposed 59 Single-Family Lots:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (59)	59 x 0.166	59 x 0.093	59 x 0.131
Total Additional Students	10	5	8

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Garehime Elementary School	3850 Campbell Road	Kindergarten – 5th Grade	536 Students	625 Students*	03/01/21
Molasky Junior High School	7801 West Gilmore Avenue	6th – 8th Grade	1,579 Students	1,056 Students	03/01/21
Centennial High School	10200 Centennial Parkway	9th - 12th Grade	2,556 Students	2,660 Students*	03/01/21

**Garehime Elementary School and Centennial High School are over capacity for the 2020-2021 school year. Garehime Elementary School is at 116.60 percent and Centennial High School is at 104.07 percent of their program capacities.*

Department of Public Works Traffic Analysis:

Tentative Map for a Proposed 59-Unit Single Family Subdivision SWC Gilmore Avenue and El Capitan Way				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	59	12.38	730
AM Peak Hour			0.74	44
PM Peak Hour			0.99	58
Existing Traffic on Nearby Streets				
Gilmore Avenue				
Average Daily Traffic (ADT)			1,862	
PM Peak Hour (Heaviest 60 Minutes)			149	
El Capitan Way				
Average Daily Traffic (ADT)			3,197	
PM Peak Hour (heaviest 60 minutes)			256	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Gilmore Avenue			12,480	
El Capitan Way			16,380	
Summary				
This project will add approximately 730 trips per day on Gilmore Avenue and El Capitan Way. Currently, Gilmore Avenue is at approximately 15 percent of capacity and El Capitan Way is at about 20 percent of capacity. With this project, Gilmore Avenue is expected to be at approximately 21 percent of capacity and El Capitan Way is expected to be at approximately 24 percent of capacity.				
Based on Peak Hour use, this development will add into the area roughly 58 additional cars, or about one 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) Tentative Map

Project Address (Location) W Gilmore Ave and N El Capitan Way

Project Name Gilmore El Capitan **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-08-202-002 & 003 **Ward #** 4

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

Additional Information

Property Owner Cab Properties LLC Contact K Chowdhry
Address 4160 S Pecos Rd #10 City Las Vegas State NV Zip 89121
E-mail KCHOWDHRY6@gmail.com Phone 702-528-8341

Applicant KB Home Las Vegas, INC Contact Christa Bilbrey-Carson
Address 5795 W Badura Ave, Suite 180 City Las Vegas State NV Zip 89118
E-mail cbilbrey@kbhome.com Phone 702.266.8466

Representative The WLB Group, Inc Contact Mark Bangan
Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120
E-mail mbangan@wlbgroup.com Phone 702.458.2551

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Kausar A. Chowdhry

Subscribed and sworn before me
This 19TH day of MARCH 2021
BY, KAUSAR AKHTAR CHOWDHRY
Notary Public in and for said County and State

JAMES RYAN HART
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-18-2023
Certificate No: 12-8809-1

21-0226
04/13/2021

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) W Gilmore Ave and N El Capitan Way

Project Name Gilmore El Capitan **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-08-202-004 **Ward #** 4

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

Additional Information

Property Owner El Capitan Properties LLC Contact

Address 4240 E Quail Ave City Las Vegas State NV Zip 89120

E-mail Phone

Applicant KB Home Las Vegas, INC Contact Christa Bilbrey-Carson

Address 5795 W Badura Ave, Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702.266.8466

Representative The WLB Group, Inc Contact Mark Bangan

Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120

E-mail mbangan@wlbgroup.com Phone 702.458.2551

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

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

City Official **Partner(s)**

Partner(s)

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

Subscribed and sworn before me

This 16th day of March, 20 21

Samantha Guerrero for clark county and Nevada

Notary Public in and for said County and State

SAMANTHA GUERRERO
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 13-176[illegible]
MY APPT. EXPIRES FEBRUARY 28, 2021

21-0226

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 Application

Project Address (Location) W Gilmore Ave and N El Capitan Way

Project Name Gilmore El Capitan **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-08-202-002 & 003 **Ward #** 4

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

Additional Information

Property Owner Cab Properties LLC Contact K Chowdhry
Address 4160 S Pecos Rd #10 City Las Vegas State NV Zip 89121
E-mail KCHOWDHRY6@gmail.com Phone 702-528-8341

Applicant KB Home Las Vegas, INC Contact Christa Bilbrey-Carson
Address 5795 W Badura Ave, Suite 180 City Las Vegas State NV Zip 89118
E-mail cbilbrey@kbhome.com Phone 702.266.8466

Representative The WLB Group, Inc Contact Mark Bangan
Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120
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This 19TH day of MARCH 2021
BY, KAUSAR AKHTAR CHOWDHRY
Notary Public in and for said County and State

JAMES RYAN HART
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-18-2023
Certificate No: 12-8809-1

21-0226
04/12/2021

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) W Gilmore Ave and N El Capitan Way

Project Name Gilmore El Capitan **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-08-202-004 **Ward #** 4

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

Additional Information

Property Owner El Capitan Properties LLC Contact

Address 4240 E Quail Ave City Las Vegas State NV Zip 89120

E-mail Phone

Applicant KB Home Las Vegas, INC Contact Christa Bilbrey-Carson

Address 5795 W Badura Ave, Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702.266.8466

Representative The WLB Group, Inc Contact Mark Bangan

Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120

E-mail mbangan@wlbgroup.com Phone 702.458.2551

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Property Owner Signature AB Batra

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

Print Name ANIL K BATRA

Subscribed and sworn before me

This 16th day of March, 20 21

Samantha Guerrero for clark count & Nevada

Notary Public in and for said County and State

SAMANTHA GUERRERO
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 19-2736
MY APPT. EXPIRES FEBRUARY 20, 2023

21-0226
04/12/2021

APN 138-08-202-004
JOB #421017-A-001

EXHIBIT "A"
LEGAL DESCRIPTION OF
CITY OF LAS VEGAS EASEMENT
TO BE VACATED
VS-

BEING A PORTION OF THE CITY OF LAS VEGAS EASEMENT RECORDED IN BOOK 20030131, DOCUMENT NO. 00520, OFFICIAL RECORDS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

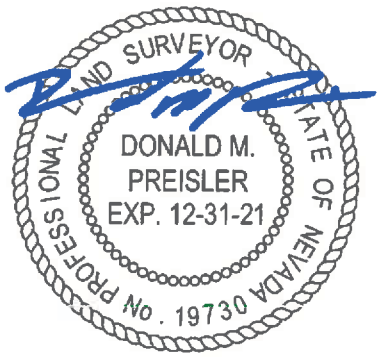
BEING THE SOUTH 4.50 FEET OF THE NORTH 30.00 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 25.50 FEET OF SAID NORTHEAST QUARTER (NE 1/4)

FURTHER EXCEPTING THEREFROM 20.00 SPANDREL AREA IN THE NORTHEAST CORNER CONCAVE SOUTHWESTERLY BEING BOUNDED ON THE NORTH BY A LINE TANGENT TO THE SOUTH LINE OF NORTH 25.50 FEET AND BOUNDED TO THE EAST BY A LINE TANGENT TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID NORTHEAST QUARTER (NE 1/4).

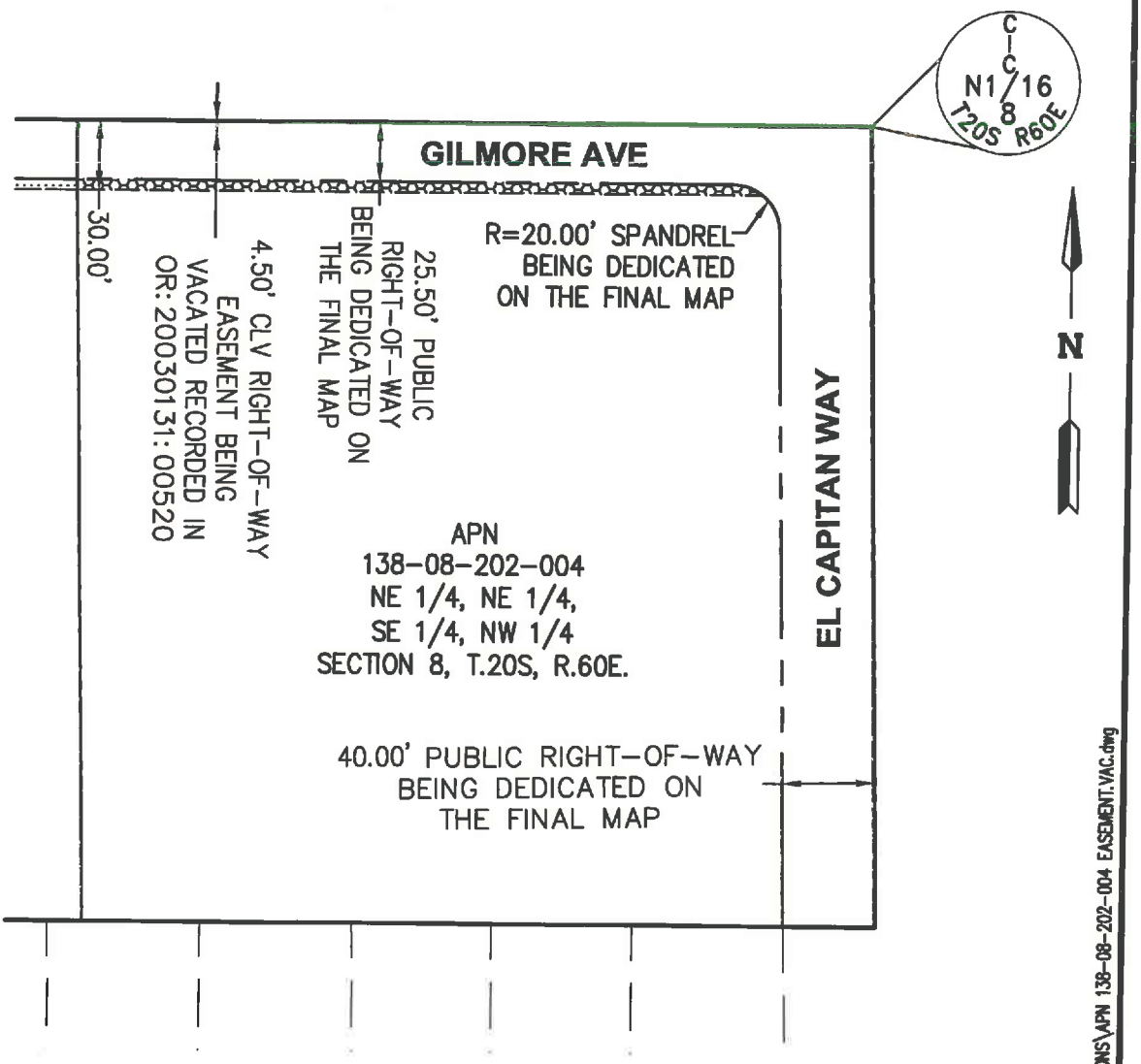
END OF DESCRIPTION.

SEE PAGE 2 0F 2, EXHIBIT "B" TO BE MADE PART OF THIS LEGAL DESCRIPTION.



APRIL 1, 2021

21-0226
04/12/2021



LEGEND

- PROPERTY LINE
- PROPOSED PUBLIC RIGHT-OF-WAY LINE
- STREET CENTERLINE
- PATENT EASEMENT BEING VACATED
- OR: OFFICIAL RECORDS
- APN ASSESSOR PARCEL NUMBER

PROFESSIONAL LAND SURVEYOR
DONALD M. PREISLER
EXP. 12-31-21
No. 19730
STATE OF NEVADA

APRIL 1, 2021

Q:\421017-A-001 B Capitan_Gilmore\SURVEY\LEGAL\VACATIONS\APN 138-08-202-004 EASEMENT.VAC.dwg

EXHIBIT 'B'
SCALE: 1"=80'
PAGE 2 OF 2

The WLB Group INC.

WLB

Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Offices located in Las Vegas, Nevada, and Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 476-2551

20-0226
04/12/2021

APN 138-08-202-002
JOB #421017-A-001

EXHIBIT "A"
LEGAL DESCRIPTION OF
PATENT EASEMENT TO BE VACATED
VS-

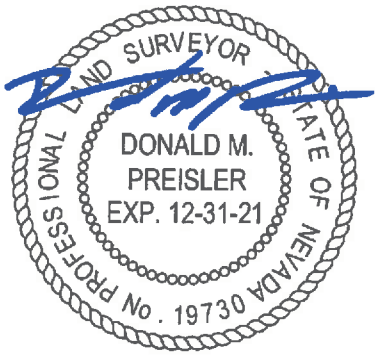
BEING A PORTION OF THE PATENT EASEMENT NO. 27-90-0134, OFFICIAL RECORDS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEING THE EAST 30.00 FEET AND THE SOUTH 4.50 FEET OF THE NORTH 30.00 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 25.50 FEET OF SAID NORTHEAST QUARTER (NE 1/4).

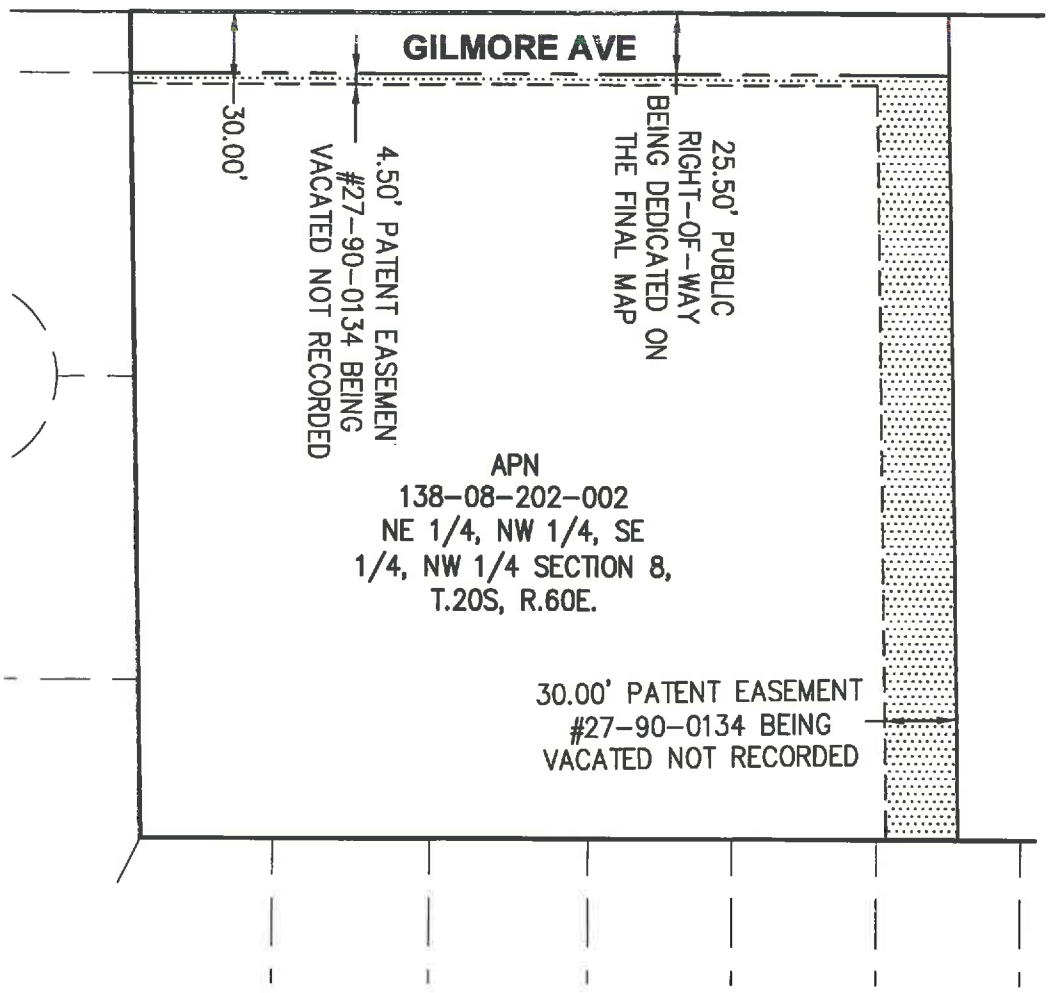
END OF DESCRIPTION.

SEE PAGE 2 0F 2, EXHIBIT "B" TO BE MADE PART OF THIS LEGAL DESCRIPTION.



APRIL 1, 2021

21-0226
04/12/2021



LEGEND

- PROPERTY LINE
- PROPOSED PUBLIC RIGHT-OF-WAY LINE
- STREET CENTERLINE
- PATENT EASEMENT BEING VACATED
- OR: OFFICIAL RECORDS
- APN ASSESSOR PARCEL NUMBER

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
DONALD M. PREISLER
EXP. 12-31-21
No. 19730

APRIL 1, 2021

Q:\421017-A-001 El Capitan_Gilmore\SURVEY\LEGAL\VACATIONS\APN 138-08-202-002 PAT.VAC.dwg

EXHIBIT 'B'	The WLB Group INC. WLB Engineering • Landscape Architecture Planning • Urban Design • Surveying Offices located in Las Vegas, Nevada, and Tucson, Phoenix, and Flagstaff, Arizona 3663 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV. 89120 (702) 458-2551
SCALE: 1"=80'	
PAGE 2 OF 2	

21-0226
04/12/2021

APN 138-08-202-003
JOB #421017-A-001

EXHIBIT "A"
LEGAL DESCRIPTION OF
PATENT EASEMENT TO BE VACATED
VS-

BEING A PORTION OF THE PATENT EASEMENT NO. 27-90-0135, OFFICIAL RECORDS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEING THE WEST 30.00 FEET AND THE SOUTH 4.50 FEET OF THE NORTH 30.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 25.50 FEET OF SAID NORTHWEST QUARTER (NW 1/4).

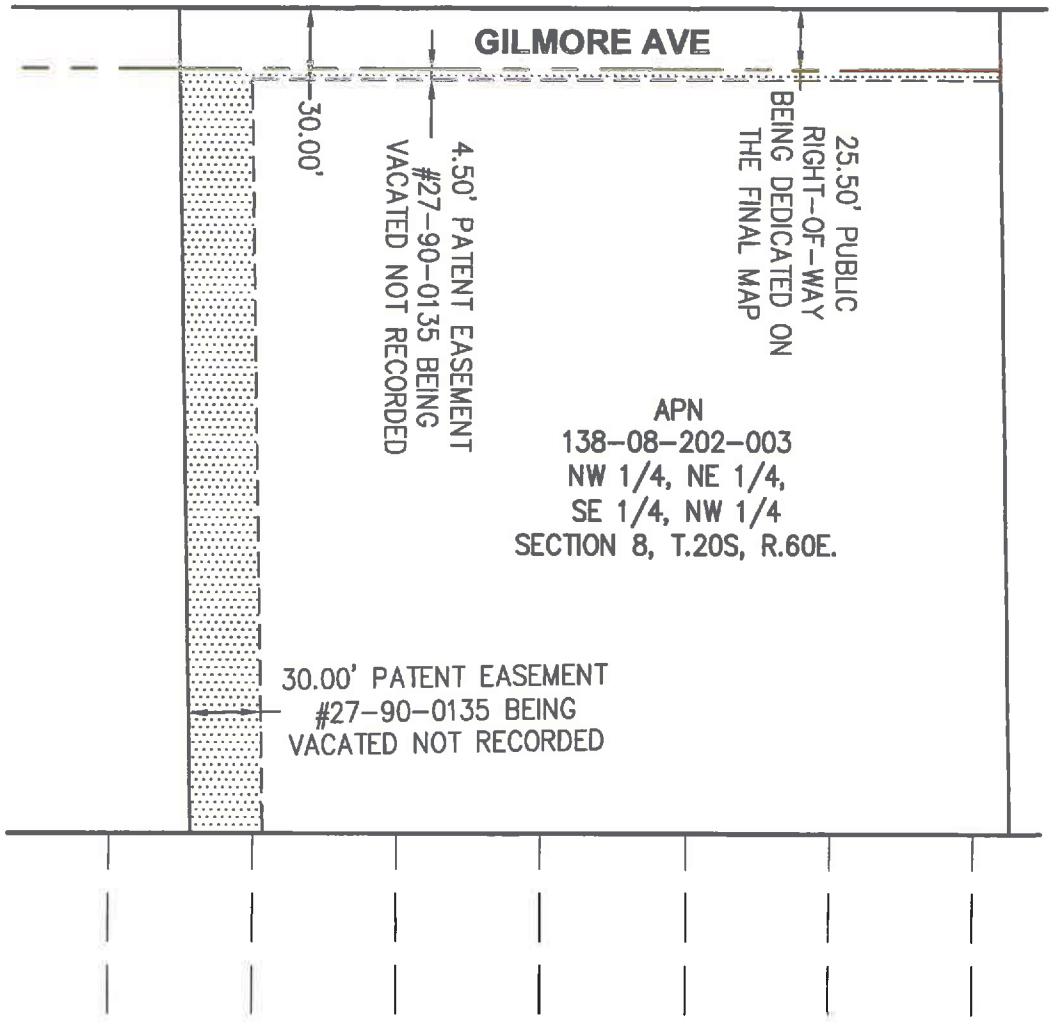
END OF DESCRIPTION.

SEE PAGE 2 0F 2, EXHIBIT "B" TO BE MADE PART OF THIS LEGAL DESCRIPTION.



APRIL 1, 2021

21-0226
04/12/2021



LEGEND

- PROPERTY LINE
- PROPOSED PUBLIC RIGHT-OF-WAY LINE
- STREET CENTERLINE
- PATENT EASEMENT BEING VACATED
- OR: OFFICIAL RECORDS
- APN ASSESSOR PARCEL NUMBER

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
DONALD M. PREISLER
EXP. 12-31-21
No. 19730

APRIL 1, 2021

C:\421017-A-001 El Capitan_Gilmore\SURVEY\LEGAL\VACATIONS\APN 138-08-202-003 PAT.VAC.dwg

EXHIBIT 'B'
SCALE: 1"=80'
PAGE 2 OF 2

The WLB Group INC.

WLB

Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Offices located in Las Vegas, Nevada, and Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 838-2955

21-0226
04/12/2021

APN 138-08-202-004
JOB #421017-A-001

EXHIBIT "A"
LEGAL DESCRIPTION OF
PATENT EASEMENT TO BE VACATED
VS-

BEING A PORTION OF THE PATENT EASEMENT NO. 27-90-0106 RECORDED IN BOOK 901127, DOCUMENT NO. 00571, OFFICIAL RECORDS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEING THE SOUTH 4.50 FEET OF THE NORTH 30.00 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 25.50 FEET OF SAID NORTHEAST QUARTER (NE 1/4)

FURTHER EXCEPTING THEREFROM THE 20.00 SPANDREL AREA IN THE NORTHEAST CORNER CONCAVE SOUTHWESTERLY BEING BOUNDED ON THE NORTH BY A LINE TANGENT TO THE SOUTH LINE OF NORTH 25.50 FEET AND BOUNDED TO THE EAST BY A LINE TANGENT TO THE WEST LINE OF THE EAST 40.00 FEET OF SAID NORTHEAST QUARTER (NE 1/4).

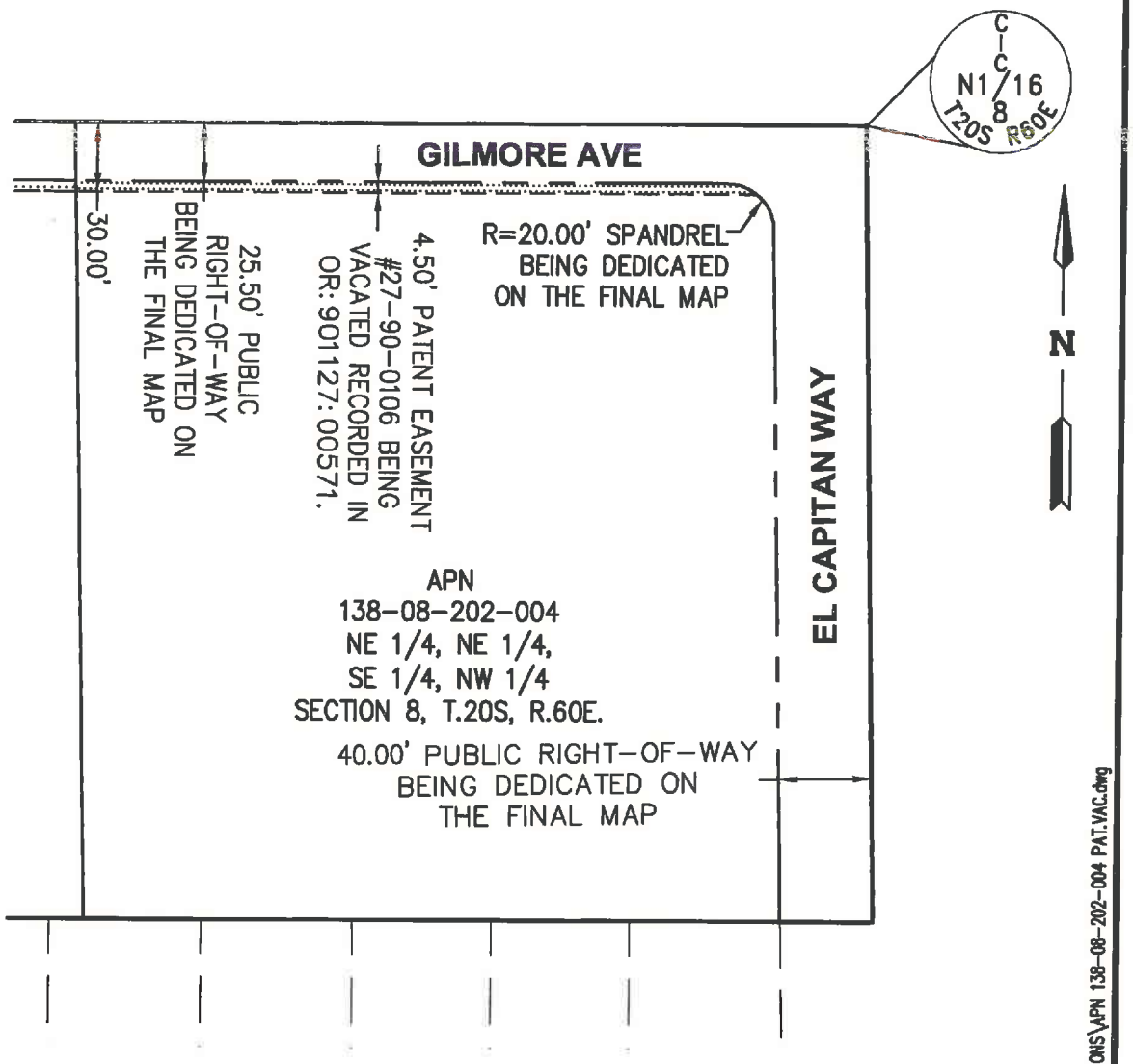
END OF DESCRIPTION.

SEE PAGE 2 0F 2, EXHIBIT "B" TO BE MADE PART OF THIS LEGAL DESCRIPTION.



APRIL 1, 2021

21-0226
04/12/2021



LEGEND

PROPERTY LINE

PROPOSED PUBLIC RIGHT-OF-WAY LINE

STREET CENTERLINE

PATENT EASEMENT BEING VACATED

OR: OFFICIAL RECORDS

APN ASSESSOR PARCEL NUMBER

PROFESSIONAL LAND SURVEYOR
DONALD M. PREISLER
EXP. 12-31-21
STATE OF NEVADA
No. 19730

APRIL 1, 2021

Q:\421017-A-001 El Capitan_Gilmore\SURVEY\LEGAL\VACATIONS\APN 138-08-202-004 PAT.VAC.dwg

EXHIBIT 'B'
SCALE: 1"=80'
PAGE 2 OF 2

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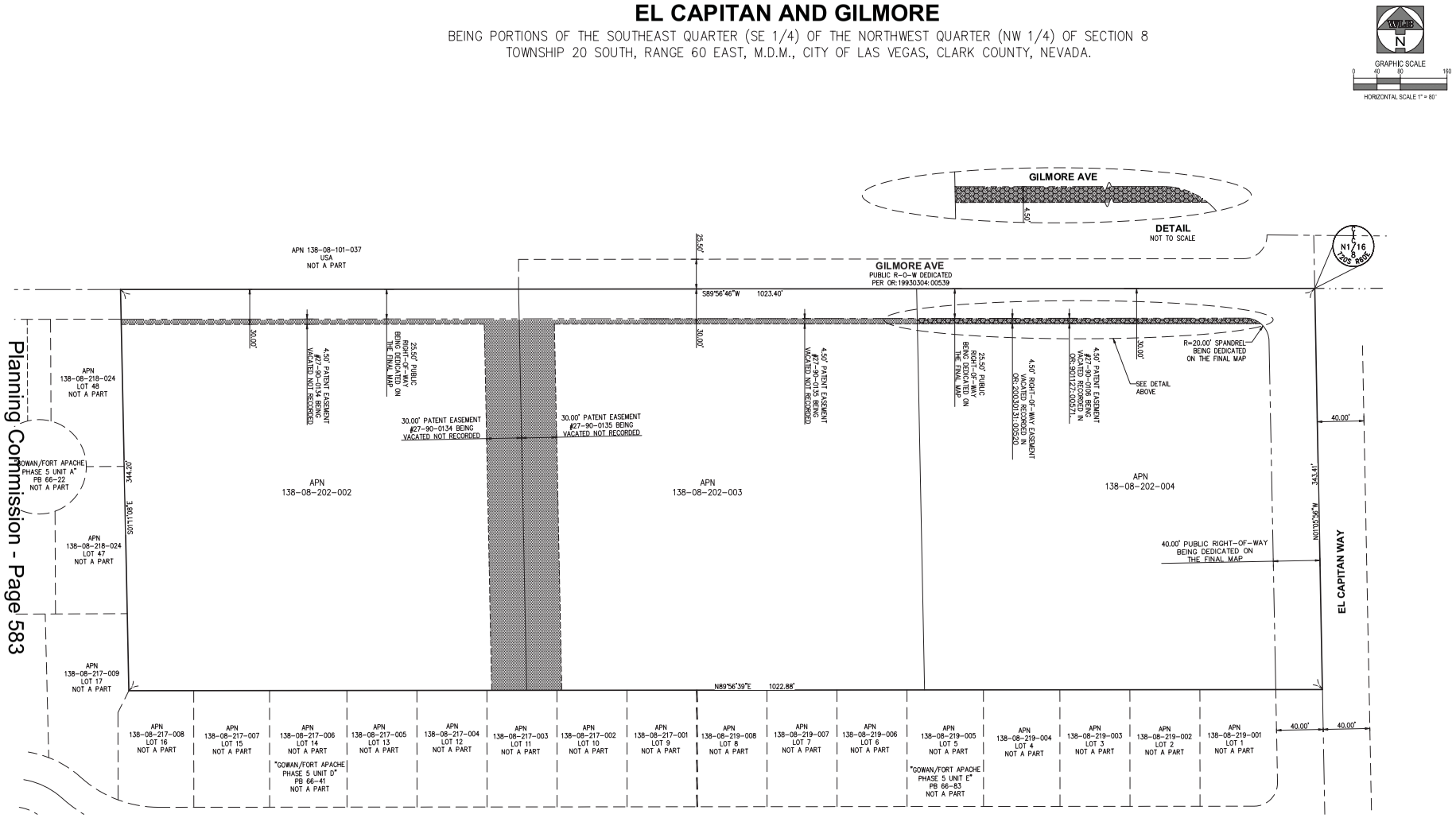
3663 EAST SUNSET ROAD SUITE 204
LAS VEGAS, NV. 89120 (702) 476-2564

21-0226
5/12/2021

VACATION MAP
EL CAPITAN AND GILMORE

BEING PORTIONS OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



TITLE REPORTS

SEE SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1057338-HHLV, COMMITMENT DATE OF MARCH 9, 2021.

SEE SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1057335-HHLV, COMMITMENT DATE OF MARCH 8, 2021 7:30 A.M.

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	STREET CENTERLINE
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	PATENT EASEMENTS BEING VACATED
	CITY OF LAS VEGAS EASEMENT BEING VACATED
APN	ASSESSOR PARCEL NUMBER
OR:	OFFICIAL RECORDS
ROW	RIGHT-OF-WAY

DONALD M. PREISLER
EXP. 12-31-21
PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
No. 19730

MARCH 31, 2021

NO.	DATE	REVISION	BY	APPROVAL

The WLB Group, Inc.
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Offices located in Las Vegas, Nevada and Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV, 89120 (702) 458-2551

SHEET TITLE:

PROJECT:
VACATION MAP
ELCAPITAN AND GILMORE
KB HOME

JOB #: 421017-A-001
DATE: MARCH 30, 2021
DRAWN BY: JWC
DESIGNED BY:
CHECKED BY: DP
SHEET
SHEET 1 OF 1
DRAWING

Q:\421017-A-001 El Capitan_Gilmore\SURVEY\DWG\421017 VACATION MAP.dwg 8/17/2018 10:51 AM

DEPARTMENT OF PLANNING | Pre-Application Conference Notes & Application Submittal Requirements

Project Name	El Capitan Gilmore
Pre-App #	100558-PRE
Project #	21-0226
DINA Required	N
Entitlement(s):	Tentative Map, Vacation, Variance

APN(S)	138-08-202-002, 138-08-202-003, 138-08-202-004
Location	Southwest corner of West Gilmore Avenue and North El Capitan Way
Planner	Alexander J Strawser, (702)229-1256 astrawser@lasvegasnevada.gov

Ward	**Last Owner Change**	**Acres**
4 - ANTHONY	11/30/2016	7.50

Pre-App Date	04/08/2021
Submittal Deadline	4/15/2021
Earliest PC Date	6/8/2021

Application Submitted By	**Phone**	**Email**
Keri Preisler	(702)580-8078	kpreisler@wlbgroup.com mbangan@wlbgroup.com

OWNER	CAB Properties, LLC El Capitan Properties, LLC

CITY STAFF MEETING ATTENDEES

Name	**Organization**	**Phone**	**Email**
Dana Havlac	Development Services	702-229-4838	dhlavac@LasVegasNevada.GOV
Roger Bailey	Public Works	702-229-2196	rbailey@lasvegasnevada.gov
Paul Harrison	Fire Engineering	702-229-4685	pharrison@lasvegasnevada.gov

Notes:
Proposed streets are 35 feet which exceed the requirements for private street design in Title 19.04.230 allowing 24, 28, or 33-foot wide-streets measured form curb flow line to curb flow line. Please revise or this would be included in the Variance.

Northern and western stub do no don't conform with code requirements. The four southern cul-de-sacs meet the Standard 212.1.S1 design allowed for private communities.

Revisions:
Update justification letter to include private streets that do not meet private street standards

Tentative Agenda Items:
21-0226 – PUBLIC HEARING – APPLICANT/OWNER: CAB PROPERTIES, ET AL – For possible action on the following Land Use Entitlement project requests on 7.50 acres at the southwest corner of West Gilmore Avenue and North El Capitan Way (APN 138-08-202-002 through 004), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony).

21-0226
04/12/2021

21-0226-VAR1 – VARIANCE - TO ALLOW A PROPOSED STUB STREET AND PRIVATE STREETS THAT DO NOT MEET PRIVATE STREET STANDARDS.

21-0226-VAC1 – VACATION – Petition to VACATE PATENT EASEMENT

21-0226-TMP1 – EL CAPITAN GILMORE – TENTATIVE MAP – FOR A 59-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

APPLICATION REQUIREMENTS
Please upload all drawings and/or documents as one file per each item listed below.
APPLICATION & STATEMENT OF FINANCIAL INTEREST
• Signed and notarized by property owner or authorized agent **CLICK HERE**
JUSTIFICATION LETTER
• A detailed letter addressing all related applications **CLICK HERE**
DEED(S) AND LEGAL DESCRIPTION(S)
• May be available after year 1999 at Clark County **CLICK HERE**
LIST OF OFFICERS
• May be available at Nevada Secretary of State **CLICK HERE**
LANDSCAPE PLAN
• North arrow, bar scale, graphic scale, and vicinity map • Label all property lines and present dimensions • Show all required perimeter landscape planters • Show all required parking lot fingers/islands • Quantity, size, species/variety of all trees, shrubs, and ground cover in table format
FLOOR PLANS
• Label graphic scale, bar scale and building dimensions • North arrow, scale (to include a graphic scale) • Show all building entrances/exits • Label use of all rooms • Maximum Occupancy (per I.B.C.) • Seating Capacity (where applicable)
TENTATIVE MAP
• Upload Tentative Map that includes all checked items on signed Tentative Map Checklist • North-South and East-West Cross Sections • Existing/Proposed Perimeter Wall Elevations and Details (if applicable) • Street Sections (if applicable) • For all residential subdivisions, provide a connectivity ratio calculation per Title 19.04.040
TENTATIVE MAP CHECKLIST
• Signed by CLV Public Works (Appendix B of Title 19)
VACATION EXHIBIT AND LEGAL DESCRIPTION
• Draw to scale, make legible: entire subject parcel(s), indicating the location of the proposed vacation • Legal description must accompany exhibit

APPLICATION FEES

Application	Application Fee	Notification Fee	Recordation Fee	Total Amount
Tentative Map	$750.00	$500.00	$0.00	$1,250.00
Vacation	$500.00	$500.00	$30.00	$1,030.00
Variance	$300.00	$500.00	$30.00	$830.00
			TOTAL	**$3,110.00**

21-0226 04/12/2021

PLANNING COMMISSION MEETINGS		
Application Closing	**Planning Commission**	**City Council****
Apr 15, 2021	**Jun 8, 2021**	**Jul 12, 2021**
May 20, 2021*	Jul 13, 2021*	Aug 18, 2021*
Jun 17, 2021	Aug 10, 2021	Sep 1, 2021
Jul 22, 2021	Sep 14, 2021	Oct 20, 2021

* General Plan Amendment Cycle
** Reference only. Final council dates announced at the Planning Commission Meeting

PROJECT BACKGROUND

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
09/10/03	A Code Enforcement Case (CE-4027) was reported for a large amount of trash and debris on a vacant lot at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/23/04
	A Code Enforcement Case (CE-4028) was reported for a vacant lot full of trash and debris at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/23/04
	A Code Enforcement Case (CE-4029) was reported for a large amount of trash and debris on a vacant lot at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/23/04
10/19/05	The City Council approved a Tentative Map (TMP-8349) for Gilmore Grove, a 51-lot single-family residential subdivision on 7.19 acres adjacent to the southwest corner of El Capitan Way and Gilmore Avenue. The Planning Commission and staff recommended approval.
02/04/15	A Code Enforcement Case (CE-150253) was reported for a vacant lot with trash and debris at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 02/25/15.
01/03/17	A Code Enforcement Case (CE-173448) was reported for a homemade trailer left on the property at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 01/12/17.
08/30/18	A Code Enforcement Case (CE-192446) was reported for the possible source of a mosquito source at the southwest corner of Gilmore Avenue and El Capitan Way. The case was resolved on 09/04/18.
06/01/20	A Code Enforcement Case (CE20-03121) was reported for a semi-trucks parking on a vacant lot at the southwest corner of West Gilmore Avenue and North El Capitan Way. The case was resolved on 10/22/20.

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

	Land Use per Title 19.12	***General Plan***	***Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
North	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East			
West			

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

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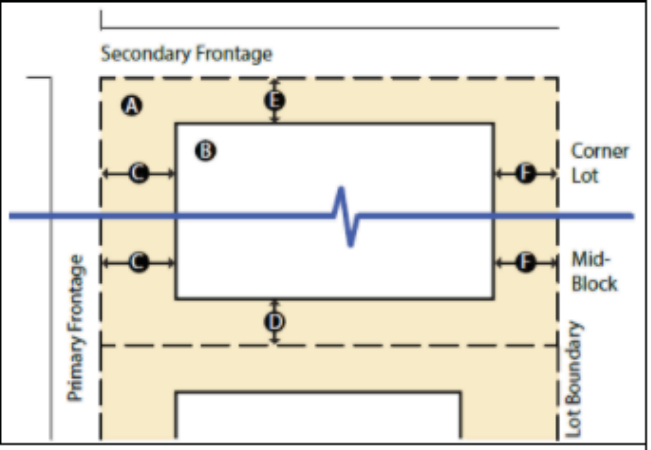
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

Table 1 - BUILDING PLACEMENT (see Figure 1)		
A.	Minimum Lot Size Minimum Lot Width	3,000 square feet 35 feet [1]
B.	Max. Lot Coverage Dwelling Units per Lot	70% 1
C.	Minimum Front Yard Setback	14 feet to house 18 feet to front entry garage
D.	Minimum Side Yard Setback	10 feet (combined) [2, 3, 4]
E.	Minimum Corner Side Yard Setback	10 feet
F.	Minimum Rear Yard Setback	10 feet

Figure 1 - Building Placement



Footnotes:

1. Notwithstanding the minimum lot width in this Table, lot widths shall be sufficient to provide the street frontage necessary for driveways to conform to the requirements of LVMC 13.16, 19.02.230 and any other driveway standards adopted by the City.
2. The side yard setbacks may be configured in any manner that conforms to the International Building Code and results in maintaining the total side yard setback width required on each lot. In no case, however, may lots be configured or improvements placed on lots in a manner that results in open space or yard setback area for one lot actually being located on a separately owned lot. The use of "use easements" to create such a result is specifically prohibited.
3. For corner lots, the minimum corner side yard setback is ten feet; therefore, the total combined side yard setback width must be fifteen feet.
4. All dwellings located less than ten feet from a side property line must maintain a separation of at least ten feet between principal structures (including garages) on adjacent lots.

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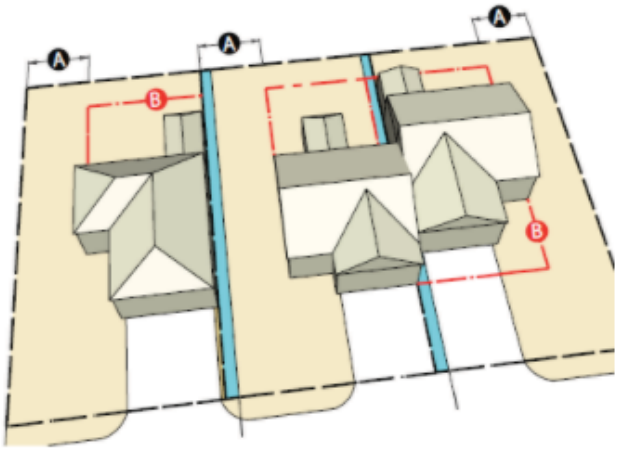
Table 2 - Zero-lot Line Development (see Figure 2)		
A.	Minimum Side Yard Setback	10 feet
B.	Building Setback Line	
C.	Minimum Maintenance Easement Width	3 feet [1,2]

Footnotes:

1. A perpetual easement shall be provided on the adjacent lot for the maintenance of the wall of the dwelling with the zero lot line. With the exception of walls, fences, vertical trellises or other connecting elements, the required easement shall be kept free of structures. No doors, windows, air conditioning units, utility meters, electrical panel boxes or openings of any kind shall be permitted on the wall of a dwelling or garage placed on a zero lot line. The roof must be designed to prevent waste runoff from draining on to the adjoining lot. Required easements shall be shown on the Final Map and shall be incorporated into each deed transferring title to the property.
2. In no case shall the owner of any zero lot line property be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.

Figure 2 - Zero-Lot Line Development



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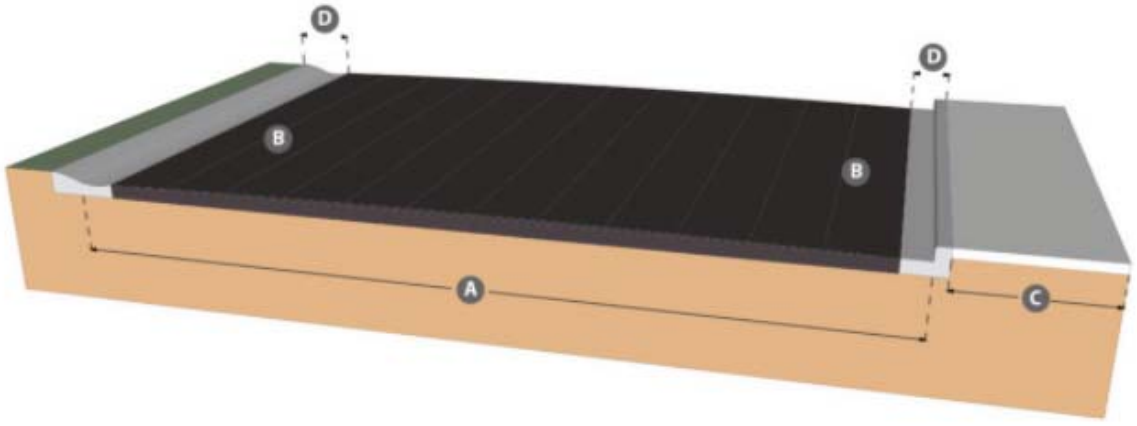
19.04.230 PRIVATE GATED COMMUNITY STREETS

A private street located within a gated community, with a minimum width of 24 feet measured to the face of the curb, which is designed to carry residential traffic between minor collectors and local streets. On-street parking may or may not be provided.

19.04.230 - Figure 1 - Street Section/Dimensions



A Street Width*	B On-street Parking	C Sidewalk**	D Curb Type
24 feet	Not allowed	1 Side	"L" or Rolled
28 feet	1 Side	1 Side	"L" or Rolled
33 feet	2 Sides	1 Side	"L" or Rolled

*Street width is measured from curb flow line to curb flow line
**Minimum 5 foot wide sidewalk installed to City Standards

35 foot streets are shown on the site plan and cross sections

19.04.100 STREET TERMINATIONS OTHER THAN AT INTERSECTIONS

For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

A. A cul-de-sac with a minimum radius of 40 feet as measured from the flow line of the curb for street lengths up to 600 feet; or

B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design. – northern two stubs do not meet this requirement

Street lengths in excess of those stated in Paragraphs (A) and (B) above may be allowed only if approved by the Fire Code Official.

Public Works

- Dedicate unused right-of-way
- Construct off-sites
- Privately maintained sewer easement
- Maintain minimum 35 foot wide sewer element
- Drainage study
  - Can submit application without the drainage study
- Provide site visibility restriction zones
- Pedestrian circulation plan required by traffic

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- Vacation – received exhibit but need the legal description
- No comments were raised about the throat depth –

Fire Engineering

- Hydrant placing – second stub – would want 100 feet of entry road and start spacing from there
- Meeting hammerhead standard
- What is the parking intent for those streets?
    -

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OWNERS
APN 138-08-202-002, 138-08-202-003
CAB PROPERTIES L L C
4160 S PECOS RD # 10
LAS VEGAS, NV 89121-5076

APN 138-08-202-004
EL CAPITAN PROPERTIES L L C
4240 E QUAIL AVE
LAS VEGAS, NV 89120-2326

DEVELOPER
KB HOME
5795 W. BADURA AVE., STE. 180
LAS VEGAS, NV, 89118
(702) 266-8512

BENCHMARK
CITY OF LAS VEGAS BENCHMARK: 7LV008N6

ELEVATION: 751.739(M) 2466.33'(US SURVEY FEET) NAVD88

BEING A RIVET AND ALUMINUM PLATE AT THE NORTHEAST CORNER OF GILMORE AVENUE & EL CAPITAN WAY.

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

LEGAL DESCRIPTION
THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SITE DATA

ASSESSOR'S PARCEL NUMBER(S)	138-08-202-002, 138-08-202-003, 138-08-202-004
EXISTING ZONING	R-CL (SINGLE FAMILY COMPACT LOT)
EXISTING LAND USE	ML (MEDIUM LOW)
PROPOSED ZONING	R-CL (SINGLE FAMILY COMPACT LOT)
PROPOSED LAND USE	ML (MEDIUM LOW)
GROSS ACREAGE	8.08 AC.
TOTAL PROPOSED LOTS	59 LOTS
DENSITY (GROSS)	7.30 DU/AC.
MINIMUM LOT SIZE	3,272 SF
MAXIMUM LOT SIZE	4,834 SF

SITE DATA

COMMON ELEMENT AREA (S)	
CE-A	4,259 SF
CE-B	883 SF
CE-C	560 SF
CE-D	512 SF
CE-E	3,342 SF
CE-F	560 SF
CE-G	562 SF
CE-H	6,751 SF
TOTAL COMMON ELEMENT AREA	17,429 SF

PLANT SCHEDULE

	TREE TYPE	TREE SIZE	BOX SIZE
TREES			
	Quercus lobata VALLEY OAK	LARGE	36"-BOX
	Elaeocarpus decipiens JAPANESE BLUEBERRY	LARGE	24"-BOX
	Quercus Virginia LIVE OAK	MEDIUM	24"-BOX
	Rhus lancea AFRICAN SUMAC	MEDIUM	24"-BOX
SHRUBS			

SHRUBS SHALL COVER 50% OF ALL LANDSCAPE SURFACES.

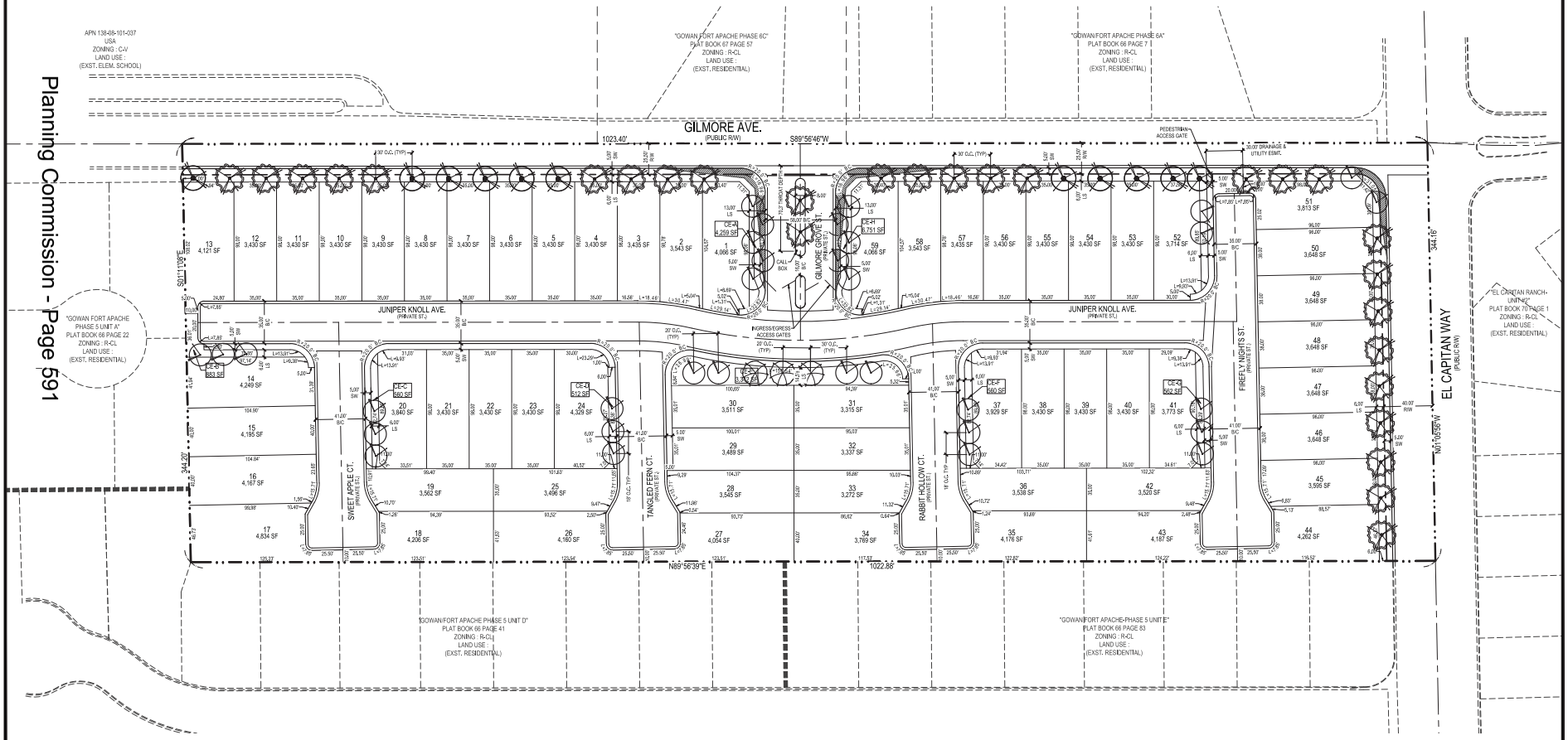
GROUND COVER: DECOMPOSED GRANITE 2" DEPTH (TYP)

NOTE: ALL LANDSCAPE TO COMPLY WITH TITLE 30 STANDARDS FOR PERIMETER LANDSCAPING REQUIREMENTS.

GRAPHIC SCALE
0 20 40 80
HORIZONTAL SCALE 1" = 40 '



LOCATION MAP



kb HOME
5795 W. BADURA AVE., SUITE 180
LAS VEGAS, NV 89118
702-266-8512

The WLB Group
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Water Resources • Water Rights
Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV, 89120 (702)456-2351

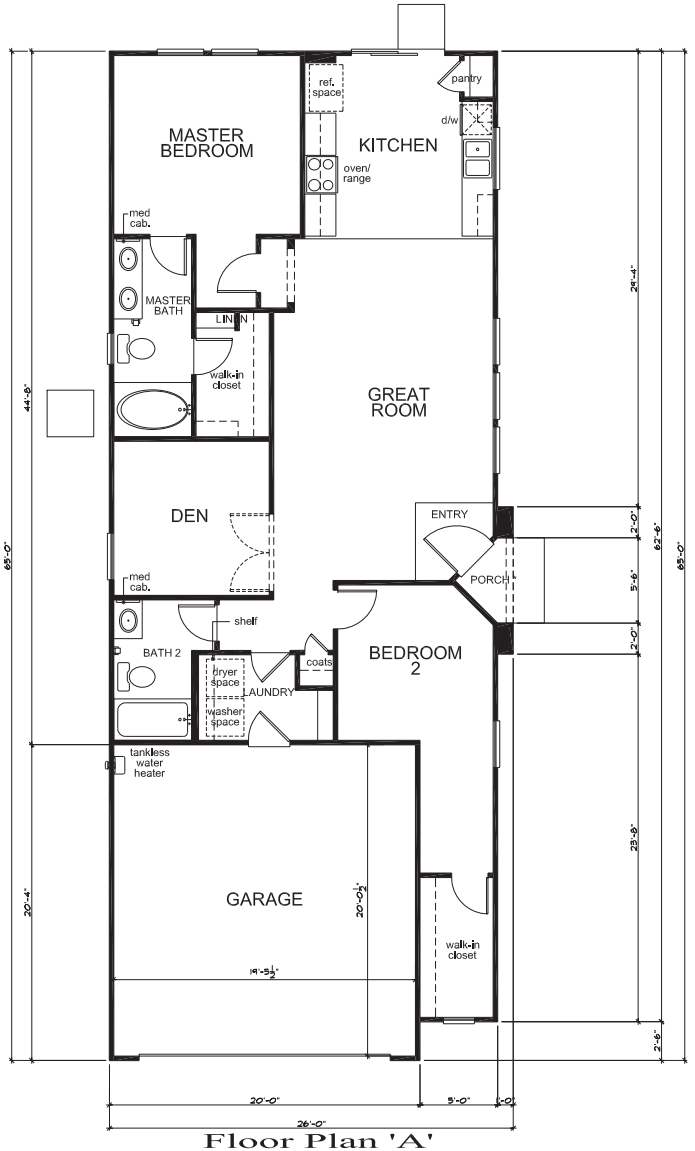
SHEET TITLE: LANDSCAPE PLAN

PROJECT: GILMORE GROVE
CITY OF LAS VEGAS

JOB #: 421017-A-001
DATE: APRIL 15, 2021
DRAWN BY: MGB / DTB
DESIGNED BY: MGB / DTB
CHECKED BY:

SHEET
LS-01
SHEET 1 OF 1
DRAWING

Q:\421017-A-001 B Capitan_Gilmore\PLANNING\421017-LS.dwg 4/21/2021 8:34 AM Mark Bongon



Floor Plan 'A'

21-0226
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SQUARE FOOTAGE	
PLAN 25.1203	
1203	SQ. FT.
1203	SQ. FT.

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 125.1203
JOB No. :
STORY: ONE
MARCH 01, 2021

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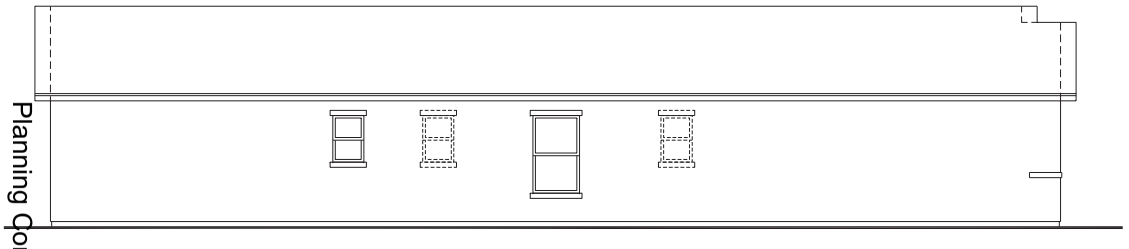
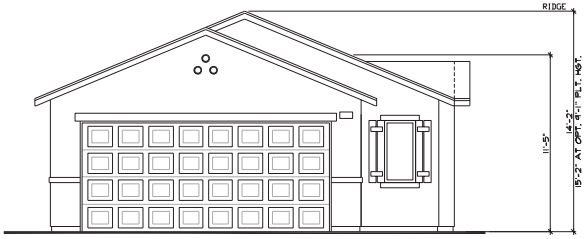


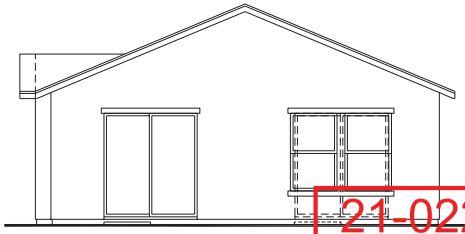
Left Elevation 'A'



Front Elevation 'A'



Right Elevation 'A'



Rear Elevation 'A'

21-0226
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25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 125.1203
JOB No. :
STORY: ONE
MARCH 01, 2021

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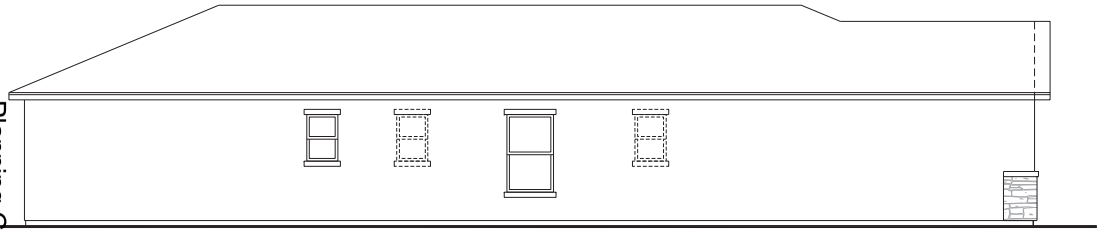
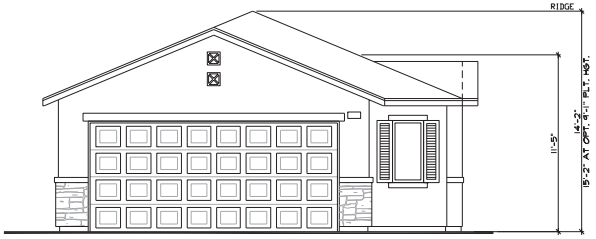


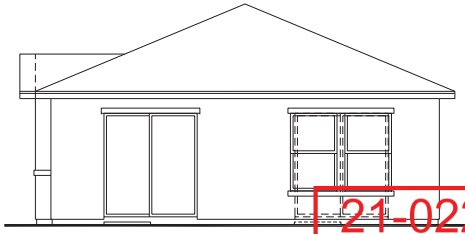
Left Elevation 'B'



Front Elevation 'B'



Right Elevation 'B'



Rear Elevation 'A'

21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 125.1203
JOB No. :
STORY: ONE
MARCH 01, 2021

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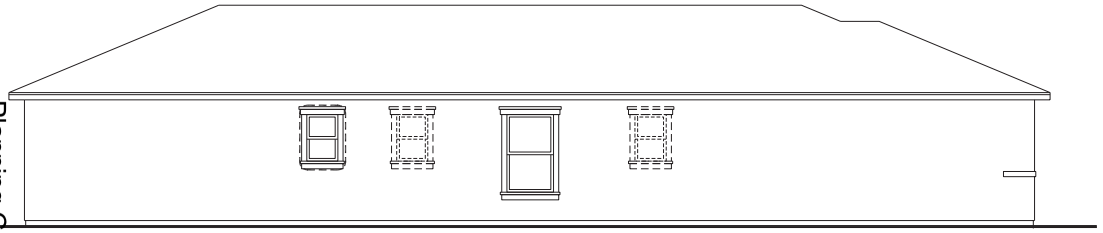
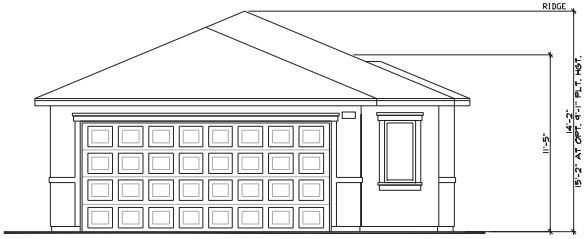


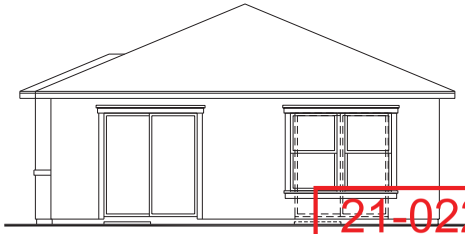
Left Elevation 'E'



Front Elevation 'E'



Right Elevation 'E'

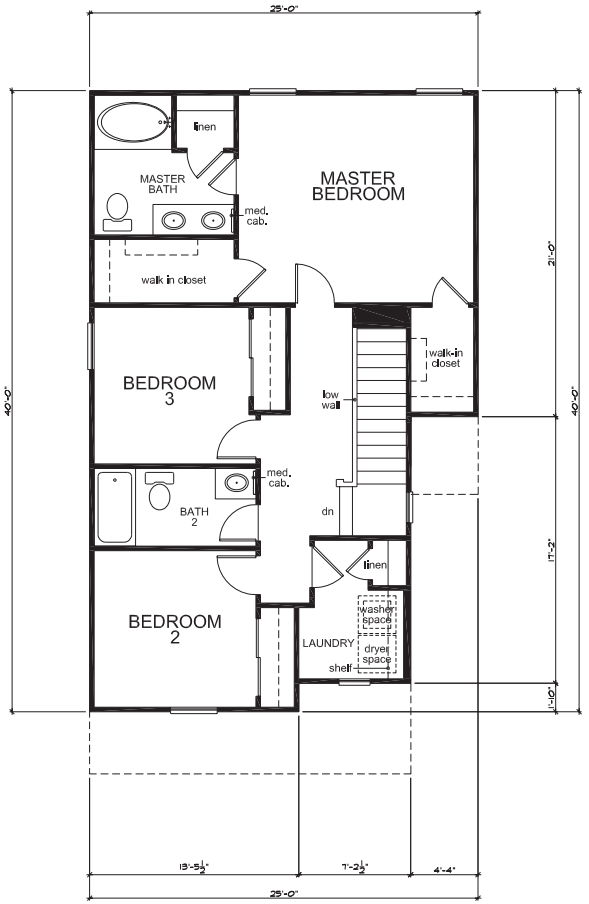


Rear Elevation 'E'

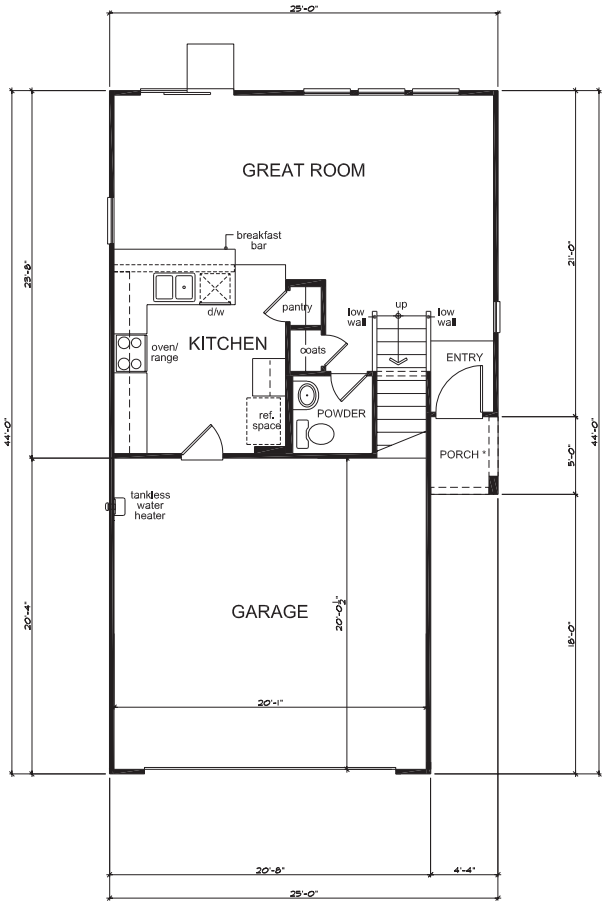
21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 125.1203
JOB No. :
STORY: ONE
MARCH 01, 2021



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE PLAN 225.1455		
FIRST FLOOR AREA	599	SQ. FT.
SECOND FLOOR AREA	856	SQ. FT.
TOTAL AREA	1455	SQ. FT.
GARAGE AREA	436	SQ. FT.

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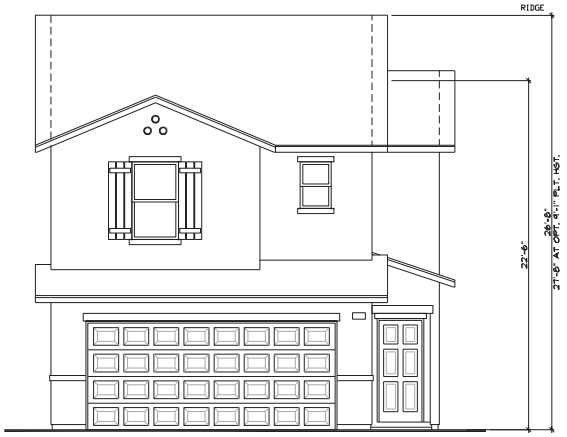
BLOCKS\P_SKELET



Left Elevation 'A'



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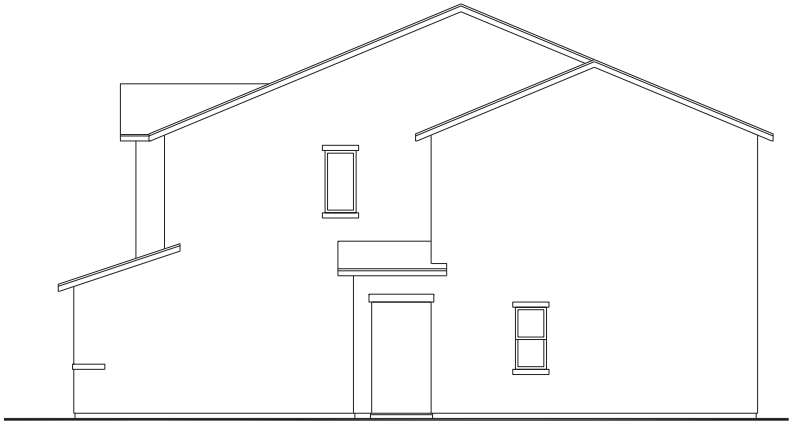

Right Elevation 'A'



Rear Elevation 'A'

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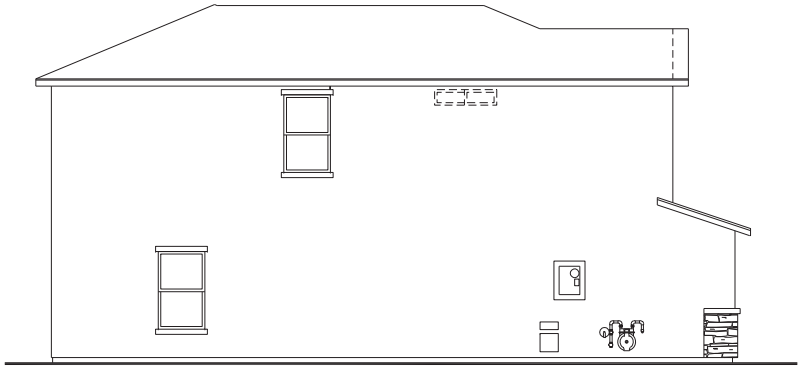
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

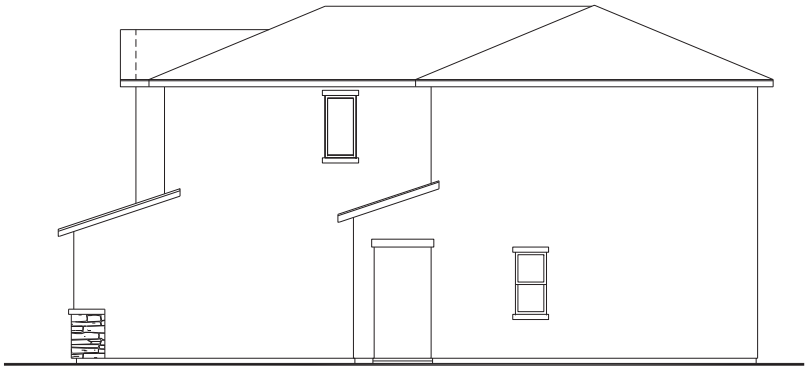
PLAN No. : 225.1455
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'B'



Front Elevation 'B'



Right Elevation 'B'

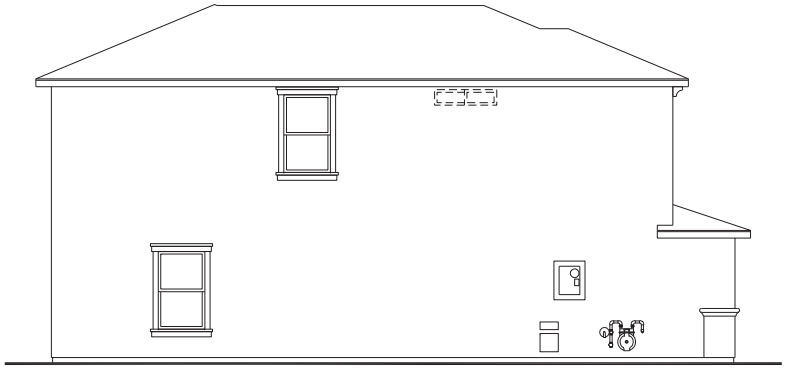


Rear Elevation 'B'

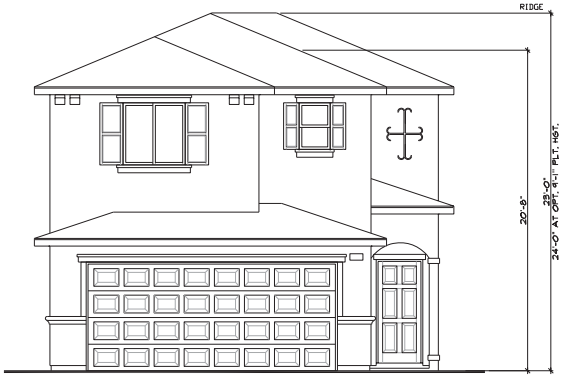
21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.1455
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'E'



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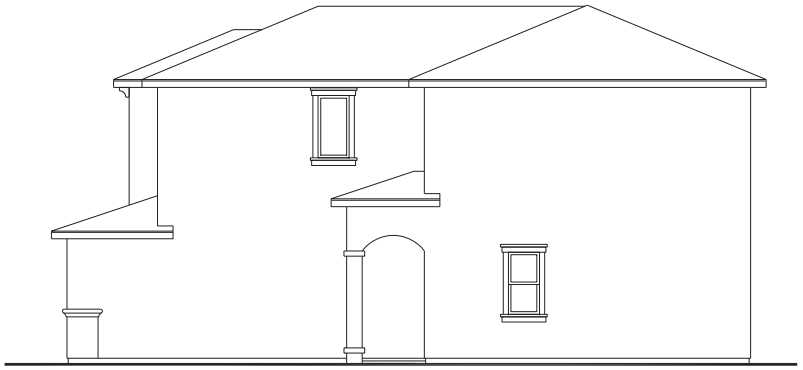
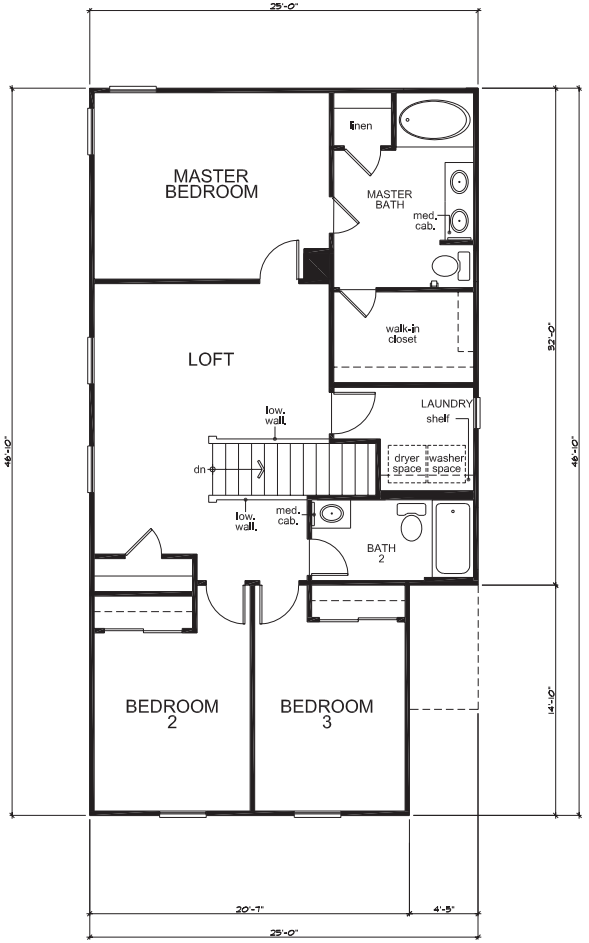


Right Elevation 'E'

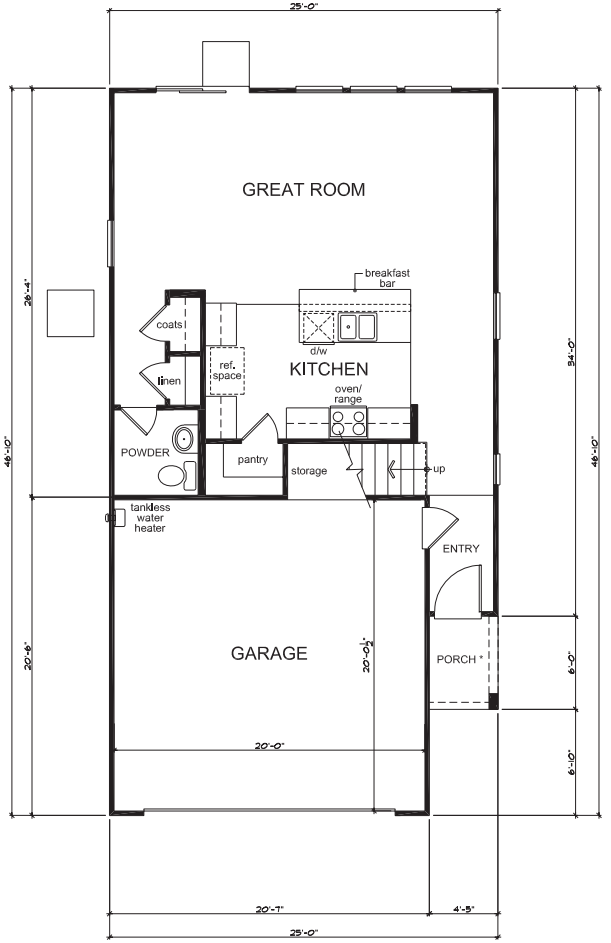


Rear Elevation 'E'

21-0226
04/12/2021



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE				
PLAN 2 ELEV	A	B	C	
FIRST FLOOR AREA	698	698	698	SQ. FT.
SECOND FLOOR AREA	1070	1006	1070	SQ. FT.
TOTAL AREA	1768	1704	1768	SQ. FT.

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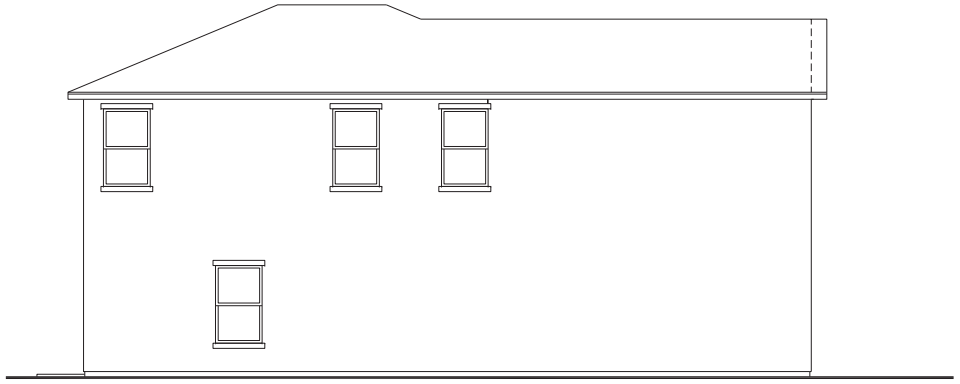
25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

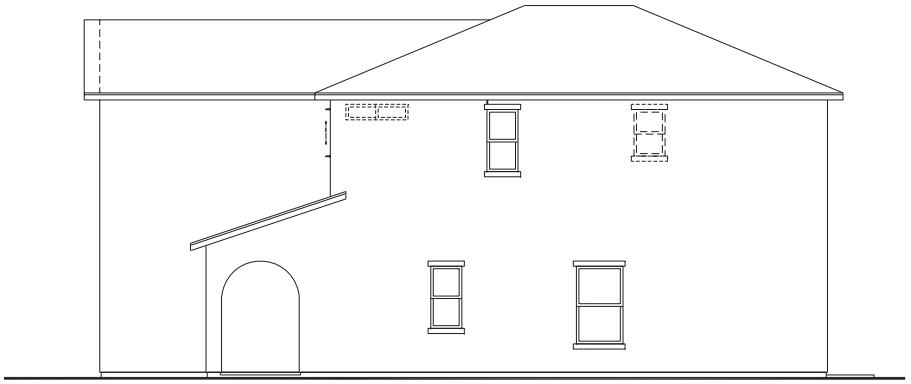
PLAN No. : 225.1768
JOB No. :
STORY: TWO
MARCH 01, 2021



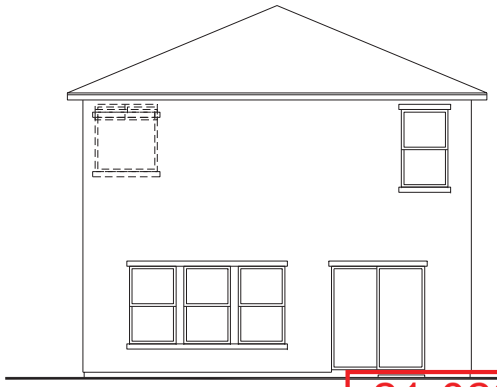
Left Elevation 'A'



Front Elevation 'A'



Right Elevation 'A'



Rear Elevation 'A'

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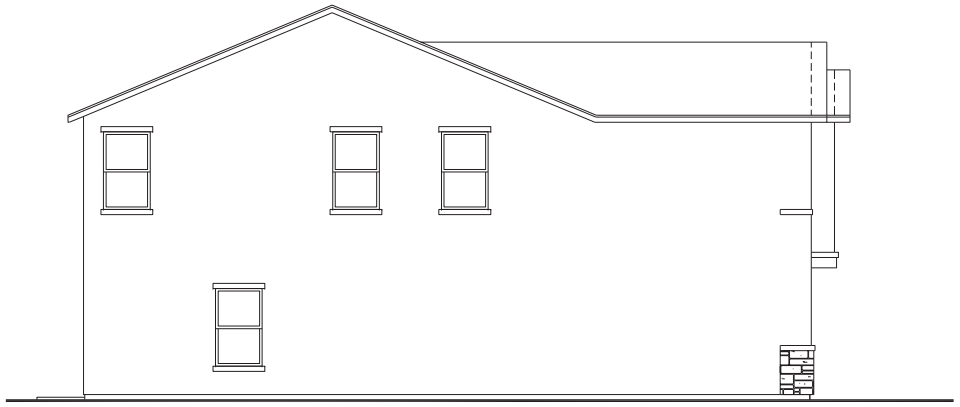
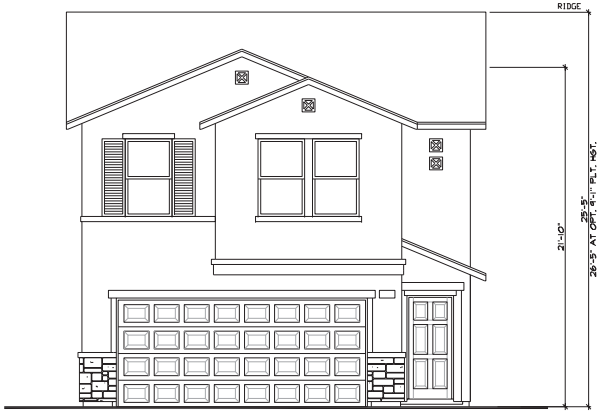
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

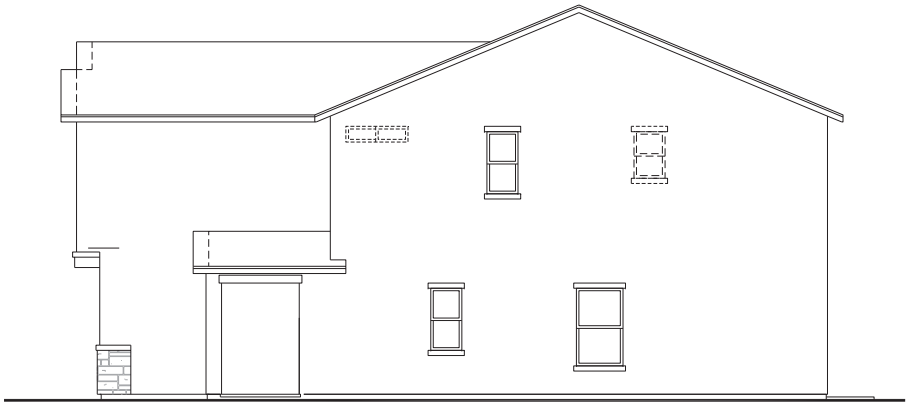
PLAN No. : 225.1768
JOB No. :
STORY: TWO
MARCH 01, 2021



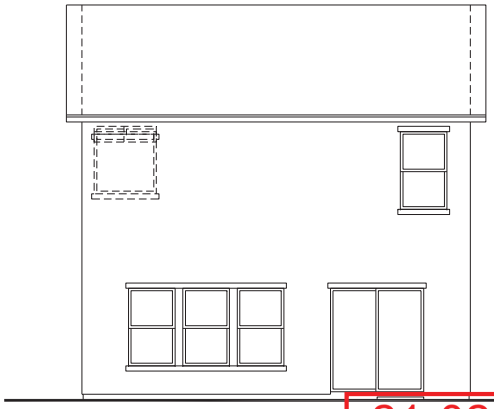
Left Elevation 'B'



Front Elevation 'B'



Right Elevation 'B'

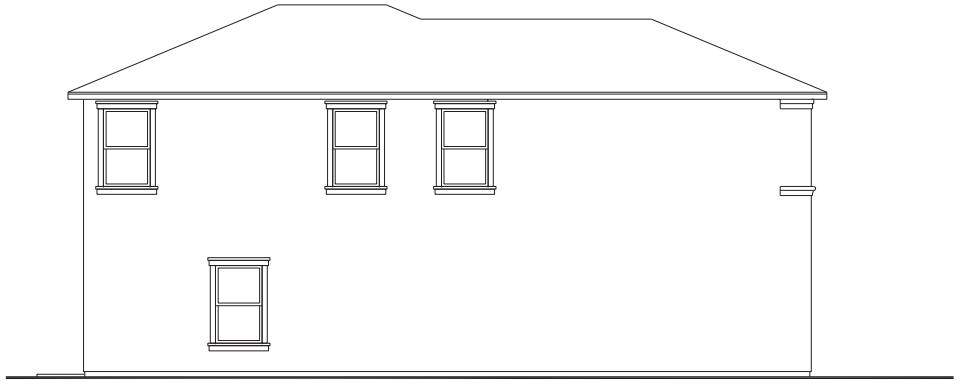


Rear Elevation 'B'

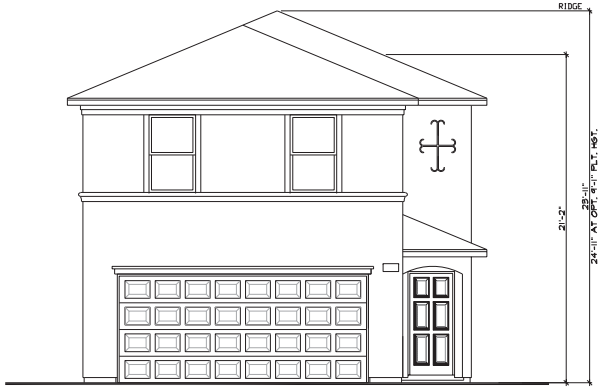
21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

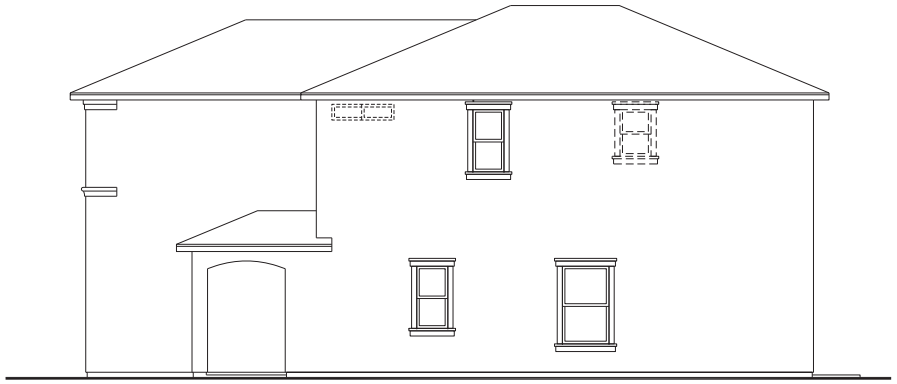
PLAN No. : 225.1768
JOB No. :
STORY: TWO
MARCH 01, 2021



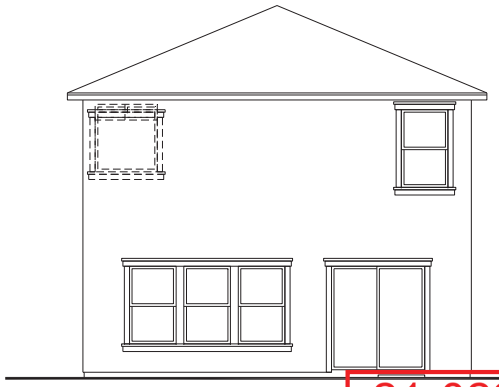
Left Elevation 'E'



Front Elevation 'E'



Right Elevation 'E'

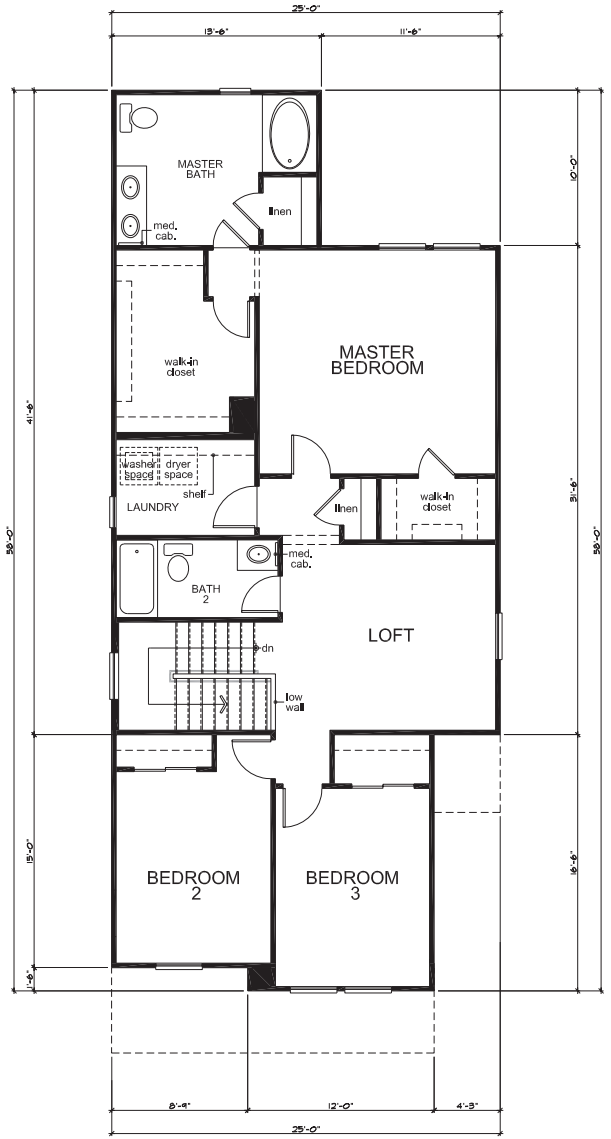


Rear Elevation 'E'

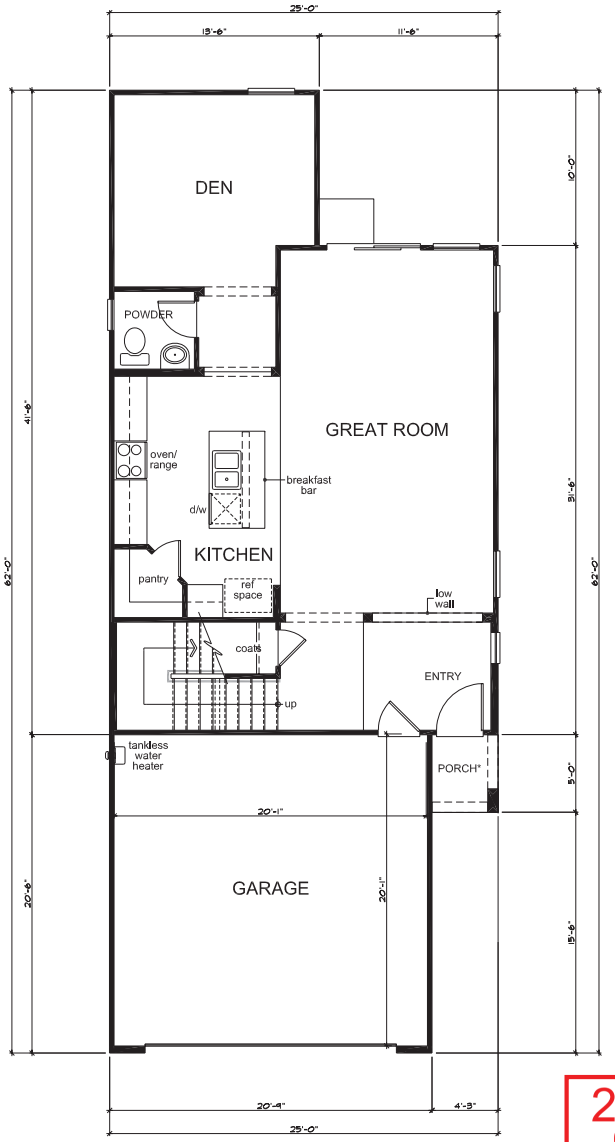
21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.1768
JOB No. :
STORY: TWO
MARCH 01, 2021



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE PLAN 225.2089				
	'A'	'B'	'E'	
FIRST FLOOR AREA	922	922	922	SQ. FT.
SECOND FLOOR AREA	1182	1166	1177	SQ. FT.
TOTAL AREA	2104	2089	2099	SQ. FT.
GARAGE AREA	422	422	422	SQ. FT.

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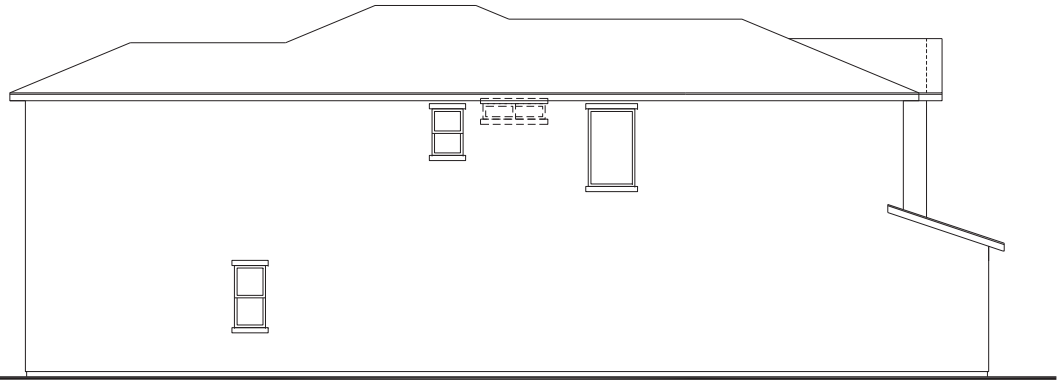
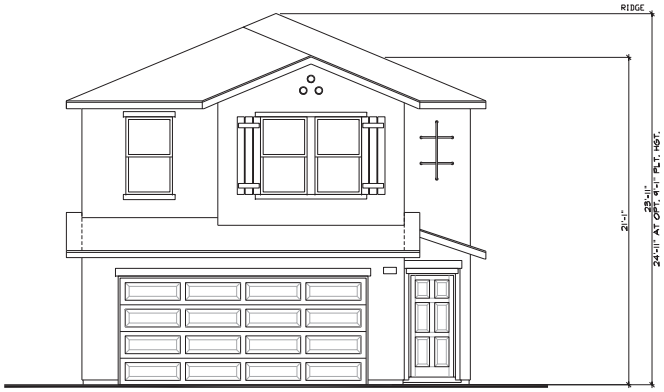
25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2089
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'A'



Front Elevation 'A'



Right Elevation 'A'



Rear Elevation 'A'

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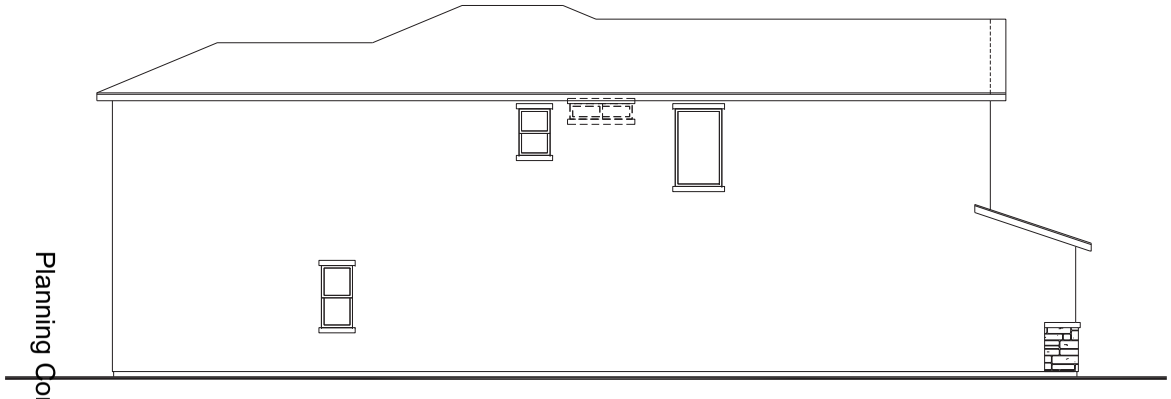
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2089
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'B'



Front Elevation 'B'



Right Elevation 'B'



Rear Elevation 'B'

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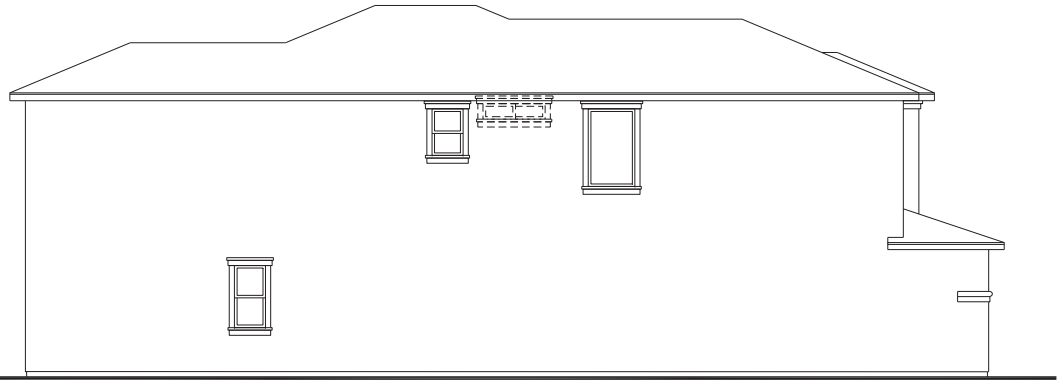
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2089
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'E'



Front Elevation 'E'



Right Elevation 'E'



Rear Elevation 'E'

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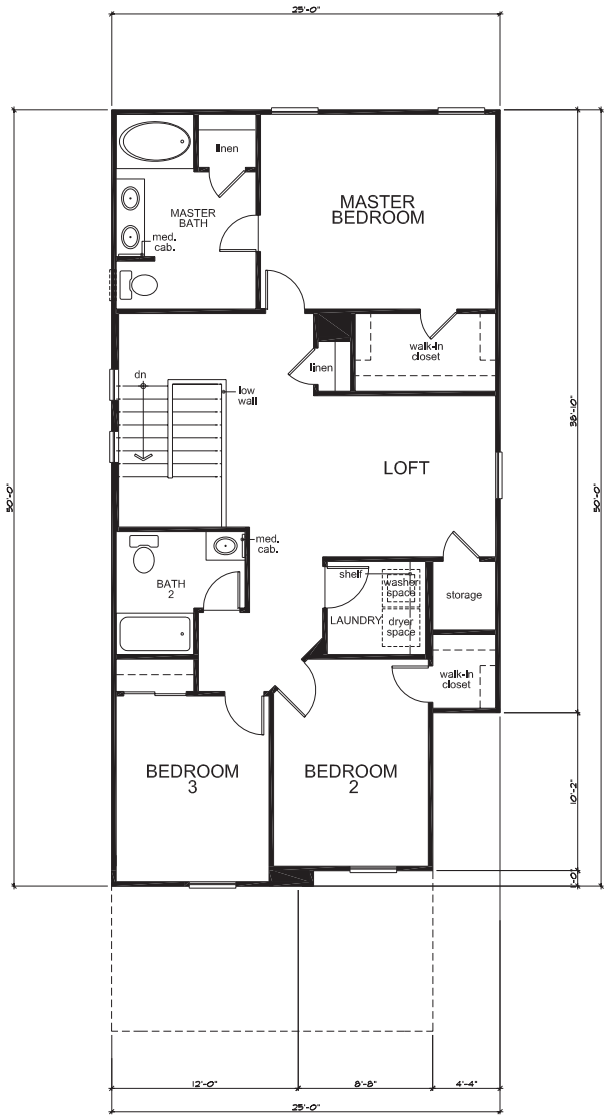
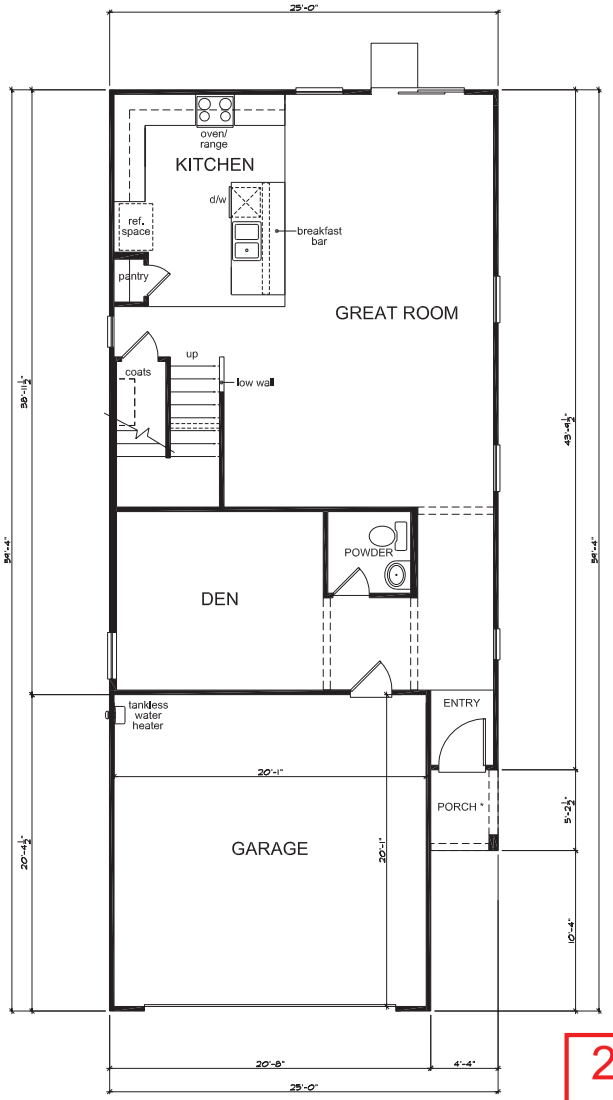
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2089
JOB No. :
STORY: TWO
MARCH 01, 2021



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE PLAN 225.2124				
	'A'	'B'	'E'	
FIRST FLOOR AREA	996	996	996	SQ. FT.
SECOND FLOOR AREA	1128	1128	1128	SQ. FT.
TOTAL AREA	2124	2124	2124	SQ. FT.
GARAGE AREA	420	420	420	SQ. FT.

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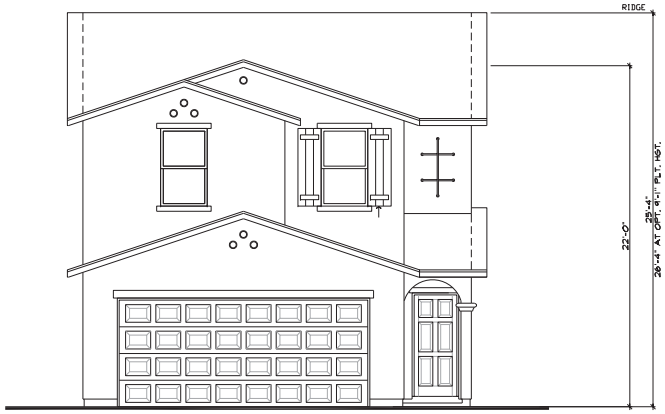
25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2124
JOB No. :
STORY: TWO
MARCH 01, 2021



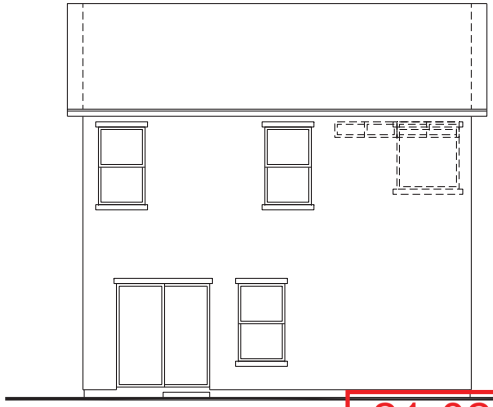
Left Elevation 'A'



Front Elevation 'A'



Right Elevation 'A'



Rear Elevation 'A'

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04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2124
JOB No. :
STORY: TWO
MARCH 01, 2021



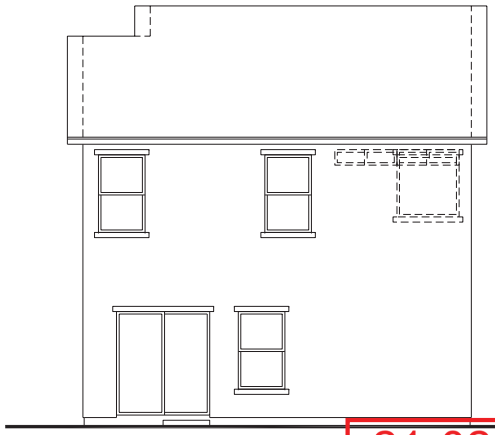
Left Elevation 'B'



Front Elevation 'B'



Right Elevation 'B'



Rear Elevation 'B'

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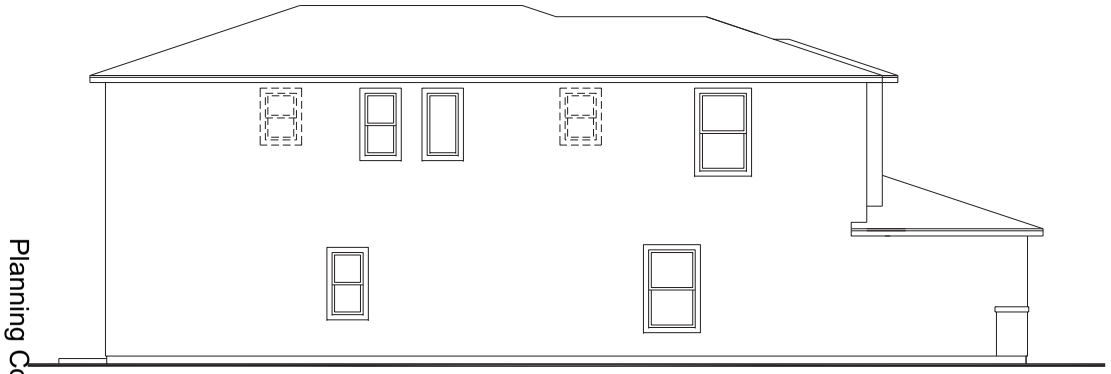
25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

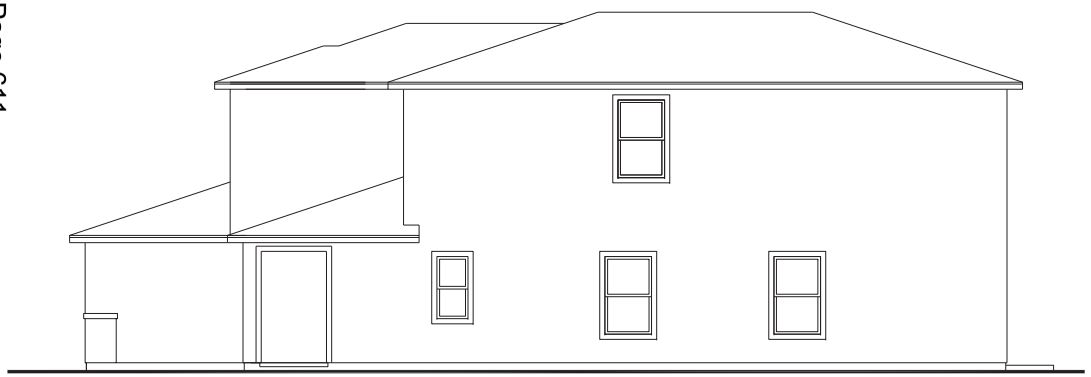
PLAN No. : 225.2124
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'E'



Front Elevation 'E'



Right Elevation 'E'

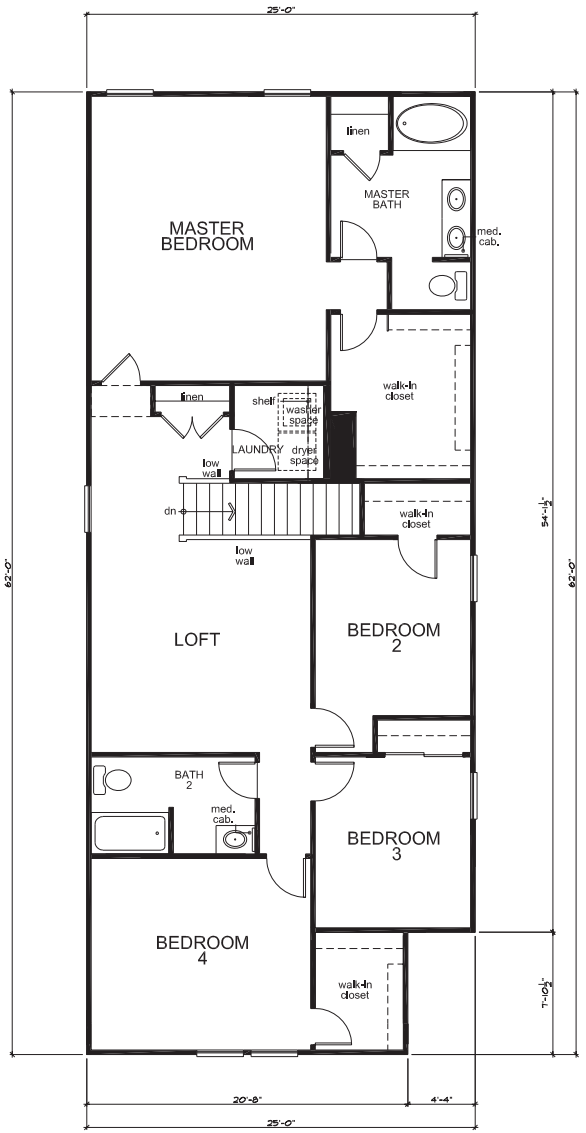


Rear Elevation 'E'

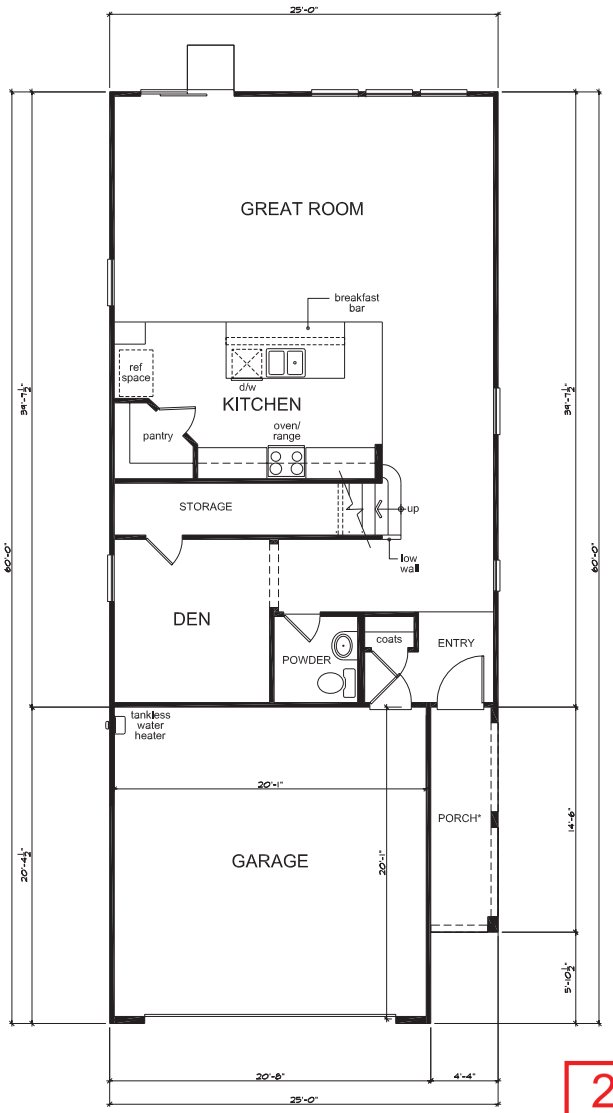
21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2124
JOB No. :
STORY: TWO
MARCH 01, 2021



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE PLAN 225.2469				
	'A'	'B'	'E'	
FIRST FLOOR AREA	991	991	991	SQ. FT.
SECOND FLOOR AREA	1468	1493	1491	SQ. FT.
TOTAL AREA	2459	2484	2482	SQ. FT.
GARAGE AREA	421	421	421	SQ. FT.

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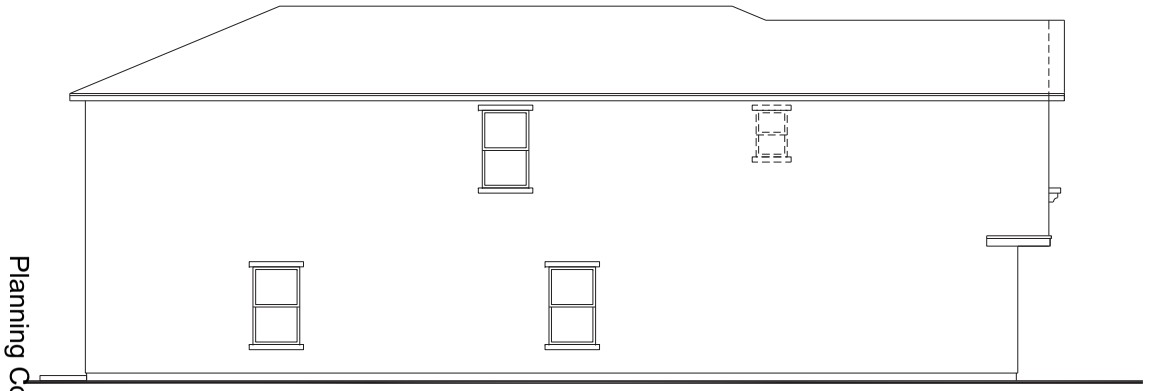
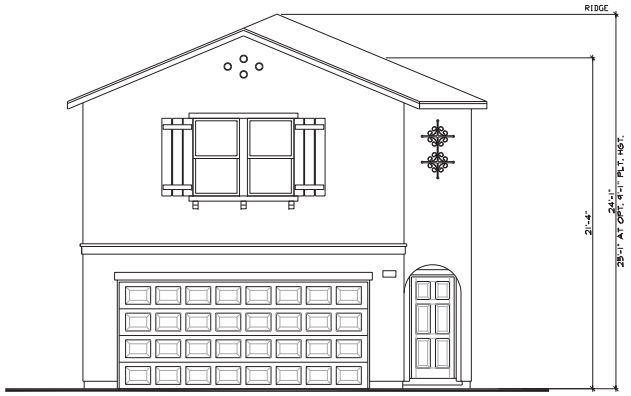
25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

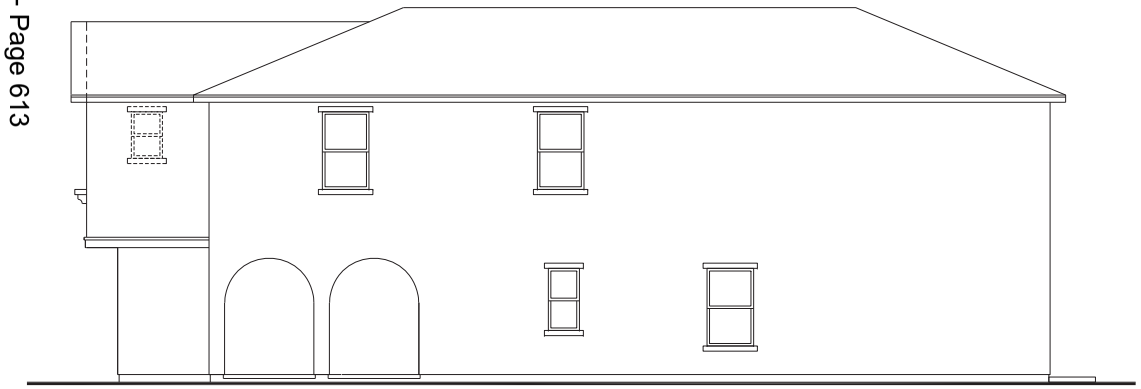
PLAN No. : 225.2469
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'A'



Front Elevation 'A'



Right Elevation 'A'

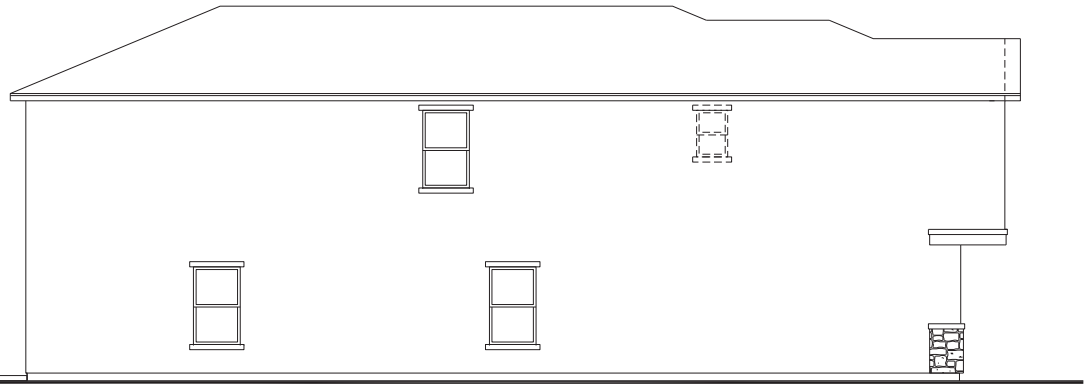


Rear Elevation 'A'

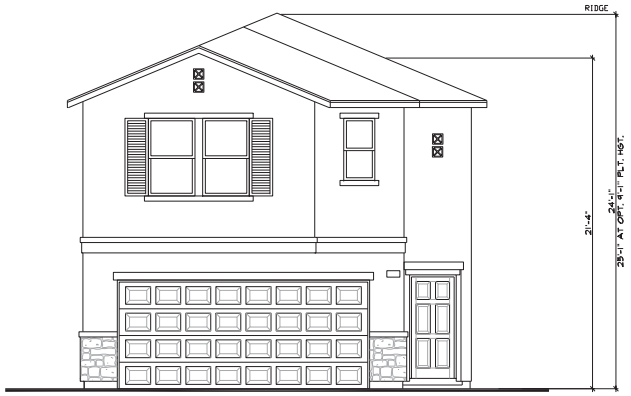
21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

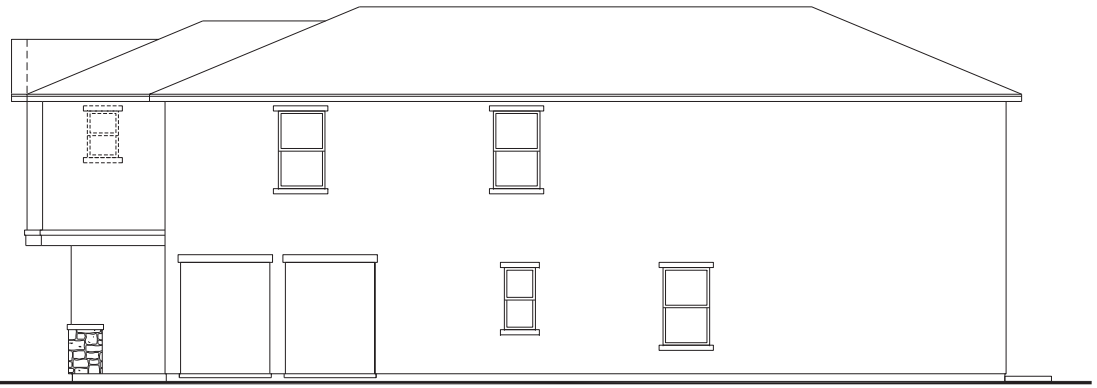
PLAN No. : 225.2469
JOB No. :
STORY: TWO
MARCH 01, 2021



Left Elevation 'B'



Front Elevation 'B'



Right Elevation 'B'



Rear Elevation 'B'

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04/12/2021

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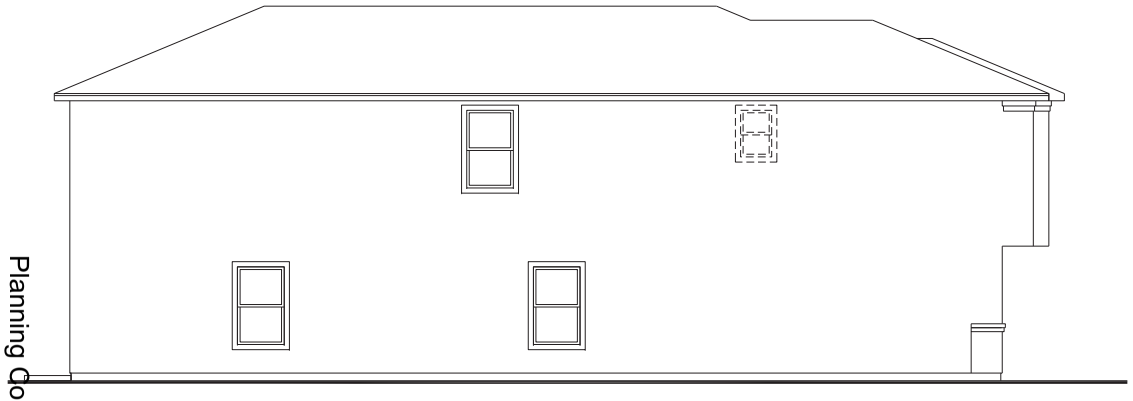
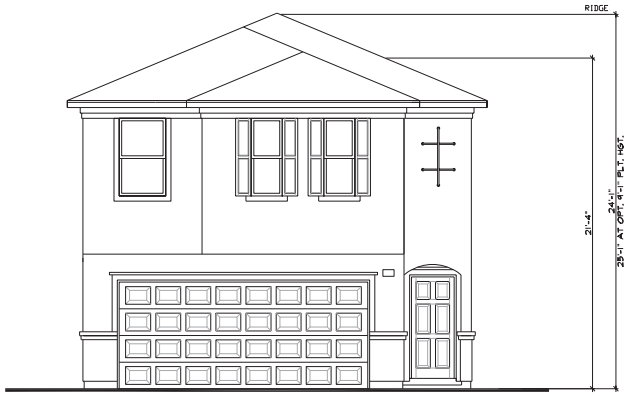
25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

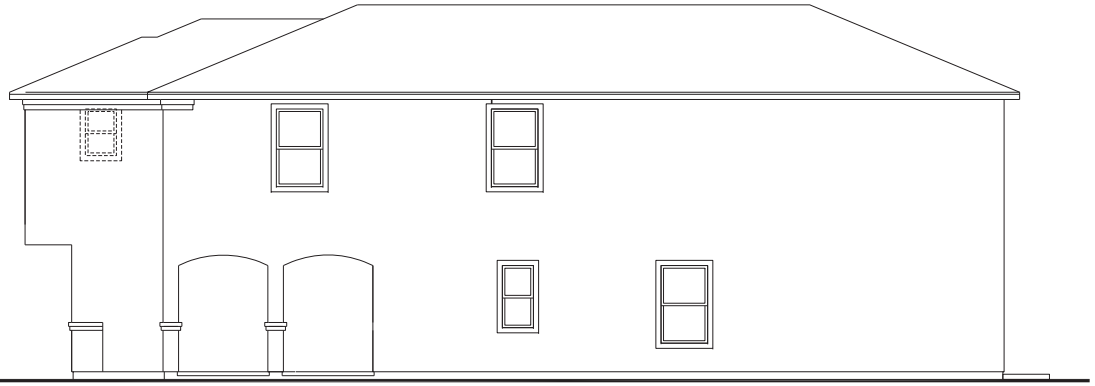
PLAN No. : 225.2469
JOB No. :
STORY: TWO
MARCH 01, 2021



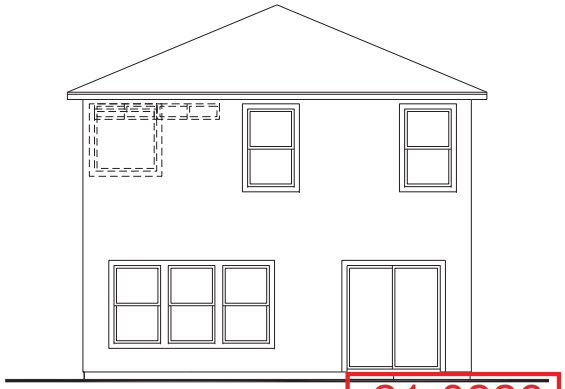
Left Elevation 'E'



Front Elevation 'E'



Right Elevation 'E'



Rear Elevation 'E'

21-0226
04/12/2021

25' SERIES
KB HOME - LAS VEGAS DIVISION
CLARK COUNTY

PLAN No. : 225.2469
JOB No. :
STORY: TWO
MARCH 01, 2021

OWNERS

APN 138-08-202-002, 138-08-202-003
CAB PROPERTIES L L C
4160 S PECOS RD # 10
LAS VEGAS, NV 89121-5076

APN 138-08-202-004
EL CAPITAN PROPERTIES L L C
4240 E QUAIL AVE
LAS VEGAS, NV 89120-2326

DEVELOPER

KB HOME
5795 W. BADURA AVE., STE. 180
LAS VEGAS, NV. 89118
(702) 266-8512

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: 7LV008N6

ELEVATION: 751.739(M) 2466.33'(US SURVEY FEET) NAVD88

BEING A RIVET AND ALUMINUM PLATE AT THE NORTHEAST CORNER OF GILMORE AVENUE & EL CAPITAN WAY.

BASIS OF BEARINGS

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

LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

SITE DATA

ASSESSOR'S PARCEL NUMBER(S)	138-08-202-002, 138-08-202-003, 138-08-202-004
EXISTING ZONING	R-CL (SINGLE FAMILY COMPACT LOT)
EXISTING LAND USE	ML (MEDIUM LOW)
PROPOSED ZONING	R-CL (SINGLE FAMILY COMPACT LOT)
PROPOSED LAND USE	ML (MEDIUM LOW)
GROSS ACREAGE	8.08 AC.
TOTAL PROPOSED LOTS	99 LOTS
DENSITY (GROSS)	7.30 DU/AC.
MINIMUM LOT SIZE	3,272 SF
MAXIMUM LOT SIZE	4,834 SF

SITE DATA

COMMON ELEMENT AREA (S)	
CE-A	4,259 SF
CE-B	883 SF
CE-C	560 SF
CE-D	512 SF
CE-E	3,342 SF
CE-F	560 SF
CE-G	562 SF
CE-H	6,751 SF
TOTAL COMMON ELEMENT AREA	17.429 SF

TENTATIVE MAP NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS.
2. UTILITIES:
   WATER: LAS VEGAS VALLEY WATER DISTRICT
   SEWER: CITY OF LAS VEGAS
   GAS: SOUTHWEST GAS CORPORATION
   SOLID WASTE DISPOSAL: REPUBLIC SERVICES
   CABLE TELEVISION: COX COMMUNICATIONS
   POWER: NV ENERGY
   TELEPHONE: CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. PEAK SEWAGE CONTRIBUTION: 0.01475 MGD AVERAGE / 0.051625 MGD PEAK
6. ACCORDING TO FIRM PANEL NO. 32003C2135F, DATED NOVEMBER 16, 2011, THIS IS IN ZONE "X" AND NOT IN A 100 YEAR FLOOD ZONE.
7. PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED, IF REQUIRED.
8. THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
9. THERE IS NO KNOWN GROUND WATER AT A DEPTH LESS THAN 20 FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUND WATER.
10. ALL COMMON ELEMENTS TO BE MAINTAINED BY H.O.A.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
CONTOUR (5' INTERVAL)		2000
CONTOUR (1' INTERVAL)		
RIGHT OF WAY		
CENTER LINE		
BACK OF CURB		
LIP OF GUTTER		
BOUNDARY LINE		
PROPERTY LINE		
WATER		
SANITARY SEWER		
FIRE HYDRANT		
SANITARY SEWER MANHOLE		
SIGHT VISIBILITY ZONE		

GRAPHIC SCALE
0 20 40 80
HORIZONTAL SCALE 1" = 40 '

LOCATION MAP
PROJECT SITE
ALEXANDER RD.
GILMORE AVE.
GOWAN RD.
DURANGO DR.
FORT APACHE RD.
EL CAPITAN WAY
CHEYENNE AVE.

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APN 138-08-101-037
USA
ZONING : C-V
LAND USE :
(EXIST.: ELEM. SCHOOL)

"GOWAN FORT APACHE PHASE 5" PLAT BOOK 67 PAGE 57 ZONING : R-CL LAND USE : (EXIST.: RESIDENTIAL)

"GOWAN FORT APACHE PHASE 6A" PLAT BOOK 66 PAGE 7 ZONING : R-CL LAND USE : (EXIST.: RESIDENTIAL)

GILMORE AVE. (PUBLIC R/W)
S89°56'46"W
1023.40'

PEDESTRIAN ACCESS GATE

30.00' DRAINAGE & UTILITY EASE.

GILMORE GROVE ST.

JUNIPER KNOLL AVE. (PRIVATE ST.)

INGRESS/EGRESS ACCESS GATES

FIREFLY KNOTTS ST. (PRIVATE ST.)

EL CAPITAN WAY (PUBLIC R/W)
N01°05'56"W
344.16'

"EL CAPITAN RANCH UNIT NO. 2" PLAT BOOK 70 PAGE 1 ZONING : R-CL LAND USE : (EXIST.: RESIDENTIAL)

"GOWAN FORT APACHE PHASE 5 UNIT A" PLAT BOOK 66 PAGE 22 ZONING : R-CL LAND USE : (EXIST.: RESIDENTIAL)

SWIFT WIND CT.

SWEET APPLE CT. (PRIVATE ST.)

TANGLEBERRY CT. (PRIVATE ST.)

RABBIT HOLLOW CT. (PRIVATE ST.)

"GOWAN FORT APACHE PHASE 5 UNIT D" PLAT BOOK 66 PAGE 41 ZONING : R-CL LAND USE : (EXIST.: RESIDENTIAL)

N89°56'39"E
1022.86

"GOWAN FORT APACHE PHASE 6B" PLAT BOOK 66 PAGE 83 ZONING : R-CL LAND USE : (EXIST.: RESIDENTIAL)

21-0226
04/22/2021

BY | APPROVAL
NO. | DATE | REVISION

NEVADA PROFESSIONAL ENGINEER — STATE OF NEVADA — GREGORY R. BOLLINGER — No. 026727 — 31-20 — CIVIL
4/21/2021

The WLB Group Inc. • Landscape Architecture • Engineering • Urban Design • Surveying • Planning
Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702)456-2351

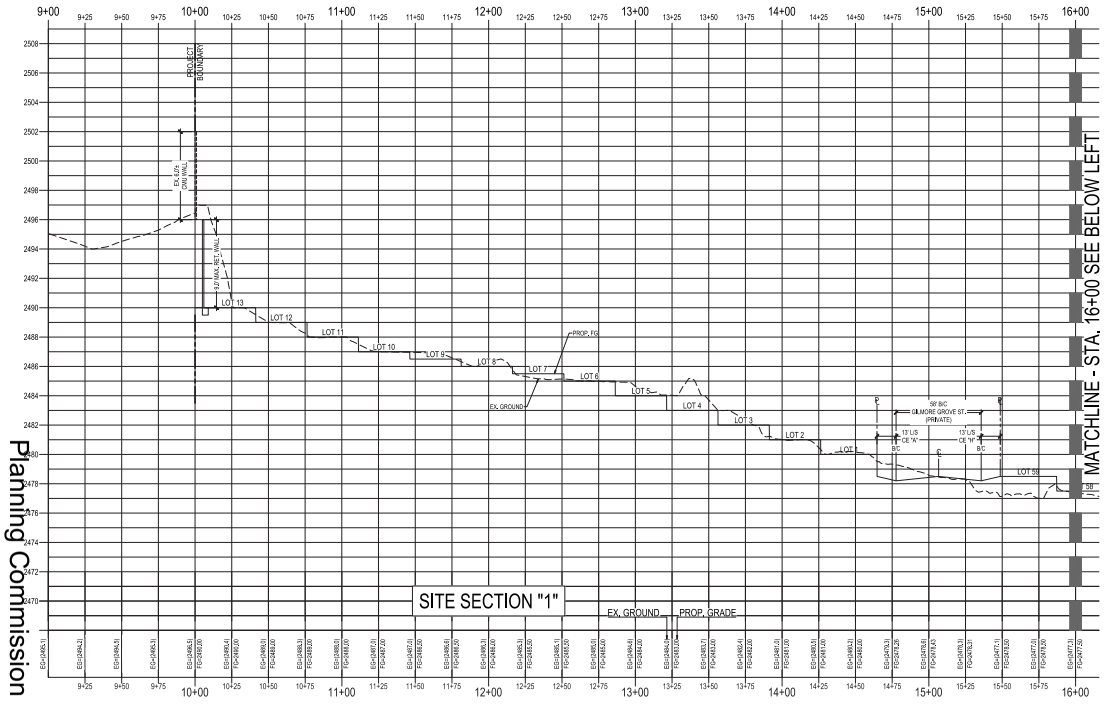
SHEET TITLE: TENTATIVE MAP

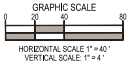
PROJECT: GILMORE GROVE — CITY OF LAS VEGAS

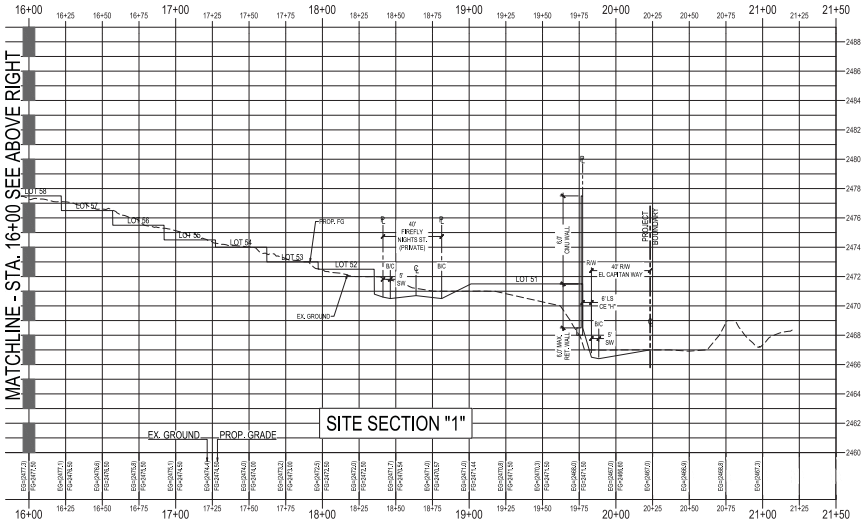
JOB #: 421017-A-001
DATE: APRIL 15, 2021
DRAWN BY: MGB / DTB
DESIGNED BY: MGB / DTB
CHECKED BY: GRB

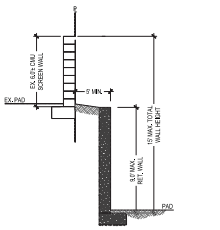
SHEET TM-01
SHEET 1 OF 3
DRAWING

Q:\421017-A-001 El Capitan_Gilmore\PLANNING\421017-TM.dwg 4/7/2021 10:32 AM Mark Brogan

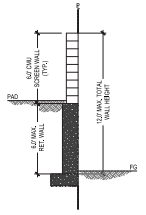








R1 RETAINING WALL SECTION
SIDE / REAR LOT - PERIMETER (TYP.) NTS



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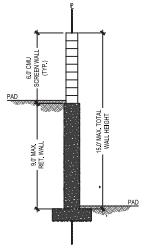
SIDE / REAR LOT - PERIMETER (TYP.) NTS



R3 RETAINING WALL SECTION
SIDE / REAR LOT - INTERIOR (TYP.) NTS

Planning Commission - Page 617

NO.	DATE	REVISION	BY	APPROVAL

PROFESSIONAL ENGINEER - STATE OF NEVADA - GRAHAM R. BOLAM - No. 026722 - CIVIL - 4/21/2021

The WLB Group
Engineering • Landscape Architecture • Planning • Urban Design • Surveying
Boise, Idaho • Bend, Oregon • Portland, Oregon
Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV, 89120 (702)456-2351

SHEET TITLE: TENTATIVE MAP

PROJECT: GILMORE GROVE
CITY OF LAS VEGAS

JOB #: 421017-A-001
DATE: APRIL 15, 2021
DRAWN BY: MGB / DTB
DESIGNED BY: MGB / DTB
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SHEET TM-02
SHEET 2 OF 3
DRAWING

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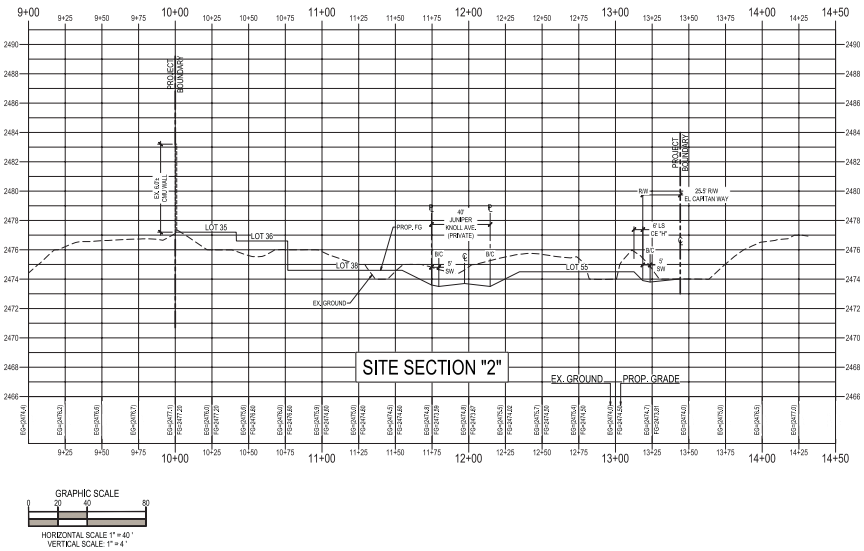
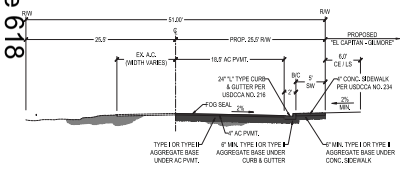
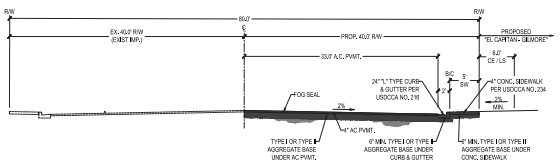
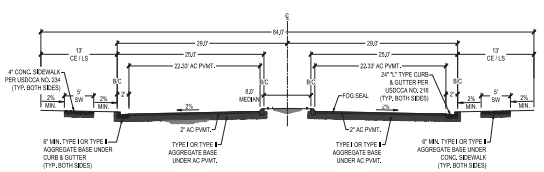




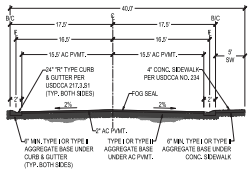
A STREET SECTION - GILMORE AVE.
(PUBLIC STREET) NTS



B STREET SECTION - EL CAPITAN WAY
(PUBLIC STREET) NTS



C STREET SECTION - ENTRY STREET
(PRIVATE ST.) NTS



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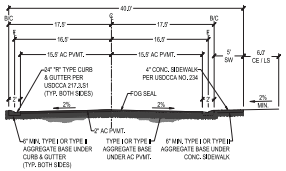
(PRIVATE ST.) NTS



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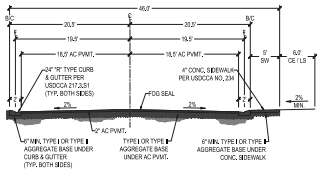
(PRIVATE ST.) NTS



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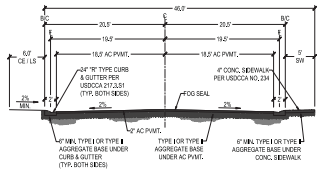
(PRIVATE ST.) NTS



G STREET SECTION - INTERIOR STREET
(PRIVATE ST.) NTS

BY	APPROVAL
NO.	DATE	REVISION

NATIONAL ENGINEER - STATE OF NEVADA - GEORGE R. BROOKS - No. 026722 - 31-22 - CIVIL - 4/21/2021

The WLB Group Inc. • Landscape Architecture • Engineering • Urban Design • Surveying • Planning
Scottsdale, Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV, 89120 (702)456-2351

SHEET TITLE: TENTATIVE MAP

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CITY OF LAS VEGAS

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SHEET
TM-03
SHEET 3 OF 3

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21-0226-VAR1, 21-02226-VAR2, 21-0226-VAC1 AND 21-0226-TMP1 - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL

SOUTHWEST CORNER OF GILMORE AVENUE AND EL CAPITAN WAY

05/05/2021



21-0226-VAR1, 21-02226-VAR2, 21-0226-VAC1 AND 21-0226-TMP1 - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL

SOUTHWEST CORNER OF GILMORE AVENUE AND EL CAPITAN WAY

05/05/2021



21-0226-VAR1, 21-02226-VAR2, 21-0226-VAC1 AND 21-0226-TMP1 - APPLICANT: KB HOME NEVADA, LLC - OWNER: CAB PROPERTIES, ET AL

SOUTHWEST CORNER OF GILMORE AVENUE AND EL CAPITAN WAY

05/05/2021

April 12, 2021

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

RE: Justification Letter for El Capitan Gilmore
APN's: 138-08-202-002, 003 & 004

Dear Staff,

On behalf of KB Home Inc., The WLB Group is respectfully requesting a Tentative Map, Variance to allow stub streets and a Vacation of patent easements for the above referenced development is known as El Capitan Gilmore . This development is south of Gilmore Avenue and west of El Capitan Way. The proposed development consists of 59 detached single family lots behind a gated entry. The site is currently zoned R-CL with a general plan of ML, which suits our development.

Tentative Map:
We are submitting a Tentative Map for your review and approval. This Tentative Map shows 59 lots on 8.08 acres with a density of 7.30 units per acre. As you can see by our request, we are looking to utilize the existing zoning and master plan designation for the parcels.

Variance
We are requesting two variances, one for stub streets within a gated subdivision with private streets. And the second to reduce the connectivity ratio from 1.30 to 1.09 due to the development being a gated community with multiple hammerheads.

Vacation Map
We are also requesting to vacate the patent easements that are no longer needed based on our proposed Tentative Map. These patent easements range in width as you can see by our vacation map. We will be dedicating 25.5' of right-of-way for Gilmore Avenue to match the rest of Gilmore and 40' of right-of-way for El Capitan Way. There is also a 4.5' wide portion of right-of-way along the north side of 138-08-202-004 that we are also requesting to vacate.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel free to contact me at (702) 458-2551.

Sincerely,

Mark Bangan
Planning Department Manager
The WLB Group, Inc.

21-0226
04/13/2021

3663 E. Sunset Road #204 Las Vegas, NV 89120 T 702-458-2551 - F 702-434-0491

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 05/04/2021 **Application Number** 21-0226-TMP1 **Entity** LV

Company Name The WLB Group

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 458-2551 **Mobile** **Fax** **Email**

Project Name El Capitan / Gilmore

Project Description 59 Single Family Lots

APN's 138-08-202-002, 003 and 004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	59	x 0.166=	10	x 0.093 =	5	x 0.131 =	8
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			10		5		8

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Garehime ES	3850 Campbell Rd	K-5	536	625	3/1/2021
Molasky JHS	7801 W. Gilmore Ave	6-8	1579	1056	3/1/2021
Centennial HS	10200 Centennial Pkwy	9-12	2556	2660	3/1/2021

*** CCSD Comments** Garehime ES and Centennial HS are over capacity for the 2020-2021 school year. Garehime ES is at 116.60% and Centennial HS is at 104.07% of program capacity.

☐ Approved ☐ Disapproved

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

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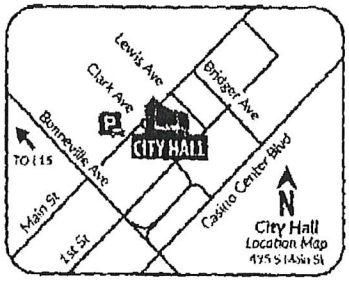

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0226 and 21-0226-VAR1 and 21-0226-VAR2 and 21-0226-VAC1 and 21-0226-TMP1

Planning Commission Meeting of **06/08/2021**

21-0226
13808112002
VALINOTI ALBERT & GAIL
CIRRINCIONE MICHAEL
8824 STORM CLOUD AVE
LAS VEGAS NV 89129-7075

25a-d P

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

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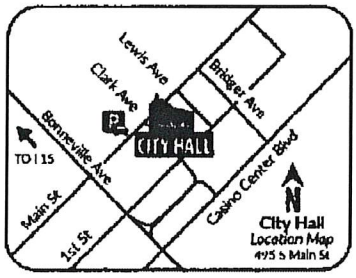

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21-0226 and 21-0226-VAR1 and 21-0226-VAR2 and 21-0226-VAC1 and 21-0226-TMP1

Planning Commission Meeting of **06/08/2021**

21-0226
13808613036
PUCO PENNY A
7860 N W 14TH ST
PEMBROKE PINES FL 33024-5115

Submitted after final agenda

25(a-d) P

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

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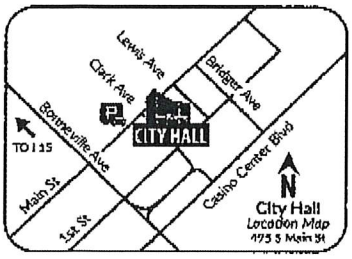

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Planning Commission Meeting of **06/08/2021**

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21-0226
13808213030
NEWMAN MARK S & LYNDA L
3646 CAROL LARK CT
LAS VEGAS NV 89129-3651

25(a-d) P

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

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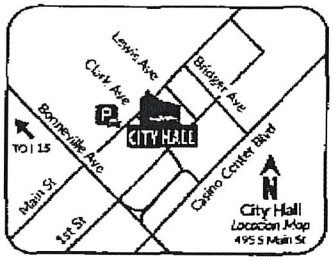

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Planning Commission Meeting of **06/08/2021**

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21-0226
13808513039
HOLLEY SANDRA S & DOUGLAS M
8729 CASTLE RIDGE AVE
LAS VEGAS NV 89129-8306

125 DRDFNP1 89129

Jun.05.2021 07:09 PM Douglas and Sandy Holley 7022541961 PAGE. 1/ 1

25(a-d) P

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

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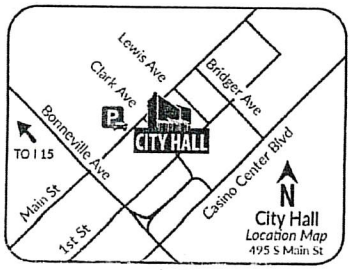
Too MANY Units. Homes will be small decreasing values.



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

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Planning Commission Meeting of **06/08/2021**

21-0226
13808112029
MCCULLOUGH CHARLES W & GAYLE B
3916 WHITE CASTLE ST
LAS VEGAS NV 89129-7076

125 DRDFMP1 89129

25(a-d) P

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

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City of Las Vegas

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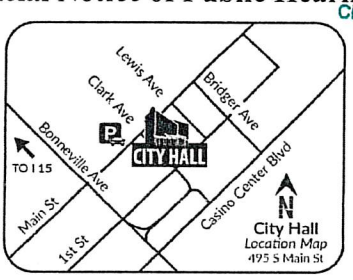

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21-0226 and 21-0226-VAR1 and 21-0226-VAR2 and 21-0226-VAC1 and 21-0226-TMP1

Planning Commission Meeting of **06/08/2021**

Comments: Please, no more violation of the city plan for our area. What you ask for would not reflect the open, friendly look and feel of the existing neighborhood. I moved here to escape from where such a plan was allowed, and I don't want my neighborhood become another place that doesn't seem welcoming. Thank you for listening.

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21-0226
13808613047
WINOKUR SAUL & DOROTHY J FAM TR
WINOKUR SAUL & DOROTHY J TRS
8765 AUTUMN WREATH AVE
LAS VEGAS NV 89129-7656

25(a-d) P

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

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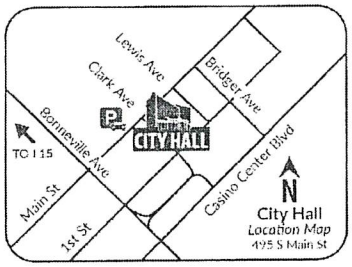

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21-0226
13808112021
SEIFERT PATRICK
ERICKSON BARBARA
3812 WHITE CASTLE ST
LAS VEGAS NV 89129-7067

25(a-d) P

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

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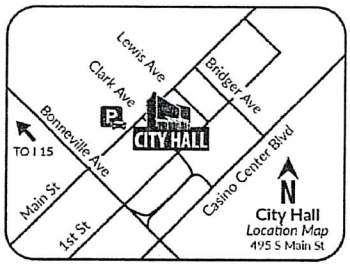

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0226 and 21-0226-VAR1 and 21-0226-VAR2 and 21-0226-VAC1 and 21-0226-TMP1

Planning Commission Meeting of **06/08/2021**

RECEIVED
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Dept of Planning
City of Las Vegas

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21-0226
13808202004
EL CAPITAN PROPERTIES L L C
4240 E QUAIL AVE
LAS VEGAS NV 89120-2326

25(a-d) A

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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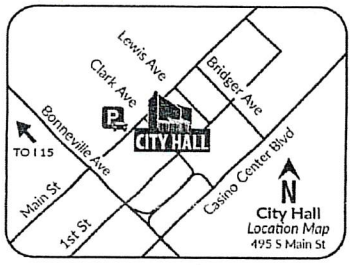

I would like to see the plan -- showing streets in & out of the lot. Where will the walls be?

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

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

Please use available blank space on card for your comments.
21-0226 and 21-0226-VAR1 and 21-0226-VAR2 and 21-0226-VAC1 and 21-0226-TMP1
Planning Commission Meeting of **06/08/2021**

21-0226
13808219003
BURDICK DAVID L & JUDITH A
8808 SAILPLANE AVE
LAS VEGAS NV 89129-7041

125 DRDFNP1 89129

25(a-d) A

Stacey Campbell

From: Norman Roulet <njroulet@gmail.com>
Sent: Tuesday, June 1, 2021 11:34 AM
To: Meeting Comments
Subject: Planning Commission Meeting 8 June 2021 6:00 PM Council Chambers (495 South) Zoning variation: 21-0226, 21-0226 VAR1, 21-0226 VAR2, 21-0226VAC1

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Regarding application 21-0226 and it's variances VAR1, VAR2, VAC1, and TMP1

My wife and I are opposed to these variances. Our concern is the increased traffic and loss of visibility in a school zone area. The intersection of West Gilmore Ave and N El Capitan Way is a major intersection for children walking to and from Edith Garehime Elementary school. In addition, this is a major intersection for families wishing walk or ride pedaled transportation and visit Garehime park. Any increase in traffic and loss of intersection visibility poses an increased risk for the safety of our children and families with children wishing to explore our area.

The council might also wish to consider even allowing a wall height of six feet in this section of W Gilmore Ave with that height people will in effect be walking is a tunnel for the first 200 yards from N El Capitan Way towards the school and park.

Subsequently, the increased density of the proposed new housing will increase traffic on the non-arterial street of W Gilmore between N EL Capitan and N Durango drive where motor traffic already ignores speed limits and raises safety issues.

Respectfully
Norman and Marianne Roulet
8717 W Gilmore Ave
Las Vegas NV 89129

Submitted after final agenda

25(a-d) P

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 7, 2021 2:20 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 06/07/21 2:19 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	20-0226
Position:	I OPPOSE the project and all related applications.
Name:	Margaret Dougherty
Residential or Business Address:	8756 Harvest Valley Ave Las Vegas, NV 89129

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25(a-d)P

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 06/07/21 2:17 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0226
Position:	I OPPOSE the project and all related applications.
Name:	Eric Maultsby
Residential or Business Address:	8756 Harvest Valley Ave Las Vegas, NV 89129
Comments:	While I oppose the project in general I acknowledge that the applicant has a right to develop their property. If the applicant desires to develop the subject property I insist that they follow the zoning laws as currently written. Too often these laws are disregarded or waived in favor of the developer and to the detriment of the community. Regarding 21-0226-VAR1:

25(a-d) P
Pg 1 of 3

A brief bit of research revealed that the accepted minimum connectivity ratio for a development to be considered walkable is 1.4. Considering that the City of Las Vegas requires a score below that (1.30), the petition for a variance allowing a ratio of 1.05 seems ridiculous. In light of both climate change and a generally negative impact on health and well being for the community, I believe that creating more car-centric communities is unconscionable. Walkable communities should be encouraged and I would urge the developer to utilize the 1.4 connectivity ratio as a minimum. If they are unwilling to do so they must adhere to the city's 1.3 ratio. If the applicant desires a higher density development they could build row houses, condominiums, or apartments on well connected streets rather than attempting to place more single-family lots on less-connected ones.

The applicant's request for a variance allowing a lower than required connectivity ratio should be denied.

Regarding 21-0226-VAR2:

There are far too many neighborhoods in the general area with excessively high walls that run right up to the sidewalk on both sides of the street giving the area the overall ambiance of a prison yard. Because of the general antipathy these walled in streets seem to produce in the community people appear disinclined to care for the area and one often finds trash and broken glass littering the roads and sidewalks. Additionally, these overly high-walled thoroughfares become channels for high winds during the spring and fall and contribute greatly to the 'heat-island' effect during the summer due to their lack of native plants or other greenery. The only thing keeping W. Gilmore Ave from effectively becoming a 1/2 mile long tunnel is due to the presence of Edith Garehime Elementary school and the Seton Academy West preschool on the northern corners of Campbell and Gowan intersection.

The applicant's request for a variance allowing higher than allowed walls surrounding the development should be denied.

Regarding 21-0226-VAC1:

While I am generally unclear as to what the actual effect of vacating the U.S. Government's Patent easements along Gilmore Ave and El Capitan Way will have in this scenario I suspect that this will allow the applicant to build closer to those roadways. If this is so, the practical effect of this will also move the development's walls closer to those public roadways than they otherwise would be. As such, please see my comments above in regards to 21-0226-VAR2.

The applicant's request to vacate the U.S. Government's Patent easements should be denied.

25(a-d)
pg 2 of 3

Regarding 21-0226-TMP1:

The applicant should be required to adhere to the planning and zoning regulations as currently applicable.

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25(a-d)
Pg 3 of 3

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 7, 2021 8:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 06/07/21 8:22 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0226
Position:	I OPPOSE the project and all related applications.
Name:	Dennis Rorabaugh
Residential or Business Address:	8933 Bracken Cliff Court Las Vegas, NV 89129
Phone:	(702) 802-8038
Email:	lhwp1111@cox.net
Comments:	I oppose 21-0226 I oppose 21-0226-VAR1 I oppose 21-0226-VAR2 I oppose 21-0226-VAC1 I oppose 21-0226-TMP1

25(a-d) P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, June 6, 2021 5:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 06/06/21 5:22 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0226
Position:	I OPPOSE the project and all related applications.
Name:	Adrienne P Smith-Jagemann
Residential or Business Address:	3701 Misty Falls Street Las Vegas, NV 89129
Phone:	(702) 476-4230
Comments:	Traffic noise dust dirt and it is right by an elementary school no thank you.

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25(a-d)P

Nora Lares

From: noreply@formstack.com
Sent: Friday, June 4, 2021 11:44 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 06/04/21 11:43 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0226
Position:	I OPPOSE the project and all related applications.
Name:	Norman Roulet
Residential or Business Address:	8717 W Gilmore Ave Las Vegas, NV 89129
Email:	njroulet@gmail.com
Comments:	Regarding application 21-0226 and it's variances VAR1, VAR2, VAC1, and TMP1 My wife and I are opposed to these variances. Our concern is the increased traffic and loss of visibility in a school zone area. The intersection of West Gilmore Ave and N El Capitan Way is a major intersection for children walking to and from Edith Garehime Elementary school. In addition, this is a major intersection for

25(a-d) P
Pg 1 of 2

families wishing walk or ride pedaled transportation and visit Garehime park. Any increase in traffic and loss of intersection visibility poses an increased risk for the safety of our children and families with children wishing to explore our area.

The council might also wish to consider even allowing a wall height of six feet in this section of W Gilmore Ave with that height people will in effect be walking in a tunnel for the first 200 yards from N El Capitan Way towards the school and park.

Subsequently, the increased density of the proposed new housing will increase traffic on the non-arterial street of W Gilmore between N EL Capitan and N Durango drive where motor traffic already ignores speed limits and raises safety issues.

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25(a-d)
Pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
25a

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

SUBJECT:
21-0226-VAR1 - VARIANCE - TO ALLOW NON-STANDARD PRIVATE STREETS BEHIND A GATE; A CONNECTIVITY RATIO OF 1.05 WHERE 1.30 IS REQUIRED AND PROPOSED STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
25b

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

SUBJECT:
21-0226-VAR2 - VARIANCE - TO ALLOW A NINE-FOOT RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A 15-FOOT OVERALL WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
25c

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

SUBJECT:
21-0226-VAC1 - VACATION - Petition to Vacate U.S. Government Patent easements generally located north of Gilmore Avenue and west of El Capitan Way

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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: June 8, 2021

Agenda Item No.:
25d

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

SUBJECT:
21-0226-TMP1 - TENTATIVE MAP - GILMORE GROVE - FOR A 59-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
26

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

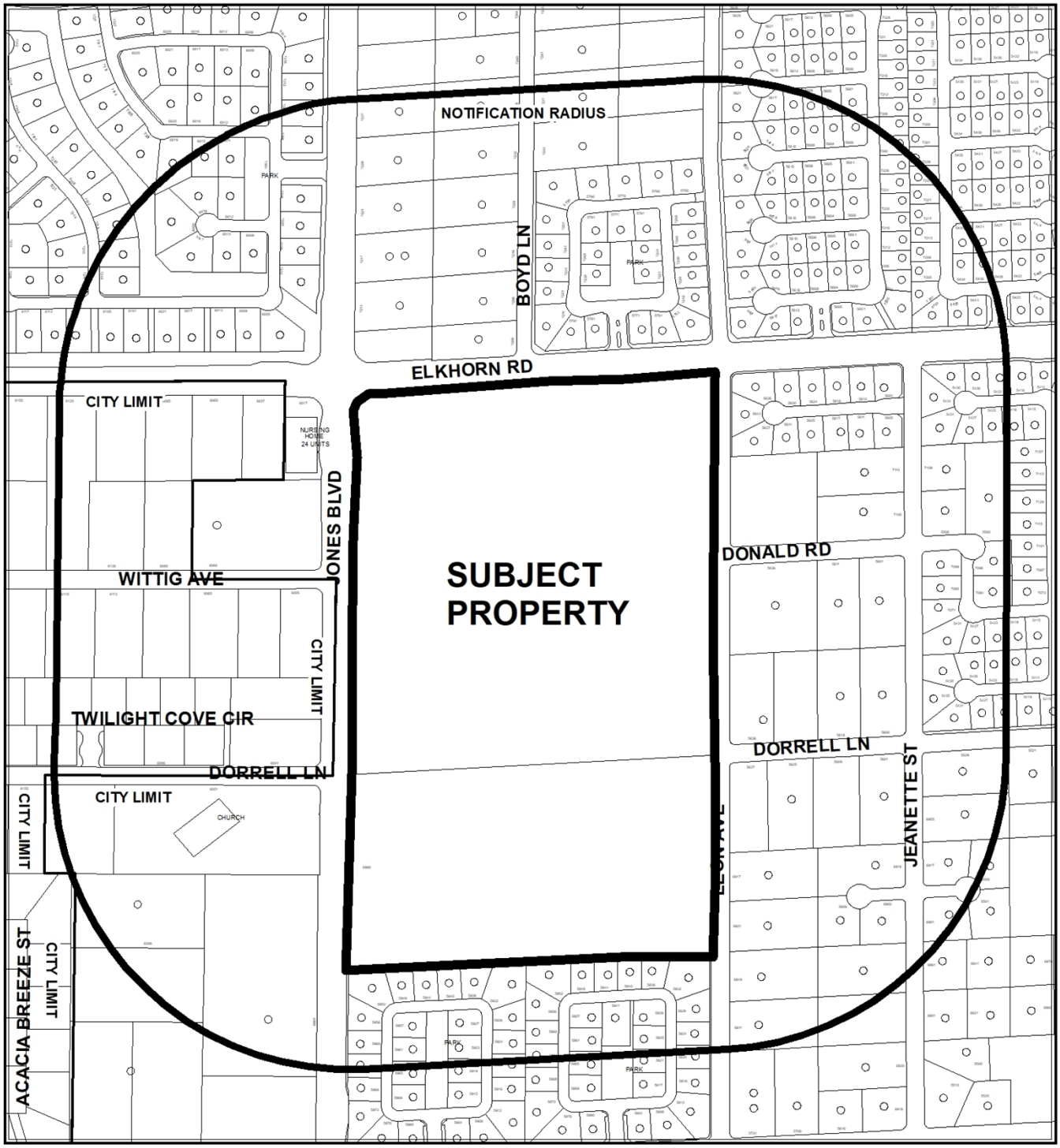
SUBJECT:
21-0227 - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC - For possible action on the following Land Use Entitlement project requests on 55.52 acres on the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 07/21/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
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. School Development Tracking Form Submitted by Clark County School District for 21-0227-TMP1
7. Formstack Comment Form(s)
8. Submitted after Final Agenda – Protest/Support Postcards



0 387.5 775

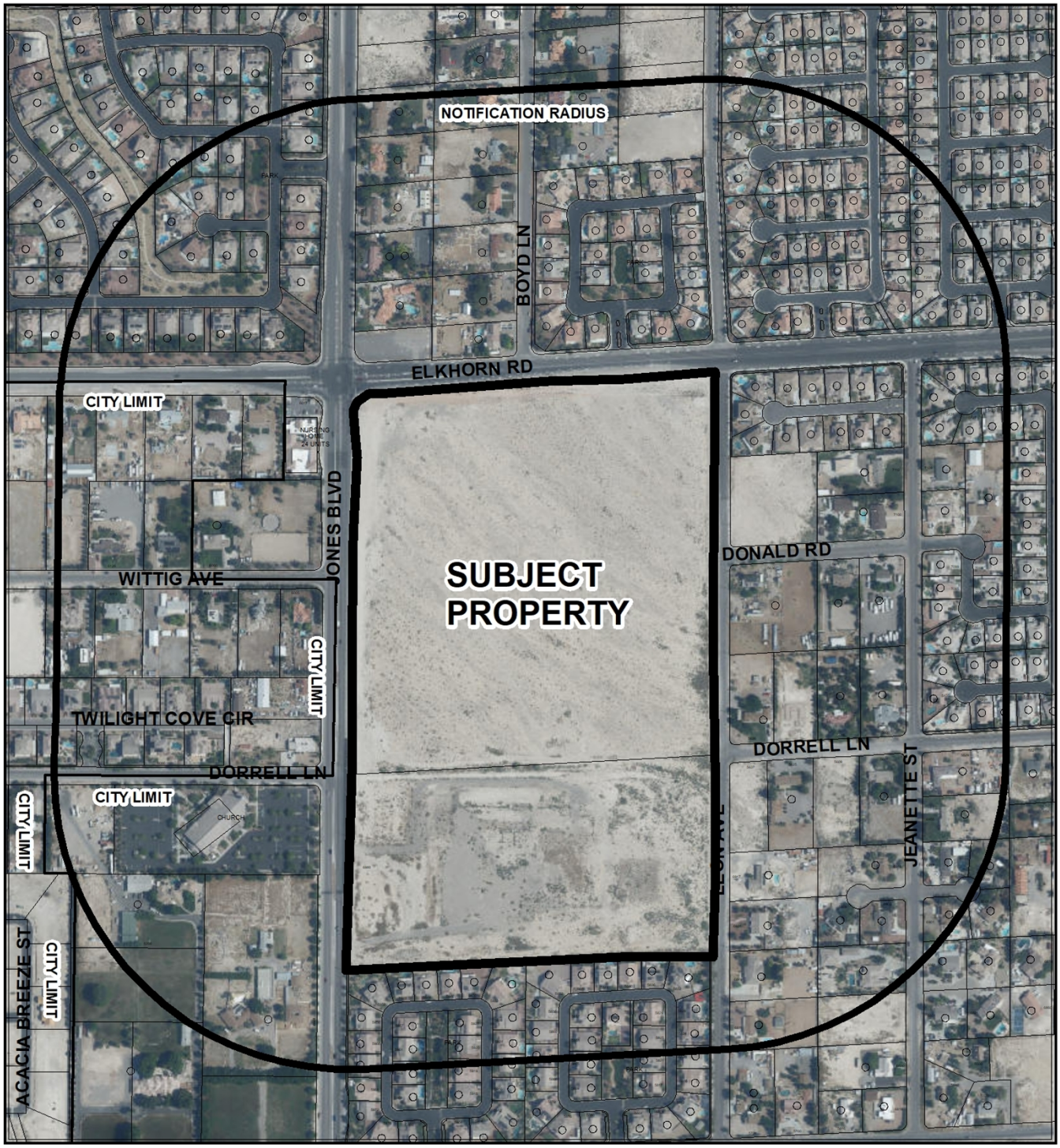
Feet

CASE: **21-0227**

RADIUS: 1000 FEET

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

N



CASE: 21-0227

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0227-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0227-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0227-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 347

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0227-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0227-TMP1) shall be required, if approved.

2. A Variance is hereby approved to allow modified cul-de-sacs where cul-de-sacs are required for private streets behind a gate; and a connectivity ratio of 1.03 where 1.30 is required.

3. Variance (VAR-75956) is hereby expunged upon final approval.

4. 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.

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

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

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

21-0227-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 (21-0227-VAR1) shall be required, if approved.

3. Tentative Map (TMP-75888) is hereby expunged upon final approval.

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. Dedicate a right turn lane on Jones Boulevard per Standard Drawing 201.1 and a 25-foot radius on the southeast corner of Jones Boulevard and Elkhorn Road. Additionally, grant a Traffic Signal Chord Easement at the southeast corner of Elkhorn Road and Jones Boulevard. Construction of the right turn lane is not required at this time.

9. Construct complete half street improvements on Jones Boulevard and Elkhorn Road meeting current City Standards adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

10. 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. Additionally, grant a minimum 30 foot wide Public Sewer Easement over the proposed sewer crossing Common Element “F” through the cul-de-sacs in the middle of the site. No trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

11. Construct a public sewer in Leon Avenue north to Donald Road. Alternatively, extend the existing public sewer line in Donald Road approximately 300-feet west of Jeanette Street and in Dorrell Lane to approximately 490-feet west of Jeanette Street at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works. Coordinate the point of sewer connection with the Sanitary Sewer Section of the Department of Public Works.

12. Excepting for the public sewer requirement, all half street improvements on Leon Avenue are hereby deferred. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 50% of the City’s bond estimate costs for all deferred improvements with the street light contribution at 25% if a service pedestal is constructed.

13. 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. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site.

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

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

17. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 199-lot single-family residential subdivision on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard.

ISSUES

- A Variance is requested to allow a Connectivity Ratio of 1.03 where 1.30 is the minimum required. Staff does not support this request.
- A Variance is requested to allow modified cul-de-sacs where full "bulb" cul-de-sacs are required. Staff does not support this request.
- The Department of Public Works approved a request to defer the installation of streetlights for the west side of Leon Avenue.

ANALYSIS

The subject site is zoned R-1 (Single Family Residential). The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 District is consistent with the policies of the existing General Plan Designation of R (Rural Density Residential) category of the General Plan. The applicant is proposing to develop a single-family residential subdivision containing 199-lots on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard. The proposed density is 3.58 dwelling units per acre where the Rural Density Residential category is limited to 3.59 dwelling units per acre.

Variance

The proposed single-family residential subdivision demonstrates one vehicular access point from Elkhorn Road, with 16 interior modified cul-de-sac streets. This has resulted in a connectivity ratio of 1.03. Connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The Connectivity Ratio is calculated as the ratio of the number of street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). For comparison purposes, a perfect street grid has a Connectivity Ratio of 2.0, while a subdivision with only cul-de-sacs has a Connectivity

Ratio of 1.0. Staff supports Title 19.04 for Complete Streets Standards, including section 19.04.040 for Connectivity, which requires a minimum Connectivity Ratio of 1.30; therefore, staff is recommending denial of the Variance request for the modified cul-de-sacs and reduced Connectivity ratio.

Tentative Map

The applicant is proposing to develop a single-family residential subdivision with 199-lots ranging in size from 6,770 square feet up to 19,663 square feet. The neighborhood consists of 16 modified cul-de-sacs, with one entry/exit on Elkhorn Road.

The submitted north/south and east/west cross sections depict a maximum grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope less than two percent is allowed a maximum four-foot retaining wall. Although not labeled, it appears there are two retaining walls less than two-feet tall along the east and west boundaries.

On April 21, 2021 the Department of Public Works approved a request to defer the installation of interior streetlights, and exterior street lights for Leon Avenue. A Condition of Approval has been added by staff for the applicant to make the appropriate amount of contributions to the City for the deferred streetlights. This will allow for the continuation of the sidewalk, curb and gutter from the southwest corner of Elkhorn and Leon to the existing sidewalk, curb and gutter located adjacent to the subject site at the southeast corner of the subject site. Staff has approved a deferral request for the streetlights on Leon Avenue. The east side of Leon Avenue will remain rural with no street improvements such as a sidewalk, curb and gutter, and no street lighting on both the east and west sides of Leon Avenue. The rural horse properties will be able to maintain their rural feel adjacent to the “horse properties” on the east side of Leon Avenue with no sidewalk that is favorable for horses, while providing the suburban residential developments on the west side of Leon Avenue the necessary sidewalks for pedestrians to safely navigate the right-of-way.

While the proposed Tentative Map meets the density and minimum lot requirements set forth by Title 19.06, staff is not able to support the Variance request for modified cul-de-sacs and reduced connectivity; therefore staff is recommending denial of the Tentative Map.

FINDINGS (21-0227-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 a gated, residential neighborhood that is not connected to the surrounding area through gated pedestrian pathways and roadways. The use of through streets instead of cul-de-sacs would allow additional access points to the neighborhood and conformance to the Title 19 requirements for connectivity. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/15/19	The City Council approved a request for a Rezoning (ZON-75886) from R-E (Residence Estates) to R-1 (Single Family Residential) on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard.
	The City Council approved a request for a Variance (VAR-75956) to allow a 1.09 Connectivity Ratio where 1.30 is required on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard.
	The City Council approved a request for a Tentative Map (TMP-75888) for a proposed 199-Lot Single-Family Residential Subdivision with Waivers to allow Non-Standard Public Street Improvements including no curb, gutter or sidewalk and no exterior streetlights for Leon Avenue where such are required for a proposed Single-Family Residential Subdivision on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard.

Most Recent Change of Ownership	
07/2019	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	
04/08/21	Staff provided the applicant a submittal checklist for the necessary applications for the proposed single-family residential subdivision.

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

Field Check	
04/18/21	Staff observed the subject undeveloped lot at the southeast corner of Elkhorn Road and Jones Boulevard. Staff also observed the existing right-of-way improvements (sidewalk, curb, gutter) located on the west side of Leon Avenue adjacent to the subject site.

Details of Application Request	
Site Area	
Gross Acres	55.52

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
			R-E (Residence Estates)
South	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Undeveloped		R-E (Residence Estates)
West	Individual Care Center	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached		
	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County

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

DEVELOPMENT STANDARDS

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

Standard	***Required/Allowed***	***Provided***
Min. Lot Size	6,500 SF	6,770 SF
Min. Lot Width	60 Feet	60 Feet
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet
Standard	***Required/Allowed***	
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	
Max. Lot Coverage	50%	

Pursuant to Title 19.06, the following standards apply:

Standards	***Required***
	Ratio
Buffer Trees: • North • East • West	 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet
LANDSCAPE BUFFER WIDTHS	
Min. Zone Width • North • East • West	 6 Feet 6 Feet 6 Feet

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways	60	N*
Leon Avenue	Local	Title 13	30	N*

**Half street improvements are required adjacent to the subject site.*

Right-of-Way Improvements:

Street	***Required***	***Provided***	***Compliance***
Jones Boulevard	Right-of-way improvements are existing with the exception of the required six-foot wide landscape buffer back-of-sidewalk.	The applicant is proposing to install the required six-foot wide landscape buffer back-of-sidewalk. Streetlights are existing.	Y
Elkhorn Road	Continue existing right-of-way improvements from the corner of Elkhorn Road and Jones Boulevard east on Elkhorn Road. These improvements consist of a five-foot wide sidewalk with six feet of landscaping.	The applicant is proposing a five-foot sidewalk, curb, gutter, and a six-foot wide landscape buffer. Streetlights included.	Y
Leon Avenue	To match existing right-of-way improvement immediately north and south of the subject site which includes a five-foot wide sidewalk with a six-foot wide landscape buffer.	The applicant is proposing a five-foot sidewalk, curb, gutter, and a six-foot wide landscape buffer. A deferral has been approved by staff for no streetlighting.	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		30	
Intersection – Internal			17
Cul-de-sac / Stub Street Terminus			12
Total		30	29
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.03***	

**A Variance is requested to allow a reduced connectivity ratio.*

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

Use	***Gross Floor Area or Number of Units***	***Required***		
		Parking Ratio	*Parking*	
			Regular	Handi-capped
Single Family, Detached	199 Dwelling Units	2 Spaces Per Dwelling Unit	398	
TOTAL SPACES REQUIRED			398	

Proposed 199 Single-Family Lots:					
Student Yield		**Elementary School**		**Middle School**	**High School**
Single-Family Units (199)		199 x 0.166		199 x 0.093	199 x 0.131
Total Additional Students		33		19	26
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Carl Elementary School	5625 Corbett Street	Kindergarten – 5th Grade	670 Students	694 Students	03/01/21
Seville Middle High School	8101 N. Torrey Pines Drive	6th – 8th Grade	1,531 Students	1,547 Students	03/01/21
Shadow Ridge High School	5050 Brent Lane	9th - 12th Grade	2,509 Students	3,160 Students	03/01/21

Carl Elementary School, Saville Middle School and Shadow Ridge High School are over capacity for the 2020-2021 school year. Carl Elementary School is at 103.58 percent, Saville Middle School is at 101.05 percent and Shadow Ridge High School is at 125.95 percent of program capacity.

Department of Public Works Traffic Study

Tentative Map for a Proposed 199-Unit Single-Family Residential Development -				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	199	12.38	2,463
AM Peak Hour			0.74	147
PM Peak Hour			0.99	197
Existing Traffic on Nearby Streets				
Elkhorn Road				
Average Daily Traffic (ADT)			7,813	
PM Peak Hour (Heaviest 60 Minutes)			625	
Jones Boulevard				
Average Daily Traffic (ADT)			15,316	
PM Peak Hour (heaviest 60 minutes)			1,225	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Elkhorn Road			16,380	
Jones Boulevard			35,490	
Summary				
This project will add approximately 2,463 trips per day on Elkhorn Road and Jones Boulevard. Currently, Elkhorn Road is at about 48 percent of capacity and Jones Boulevard is at about 43 percent of capacity. With this project, Elkhorn Road is expected to be at about 63 percent of capacity and Jones Boulevard to be at about 50 percent of capacity.				
Based on Peak Hour use, this development will add into the area roughly 197 additional cars, or about three every minute.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Jones Blvd and Elkhorn Road

Project Name Jones and Elkhorn **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 125-24-101-001 and 125-24-201-001 **Ward #** _____

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

Additional Information _____

Property Owner Ekhorn 56, LLC Contact _____

Address 500 S. Rancho Drive, Suite #2 City Las Vegas State NV Zip 89106

E-mail _____ Phone _____

Applicant Toll North LV, LLC Contact _____

Address 1140 N. Town Center Drive, #250 City Las Vegas State NV Zip 89144

E-mail _____ Phone (702) 243-9800

Representative GCW, Inc. Contact Brandi Reid

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

E-mail breid@gcwengineering.com Phone (702) 804-2109

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 Paul J. Maffey

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

Print Name PAUL J. MAFFEY MANAGER

Subscribed and sworn before me

This 31ST day of March, 20 21

_____

Notary Public in and for said County and State

Alexandria One Feather
Notary Public-State of Nevada
Appointment No. 191005801
My Appointment Expires 09-20-2023

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

21-0227
04/15/2021

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

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

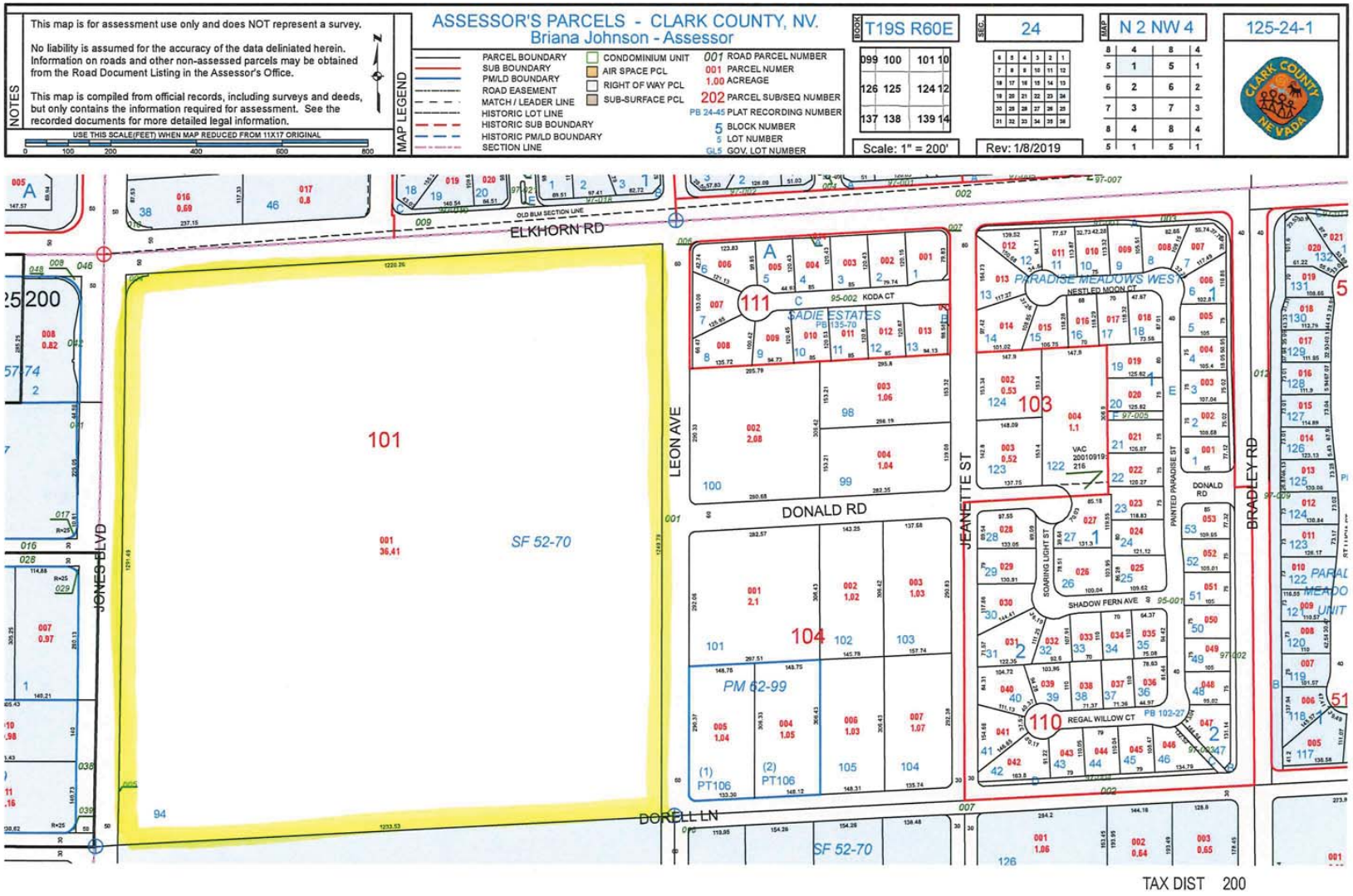
☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

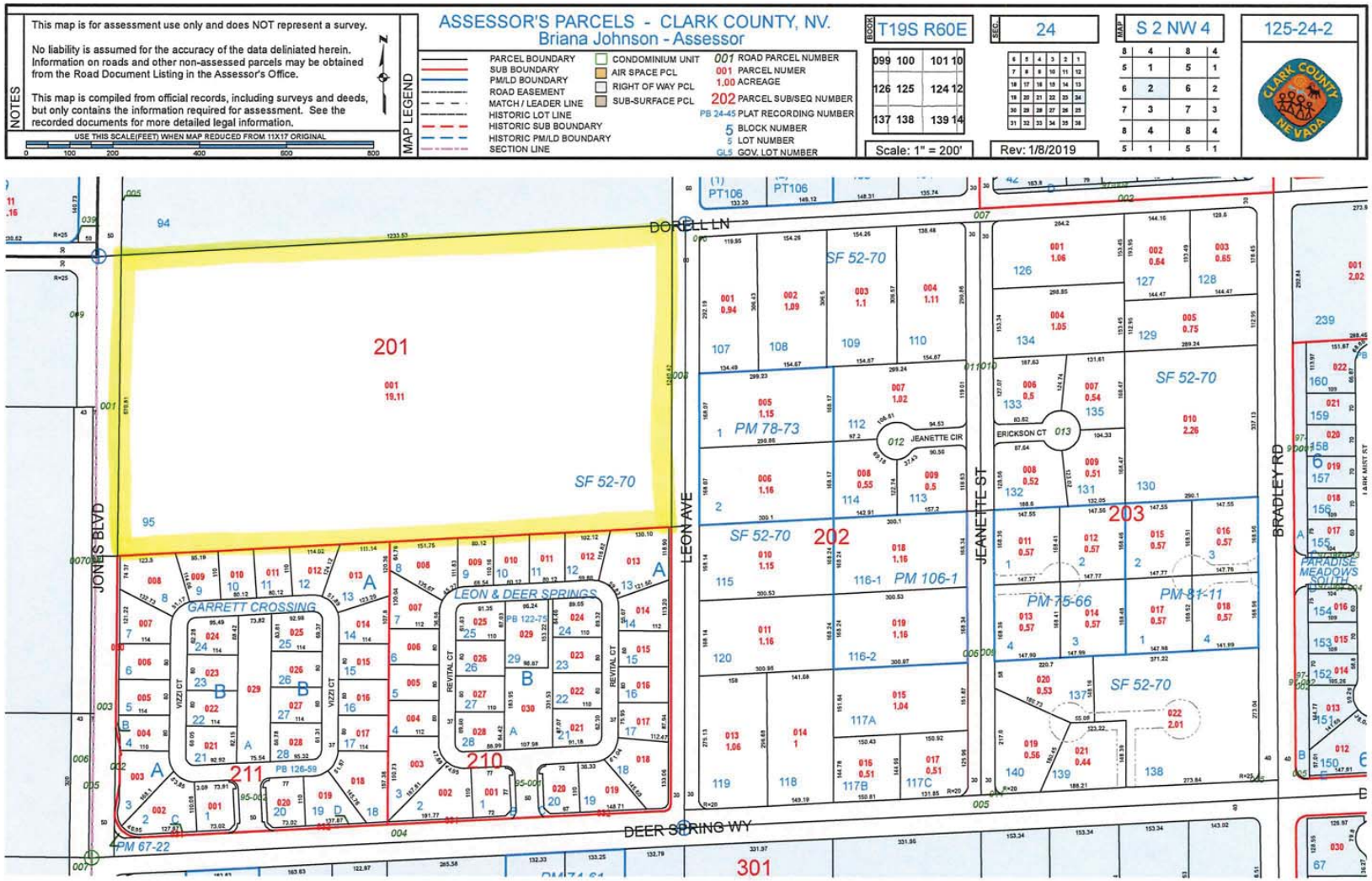
Department of Public Works Signature: Roger Bailey

Date: 4/15/2021

Public sewer, such as shown between the cul-de-sac bulbs, shall be located within a Public Sewer Easement to be Privately Maintained. They are not allowed in P.U.E.s Also, when sewer is located within and easement with other utilities, additional easement width may be required. Check with Dominic Panaligan at 702-229-2196 to ensure width is adequate.

21-0227
04/15/2021


NOTES
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
0 100 200 400 600 800
MAP LEGEND
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
BOOK T19S R60E
SEC. 24
MAP N 2 NW 4
125-24-1
Scale: 1" = 200'
Rev: 1/8/2019
ELKHORN RD
OLD BLM SECTION LINE
JONES BLVD
LEON AVE
DONALD RD
JEANETTE ST
BRADLEY RD
DORELL LN
KODA CT
SADIE ESTATES
PB 135-70
PARADISE MEADOWS WEST
NESTLED MOON CT
PAINTED PARADISE ST
DONALD RD
SCANNING LIGHT ST
SHADOW FERN AVE
REGAL WILLOW CT
PB 102-27
PM 62-99
101
104
103
111
110
SF 52-70
TAX DIST 200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USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
0 100 200 400 600 800
MAP LEGEND
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
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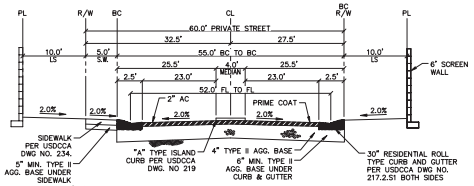
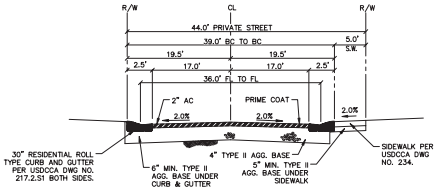
001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GLS GOV. LOT NUMBER
BOOK T19S R60E
SEC. 24
MAP S 2 NW 4
125-24-2
Scale: 1" = 200'
Rev: 1/8/2019
DORELL LN
DEER SPRING WY
JONES BLVD
LEON AVE
JEANETTE ST
BRADLEY RD
ERICKSON CT
JEANETTE CIR
GARRETT CROSSING
LEON & DEER SPRINGS
REVITAL CT
VIZZI CT
PARADISE MEADOWS SOUTH
201
202
203
210
211
301
SF 52-70
PM 78-73
PM 106-1
PM 75-66
PM 81-11
PB 122-75
PB 126-59
PM 67-22
TAX DIST 200

TENTATIVE MAP
FOR
JONES & ELKHORN
APN #125-24-101-001 & 125-24-201-001



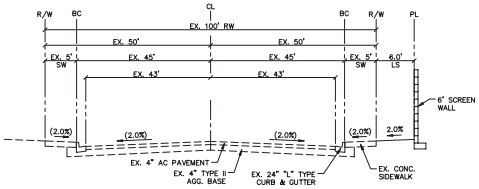
60' PRIVATE ENTRY — A

SCALE: NTS



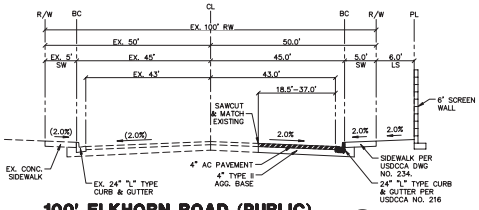
44' PRIVATE STREET — B

SCALE: NTS



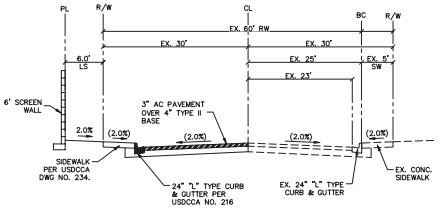
100' JONES BOULEVARD (PUBLIC) — C

SCALE: NTS



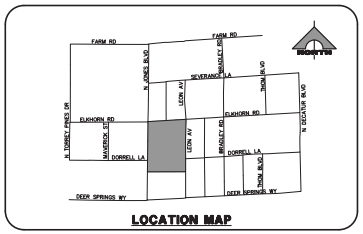
100' ELKHORN ROAD (PUBLIC) — D

SCALE: NTS

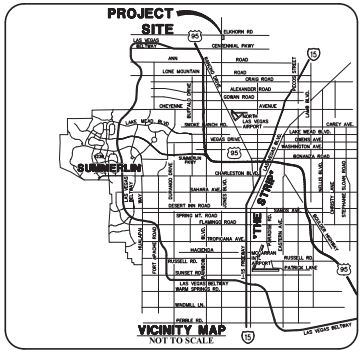


60' LEON AVENUE (PUBLIC) — E

SCALE: NTS



LOCATION MAP



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		CENTERLINE
		BOUNDARY
		STORM DRAIN MANHOLE
		SEWER MANHOLE
		SEWER LINE AND SIZE
		STORM DRAIN LINE
		WATER LINE AND SIZE
		TRAFFIC CONTROL SIGN
		STREETLIGHT
(2350')		INDEX CONTOUR
		INTERMEDIATE CONTOUR
	1	LOT NUMBER
	4.00%	SLOPE

BASIS OF BEARING

NORTH 00°40'04" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "ELV9013.3SSW6"

BEING A RIVET & PLATE NW COR. LEON AVE & ELKHORN RD.

ELEVATION: 2328.96 (FEET)
709.87 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL (DATE RE-OBSERVED: 2008)
BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

RESTRICTIVE COVENANT NOTE

A COVENANT, CONDITIONS AND RESTRICTIONS AND RESERVATION TO BE PROVIDED AT A LATER DATE.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-642-2444

FAST
Call before you UnderGround
1-702-432-6300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

NOTE

1. ALL COMMON ELEMENTS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
2. THE NEAREST WATER IS LOCATED IN ELKHORN ROAD AND LEON AVENUE ADJACENT TO THE PROJECT.
3. THE NEAREST SEWER IS LOCATED IN LEON AVENUE ADJACENT TO THE PROJECT.
4. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
5. THERE IS NO KNOWN MAPPED OR OBSERVABLE FAULTS AND FISSURES, AS WELL AS SETBACK TO ANY FAULTS.
6. THERE IS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.

SITE DATA

ZONING
EXISTING ZONING = R-1
PROPOSED ZONING = R-1
NUMBER OF LOTS = 199
NUMBER OF COMMON ELEMENTS = 11

LOT SIZE
MINIMUM LOT SIZE = 6,770 SF
MAXIMUM LOT SIZE = 19,663 SF
AVERAGE LOT SIZE = 8,577 SF

OPEN SPACE
PROVIDED = 168,775 SF

DENSITY
GROSS ACREAGE = 60.62 AC
NET ACREAGE = 55.52 AC
GROSS DENSITY = 3.28 UNIT/AC
NET DENSITY = 3.58 UNIT/AC

AVG DAILY SEWER DISTRIBUTIONS
0.0701 MGD

SETBACK REQUIREMENTS

FRONT
FRONT ENTRY GARAGE = 20 FT
SIDE ENTRY GARAGE = 20 FT
BUILDING FACE = 20 FT
PORCH = 10 FT

REAR
BUILDING FACE = 15 FT MIN
PATIO = 15 FT MIN

SIDE
INTERIOR = 5 FT
CORNER = 15 FT

PATIO COVER
REAR = 5 FT
SIDE INTERNAL = 5 FT
SIDE CORNER = 15 FT

SETBACKS SHOWN ARE THE BASE SETBACKS ESTABLISHED PER TITLE 19 SECTION 19.06.070 R1 SINGLE FAMILY RESIDENTIAL DISTRICT.

OWNER	DEVELOPER	ENGINEER
ELKHORN 56 LLC 500 S RANCHO DRIVE, SUITE 2 LAS VEGAS, NV 89106	TOLL BROTHERS 1140 N TOWN CENTER DR LAS VEGAS, NV 89144 (702) 243-9800	GCW, INC. 1555 S. RAINBOW BLVD LAS VEGAS, NV 89146 (702) 804-2000

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

LEGAL DESCRIPTION

PARCEL 1:
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY 50.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK, STATE OF NEVADA BY DEED RECORDED JUNE 6, 1972 AS INSTRUMENT NO. 195505 IN BOOK 236 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE EASTERLY 30.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK, STATE OF NEVADA BY DEED RECORDED OCTOBER 19, 1973 AS INSTRUMENT NO. 333054 IN BOOK 374 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THE NORTHERLY 50.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE COUNTY OF CLARK, STATE OF NEVADA BY DEED RECORDED JANUARY 17, 1974 AS INSTRUMENT NO. 354079 IN BOOK 395 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED JULY 31, 2003 IN BOOK 20030731 AS INSTRUMENT NO. 03598 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO SHOWN AS LOT 94 OF THAT CERTAIN RECORD OF SURVEY OF THE DECATUR ALIGNMENT IN FILE 52 OF SURVEYS, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

LOT 95 OF THAT CERTAIN RECORD OF SURVEY OF THE DECATUR ALIGNMENT IN FILE 52 OF SURVEYS, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FLOODZONE

THIS PARCEL IS NOT LOCATED IN A 100-YEAR FLOOD ZONE OR AFFECTED BY A LOMR.

Planning Commission - Page 673

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP	DATE
							04/15/2021

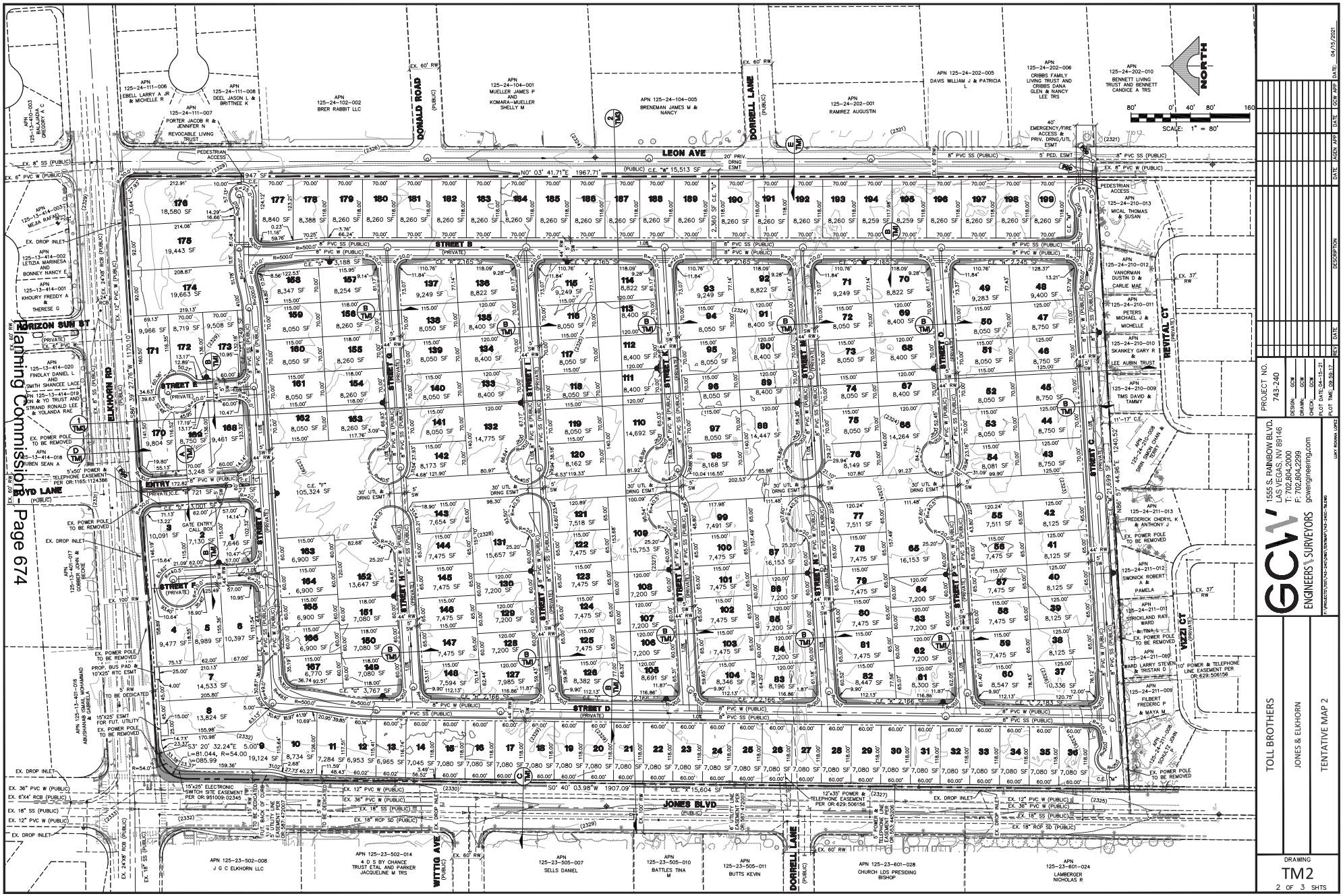
PROJECT NO. 743-240
DESIGN: GCW
DRAWN: GCW
CHECK: GCW
PLOT DATE: 04-15-21
PLOT TIME: 11:12:26

GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
ENGINEER'S SURVEYORS gcwengineering.com

F:\PROJECTS\700\743-240\DWG\TENTMAP\743-240C-TM1.DWG
LUKY ROXANA LOPEZ

TOLL BROTHERS
JONES & ELKHORN
TENTATIVE MAP 1

DRAWING
TM1
1 OF 3 SHTS



Planning Commission Page 674

TOLL BROTHERS
JONES & ELKHORN
TENTATIVE MAP 2

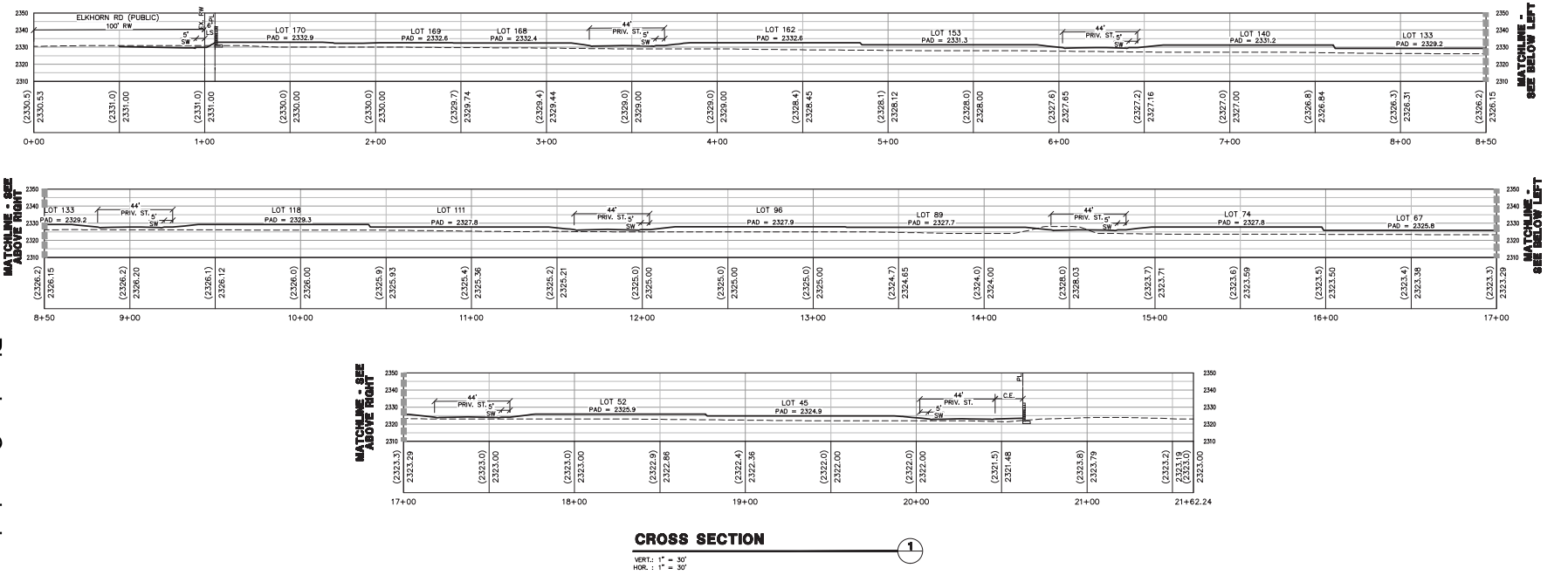
GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
ENGINEER'S SURVEYORS gcwengineering.com

PROJECT NO. 743-240
DESIGN: GCW
DRAWN: GCW
CHECK: GCW
PLOT DATE: 04-15-21
PLOT TIME: 09:59:17

REV	DATE	DESCRIPTION	AGEN APP	DATE	GCW APP	DATE

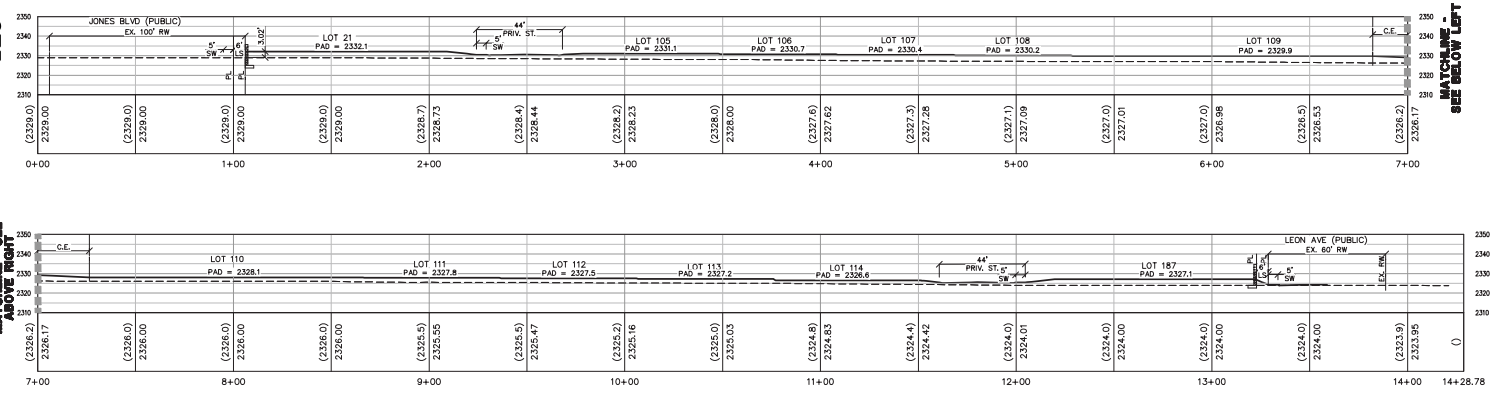
DATE: 04/15/2021

DRAWING
TM2
2 OF 3 SHTS



CROSS SECTION 1

VERT.: 1" = 30'
HOR. : 1" = 30'



CROSS SECTION 2

VERT.: 1" = 30'
HOR. : 1" = 30'

21-0227
04/15/2021

Planning Commission - Page 675

30' 0' 15' 30'
SCALE: 1" = 30'

REV'D	DATE	DESCRIPTION	DATE	AGEN APPT	DATE	GCW APP	DATE

PROJECT NO. 743-240
DESIGN: GCW
DRAWN: GCW
CHECK: GCW
PLOT DATE: 04-14-21
PLOT TIME: 14:04:11

GCW ENGINEER'S SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\743-240\DWG\TENTMAP\743-240C-SEC.DWG

KORMAN LEE

TOLL BROTHERS

JONES & ELKHORN

TENTATIVE MAP 3

DRAWING
TM3
3 OF 3 SHTS

DATE 04/14/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

04/18/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

04/18/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

04/18/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
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04/18/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
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04/18/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
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04/18/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

04/18/2021



21-0227-VAR1 AND 21-0227-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC
SOUTHEAST CORNER OF ELKHORN ROAD AND JONES BOULEVARD

04/18/2021

743-240

March 31, 2021

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

RE: Tentative Map
Jones & Elkhorn
APN: 125-24-101-001 & 125-24-201-001

Gentlemen:

On behalf of our client, Toll Brothers, GCW respectfully requests your acceptance and review of the above referenced project Tentative Map.

Jones and Elkhorn is located at the southeast corner of Jones and Elkhorn in the City of Las Vegas (CLV). The Tentative Map shows one entry with ingress and egress coming off of Elkhorn. All proposed streets are to be private streets with sidewalk on one side and the project is gated.

Project History:
The project was previously approved on April 9, 2019 by the CLV Planning Commission for:

a. Zone Change, ZON-75886 to R-1 from R-E.
b. Variance, VAR-75956 for Connectivity Ratio of 1.09 where 1.3 is the required.
c. Tentative Map, TMP-75888

The previous Tentative Map was approved for 199 single family residential units, with lot sizes ranging from 6,500 square feet up to 18,887 square feet. The site does not allow for any interior open spaces.

Current Tentative Map:
Our client is requesting for the Variance and Zone Change to be in place, and would like to revise the Tentative Map to better fit the products.

The Tentative Map submitted shows the same number of units, 199 single family residential units on 55.37 acres, with lot size ranging from 6,900 square feet to 25,154 square feet. The average lot size is 8,628 square feet. These lot sizes square footages are bigger than what was previously approved. The density for the site remains unchanged, 3.59 dwelling units per acre.

As mentioned above, this Tentative Map shows only one ingress and egress and it is on Elkhorn. All interior streets are private. The interior perimeter streets create a loop street system, with cul-de-sac streets make up the remainder of the streets. For the existing neighbors to the south,

21-0227
04/15/2021

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

there is an approximate 14 feet wide landscape buffer, followed by a street that is 44 feet wide. This creates a buffer and a separation that the previously approved Tentative Map did not.

Lastly, as you enter the project through the gate, there will be open space of 104,033 square feet, and will run through the entire middle of the project. The intent of this open space is to provide amenity, such as walking trail and green space that the previous Tentative Map does not have.

Overall, the proposed revised Tentative Map will have bigger lot sizes, landscape buffer for the existing neighbors, cul-de-sac streets, better connectivity within the proposed community, and big open space. These are the benefits to the existing and future residential that the previous Tentative Map did not provide.

Please review and approve this Tentative Map. If this Tentative Map is to be approved, we would like to expunge the exiting Tentative Map, TMP-75888.

We appreciate your review and consideration. Please give me a call at 702-804-2118 if you have any questions or comments.

Cordially,

GCW, Inc.



Gia D. Nguyen, P.E.
Senior Vice President

21-0227
04/15/2021

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 05/04/2021 **Application Number** 21-0227-TMP1 **Entity** LV

Company Name GCW, Inc.

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 804-2109 **Mobile** **Fax** **Email**

Project Name Jones and Elkhorn

Project Description 199 Single Family Lots

APN's 125-24-101-001 and 125-24-201-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	199	x 0.166=	33	x 0.093 =	19	x 0.131 =	26
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			33		19		26

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Carl ES	5625 Corbett St.	K-5	670	694	3/1/2021
Saville MS	8101 N. Torrey Pines Dr	6-8	1531	1547	3/1/2021
Shadow Ridge HS	5050 Brent Lane	9-12	2509	3160	3/1/2021

*** CCSD Comments** Carl ES, Saville MS and Shadow Ridge HS are over capacity for the 2020-2021 school year. Carl ES is at 103.58%, Saville MS is at 101.05% and Shadow Ridge HS is at 125.95% of program capacity.

☐ Approved ☐ Disapproved

Nora Lares

From: noreply@formstack.com
Sent: Monday, May 31, 2021 7:55 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.**

Planning Commission - Page 687

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 05/31/21 7:55 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0227
Position:	I OPPOSE the project and all related applications.
Name:	Carol Arner
Residential or Business Address:	7212 Rustic Meadow St Las Vegas, NV 89131

26a-b P
Pg 1 of 2

Comments:	I'm opposed to the Leon Avenue improvements deferral related to this project.

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

2Coa-b
Pg 2of2

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

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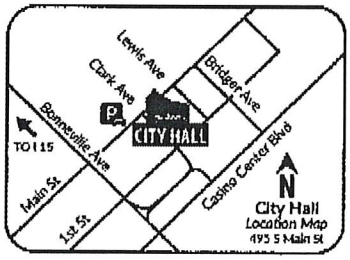
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0227 and 21-0227-VAR1 and 21-0227-TMP1
Planning Commission Meeting of **06/08/2021**

21-0227
12514810007
MCBRIDE KEVIN M & CRY
6013 JUBILEE GARDENS A
LAS VEGAS NV 89131-2333

Submitted after final agenda

2(e)(a-b) P

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

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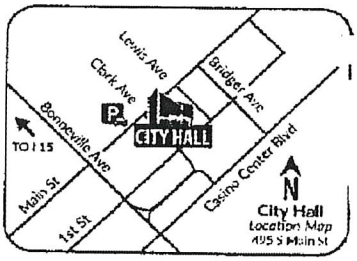

I object for the following reasons:

1. You are using are exiting wall and not installing a wall yourself (as per the ordinal plans
2. Why are you not building single stories throughout Eagle Canyon East and West
3. It is extremely difficult for us to make a left turn from Deer Springs to Jones and Now you're going to approximately 400 cars on Jones

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0227 and 21-0227-VAR1 and 21-0227-TMP1
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21-0227
12524211014
ABREU EDGAR F & MARIE R
59218 VIZZI CT
LAS VEGAS NV 89131

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City of Las Vegas

89131$2557 C048

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City of Las Vegas
Department of Planning
495 South Main Street
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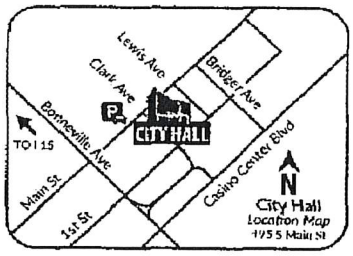

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0227 and 21-0227-VAR1 and 21-0227-TMP1
Planning Commission Meeting of **06/08/2021**

I don't understand why: Eagle Canyon East has single story houses behind them and Eagle Canyon West has two story homes, when all homes on the Southside are affected, to include the Westside.
I live at 5940 Vizzi Ct and the plans we signed off on assured us of single story homes behind us and beside us.

Why all the consideration for all the homes along Leon getting single story homes, when it only impacts 4 homes, two of which do not face the Elkhorn Jones property wall.

It is not okay for Toll Brothers to destroy our view of the mountains,

21-0227
12524211011
STRICKLAND RAY WARD & TINA L
5940 VIZZI CT
LAS VEGAS NV 89131

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City of Las Vegas

26 (a-b) P

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Department of Planning
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Las Vegas, Nevada 89101

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0227 and 21-0227-VAR1 and 21-0227-TMP1
Planning Commission Meeting of **06/08/2021**

21-0227
12523502006
COMPTON ARNOLD L & KELLI
6065 ELKHORN RD
LAS VEGAS NV 89131-3019

26(a-b) P

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

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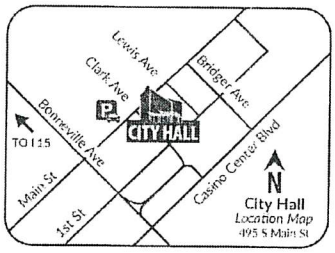

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Please use available blank space on card for your comments.

21-0227 and 21-0227-VAR1 and 21-0227-TMP1
Planning Commission Meeting of **06/08/2021**

21-0227
12524211009
FILBERT FREDERIC P & MAYA M
5948 VIZZI CT
LAS VEGAS NV 89131-2858

35 DRDFMP1 89131

Application Information

21-0227 - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ELKHORN 56, LLC - For possible action on the following Land Use Entitlement project requests on 55.52 acres on the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-1 (Single Family Residential) Zone, Ward 6 (Fiore).

21-0227-VAR1 - VARIANCE - TO ALLOW MODIFIED CUL-DE-SACS WHERE CUL-DE-SACS ARE REQUIRED FOR PRIVATE STREETS BEHIND A GATE; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED

21-0227-TMP1 - TENTATIVE MAP - JONES & ELKHORN - FOR A PROPOSED 199-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW THE DEFERRAL OF HALF-STREET IMPROVEMENTS FOR LEON AVENUE

Concept continues no change and ignores surrounding residents issues. Previous approved requests have been ignored and changed with no consideration.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*06/08/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

26(a-b) P

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

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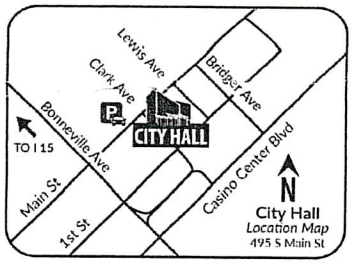

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0227 and 21-0227-VAR1 and 21-0227-TMP1
Planning Commission Meeting of **06/08/2021**

21-0227
12514810003
SLOAN D E & M A FAM REV LIV TR
SLOAN DANIEL E & MILDRED A TRS
7216 COVINGTON GARDENS ST
LAS VEGAS NV 89131-2329

35 DROPMP1 89131

26(a-b) A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
26a

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

SUBJECT:
21-0227-VAR1 - VARIANCE - TO ALLOW MODIFIED CUL-DE-SACS WHERE CUL-DE-SACS ARE REQUIRED FOR PRIVATE STREETS BEHIND A GATE; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED

May go to City Council on: 07/21/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: June 8, 2021

Agenda Item No.:
26b

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

SUBJECT:
21-0227-TMP1 - TENTATIVE MAP - JONES & ELKHORN - FOR A PROPOSED 199-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW THE DEFERRAL OF HALF-STREET IMPROVEMENTS FOR LEON AVENUE

May go to City Council on: 07/21/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: June 8, 2021

Agenda Item No.:
27

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

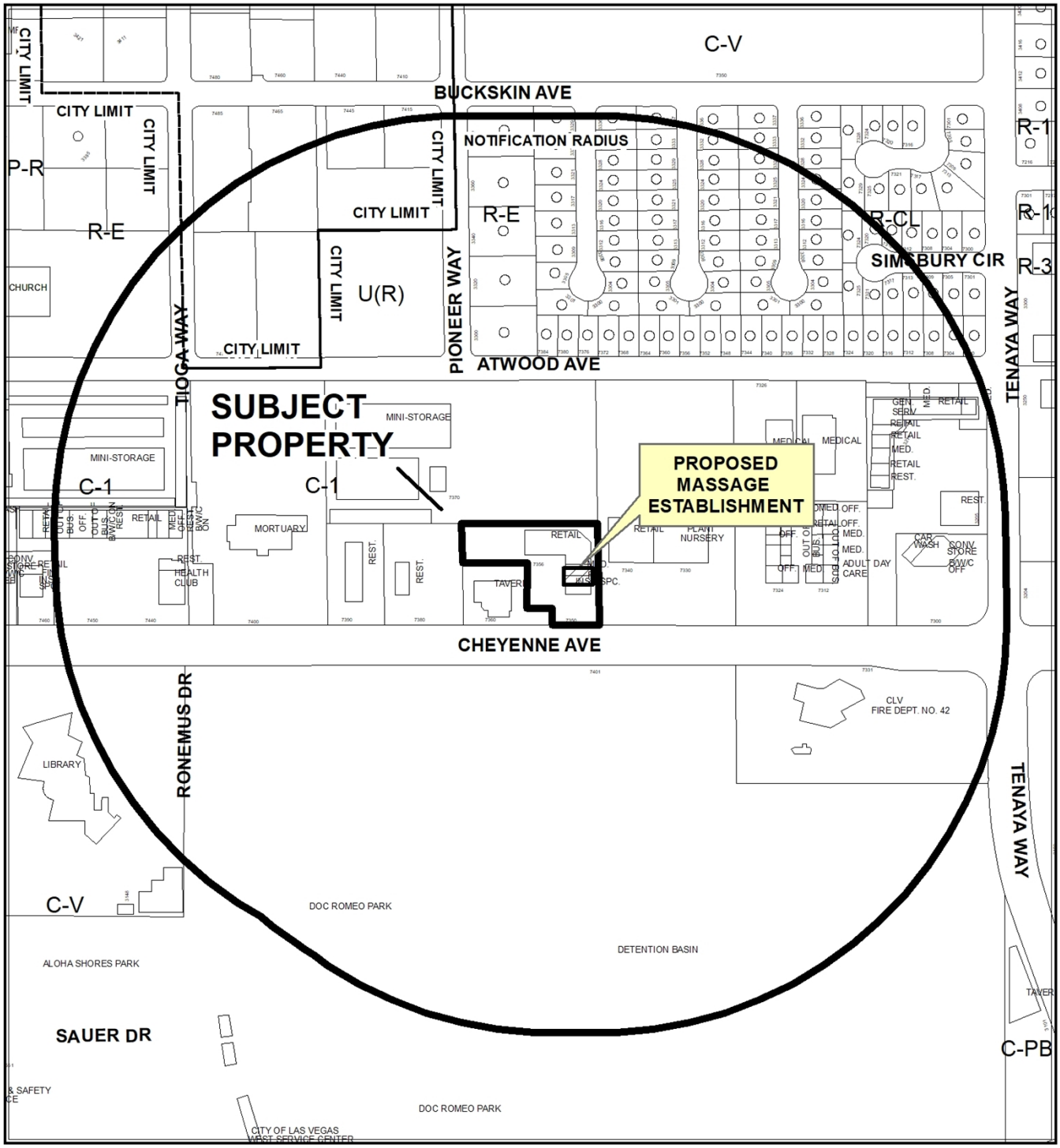
SUBJECT:
21-0228 - PUBLIC HEARING - APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC - For possible action on the following Land Use Entitlement project requests on 1.31 acres at 7350 West Cheyenne Avenue, Suite #102 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). 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.	1	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 21-0228-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Protest Postcard and Documentation Not Vetted - Protest Comments



CASE: **21-0228**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C (COMMERCIAL)



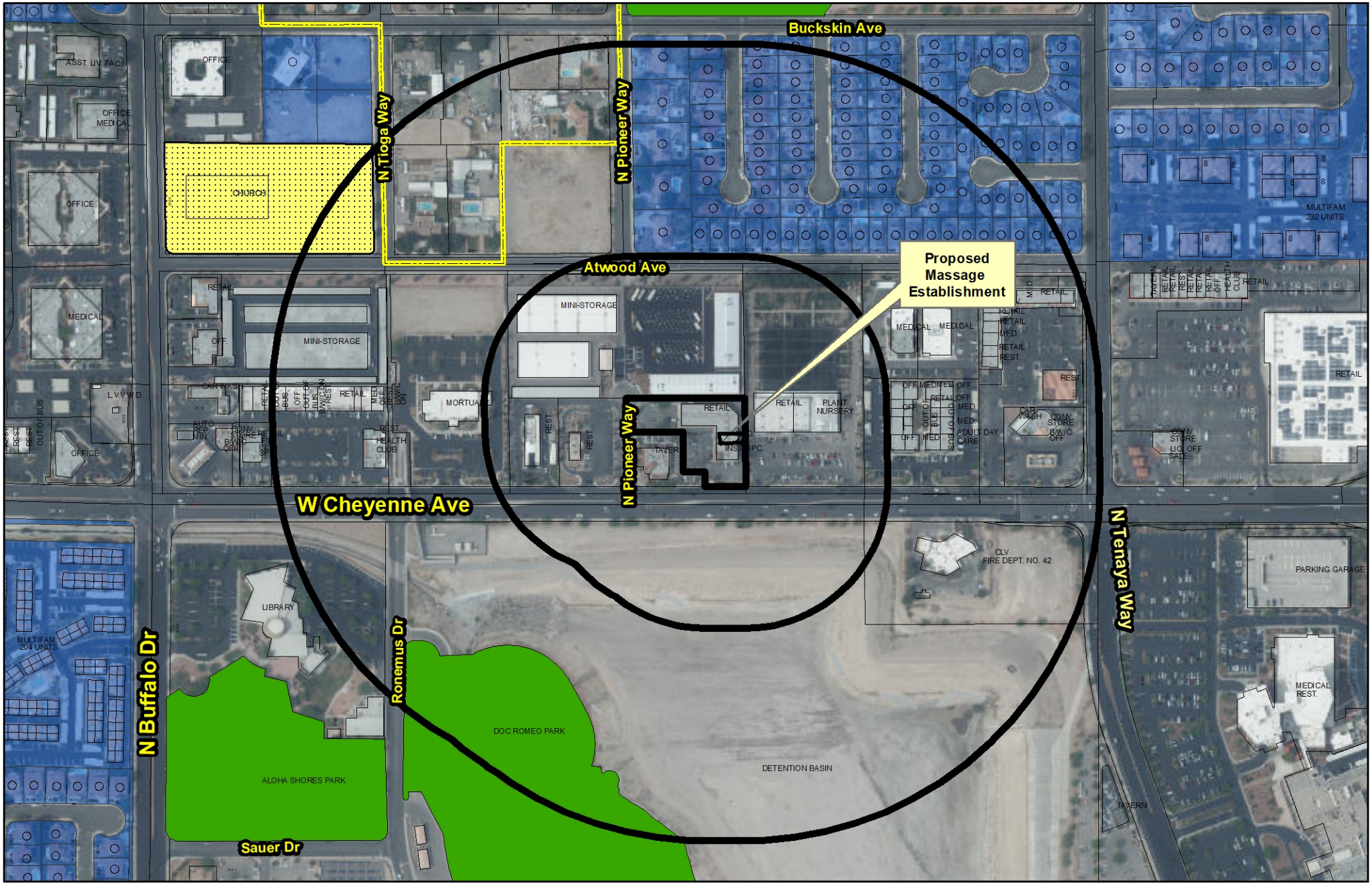
0 280 560 Feet

CASE: **21-0228**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C (COMMERCIAL)

N



21-0228-SUP1

Massage Establishment

Business Licenses

- Massage Establishment

Protected Uses

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

- Subject Property
- Residential Property
- 400' & 1000' Buffer

N

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

Date: Monday, May 10, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0228-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0228-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0228-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 121

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

21-0228-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to provide zero additional parking spaces where eight are required for an existing parking impaired site.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0228-SUP1) shall be required, if approved

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

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

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

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

21-0228-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0228-VAR1) shall be required, if approved.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 1,155 square-foot Massage Establishment at 7350 West Cheyenne Avenue, Suite #102.

ISSUES

- A Variance is requested to provide zero additional parking spaces where eight are required for an existing parking impaired site.
- The Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit.

ANALYSIS

The subject tenant space is located within West Cheyenne Plaza at the northeast corner of West Cheyenne Avenue and North Pioneer Way. The subject site is zoned C-1 (Limited Commercial). The applicant is requesting a Special Use Permit to allow a Massage Establishment within Suite #102, a 1,155 square-foot suite within the existing 19,672 square-foot commercial center. This suite was last used as an insurance office up until October 2016, when the business license had expired.

The Massage Establishment use is defined as “A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the “accessory massage,” as defined in this Title.” The Minimum Special Use Permit Requirements for this use include:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   The proposed Massage Establishment will be subject to licensing and regular inspection, thus protecting the public, health, safety, and general welfare and ensuring compliance with all applicable code requirements.

2. The use must be located on a secondary thoroughfare or larger.

   Site access is provided by Cheyenne Avenue, a 100-foot primary arterial thoroughfare, which is adequate in size to meet this requirement.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

   There are no protected uses within 400 feet of the subject site when measured from property line to property line. The subject site is 409 feet away from residentially zoned properties to the north and 531 feet away from a City park to the southwest.

4. The use may not be located within 1000 feet of any other massage establishment.

   There are no other massage establishments within 1,000 feet of the subject site. The nearest massage establishment, located at 2911 North Tenaya Way, is 1,195 feet away from the subject site.

5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

   In the submitted justification letter date stamped on 04/19/21, the applicant states that the hours of operation will be 6:00 AM to 10:00 PM, thereby meeting this requirement.

In April 1995, the Board of Zoning Adjustments approved a Variance (V-0050-95) to allow a reduction to the provided parking within the commercial center allowing 101 parking spaces where 138 are required. Based on current tenant occupants, the subject site is in compliance with this parking impaired requirement.

The subject tenant space was last used as an insurance office up until October 2016, when the business license had expired. From a parking perspective, the proposed Massage Establishment is more intensive for the parking requirements of the subject site. As an insurance office, the 1,155 square-foot suite required four parking spaces, or one space for every 300 square feet of gross floor area based on the Office, Other than Listed use parking requirement. The Massage Establishment use requires two parking spaces for every massage room, table, or chair and providing a minimum of six spaces. Based on the floor plan date stamped on 04/19/21, the applicant is proposing five massage rooms. No addtitional parking spaces are proposed.

While the proposed Massage Establishment has met all the minimum Special Use Permit requirements, the proposed use requires a more intensive parking requirement, increasing the existing parking impairment. No substantial evidence has been presented to warrant the requested Variance. Staff finds that the applicant has created a self-imposed hardship by developing the site without complying with the Title 19 development standards. Therefore, staff recommends denial of this request.

FINDINGS (21-0228-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 a land use that exceeds the parking requirements for the subject site. A less intensive commercial parking use would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0228-SUP1)

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

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

The proposed Massage Establishment would occupy a suite within a commercial center. As the proposed use has met the distance separation requirements from protected land uses, the proposed use can be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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 center, which was designed to accommodate a wide variety of commercial uses including the proposed Massage Establishment use. The proposed Massage Establishment requires a more intensive parking requirement further deviating the existing parking impairment

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 by Cheyenne Avenue a 100-foot Primary Arterial, 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.

The proposed use has met all of the minimum Special Use requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/03/89	The City Council approved a Petition to Annex (A-0001-89(A)) for approximately 14.21 acres located on the north side of Cheyenne Avenue, approximately 660 feet east of Buffalo Drive.
03/09/95	The Planning Commission approved a proposed Plot Plan and Building Elevation Review (Z-0061-89(7)) for a retail and commercial center at the northeast corner of Cheyenne Avenue and Pioneer Way.
04/25/95	The Board of Zoning Adjustments approved a Variance (V-0050-95) to allow 101 parking spaces where the proposed uses required 138 parking spaces.
11/15/95	The City Council approved a Special Use Permit (U-0101-94) to allow a proposed Tavern-Limited Establishment in conjunction with a proposed restaurant at 7374 West Cheyenne Avenue. The Board of Zoning Adjustments recommended approval.
03/07/07	The City Council approved a Special Use Permit (SUP-18691) for a proposed Auto Title Loan Establishment and a Waiver of the 1,000-foot distance separation requirement from another Financial Institution, Specified at 7350 West Cheyenne Avenue, Suite #111 and #112. Planning Commission recommended approval while staff recommended denial.
05/19/10	The City Council approved a Special Use Permit (SUP-37624) to add a Jewelry Store, Class III Use within an existing 2,400 square-foot Auto Title Loan Establishment at 7350 West Cheyenne Avenue, Suite #112. Planning Commission and staff recommended approval.
06/02/21	The City Council is scheduled to hear a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from: various categories to: TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
03/01/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/20/16	A Business License (G64-06400) was issued for clothing and accessory sales at 7350 West Cheyenne Avenue, Suite #108. The license is currently active and set to expire on 03/01/21.
12/05/17	A Business License (G65-08579) was issued for a nail salon at 7350 West Cheyenne Avenue, Suite #104. The license is currently active and set to expire on 12/01/21.
06/07/18	A Business License (P66-00135) was issued for new and used firearm and ammunition sales at 7350 West Cheyenne Avenue, Suite #101. The license is currently active and set to expire on 06/01/21.
12/07/18	A Business License (G66-02801) was issued for orthopedic and prosthetic product sales at 7350 West Cheyenne Avenue, Suite #110. The license is currently active and set to expire on 06/01/21.
	A Business License (G66-08288) was issued for a medical firm at 7350 West Cheyenne Avenue, Suite #110. The license is currently active and set to expire on 12/01/21.

Pre-Application Meeting	
01/11/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a Massage Establishment Use at the subject site.
04/12/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a Massage Establishment Use at the subject site.

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

Field Check	
05/05/21	A routine field check was conducted by staff; staff found an existing commercial center with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.31

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
	General Personal Service		
	Pet Shop		
	General Retail, Other than Listed		
	Office, Medical, or Dental		
	Check Cashing Service, Limited		
	Liquor Establishment Tavern		
North	Mini-Storage Facility		
South	Detention Basin	PF (Public Facilities)	C-V (Civic)
East	General Retail, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	Restaurant		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails (Cheyenne Avenue – Proposed Shared Use Path)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Cheyenne Avenue	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	
Massage Establishment	1,155 SF 5 rooms	2 per massage room	10				
General Personal Service	1,110 SF	2 per chair	12				
Pet Shop	1,600 SF	1 per 175 SF	10				
General Retail, Other than Listed	3,841 SF	1 per 175 SF	22				
Office, Medical, or Dental	1,507 SF	1 per 200 SF	7				
Check Cashing Service, Limited	2,522 SF	1 per 250 SF	10				
Liquor Establishment Tavern	3,301 SF 2,201 SF	1 per 50 SF 1 per 200 SF	66 11				
TOTAL SPACES REQUIRED			147		101		N
Regular and Handicap Spaces Required			142	5	96	5	N
Percent Deviation			31%				

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	
Required Parking V-0050-95			101				
Proposed Massage Establishment	5 rooms	2 per massage room	10				
Previous Use (Office Other than Listed)	1,155 SF	1 per 300 SF	-4				
TOTAL SPACES REQUIRED			107		101		N
Regular and Handicap Spaces Required			102	5	96	5	N
Percent Deviation			5.9%				

**In April 1995, the Board of Zoning Adjustment approved a Variance (V-0050-95) to allow 101 parking spaces where the proposed uses required 138 parking spaces.*

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) 7350 West Cheyenne Ave Suite #102, Las Vegas, NV 89129

Project Name 7 Star Massage LLC **Proposed Use** Massage Establishment Use

Assessor's Parcel #(s) 138-10-403-031 **Ward #** 4 - ANTHONY

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

Additional Information This is a Special Use Permit application for a Massage Establishment Use.

Property Owner FREANEL & SON CHEYENNE, LLC Contact FRED STAMM

Address 125 SILVER OAK TERRACE City ORINDA State CA Zip 94563

E-mail fjstamm.new@outlook.com Phone (925) 285-4918

Applicant Xiaoxin Ren Contact _____

Address 7165 Purple Iris Ave City Las Vegas State NV Zip 89117

E-mail 7stars3170@gmail.com Phone (626)566-5044

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 Frederick J Stamm

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

Print Name FREDERICK J. STAMM

Subscribed and sworn before me

This _____ day of _____, 20 1/14/2021

Notary Public in and for said County and State

21-0228
04/19/2021

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA

Subscribed and sworn to (or affirmed) before me on this 14th day of APRIL, 2021,
Date *Month* *Year*
by
(1) FREDERICK J STAMM
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

JOSEFINA ADORABLE-EDMAN Comm. #2277325-Mfr. #NNA1 Notary Public CALIFORNIA Contra Costa County My Comm. Exp. Mar 11, 2023

Seal
Place Notary Seal Above

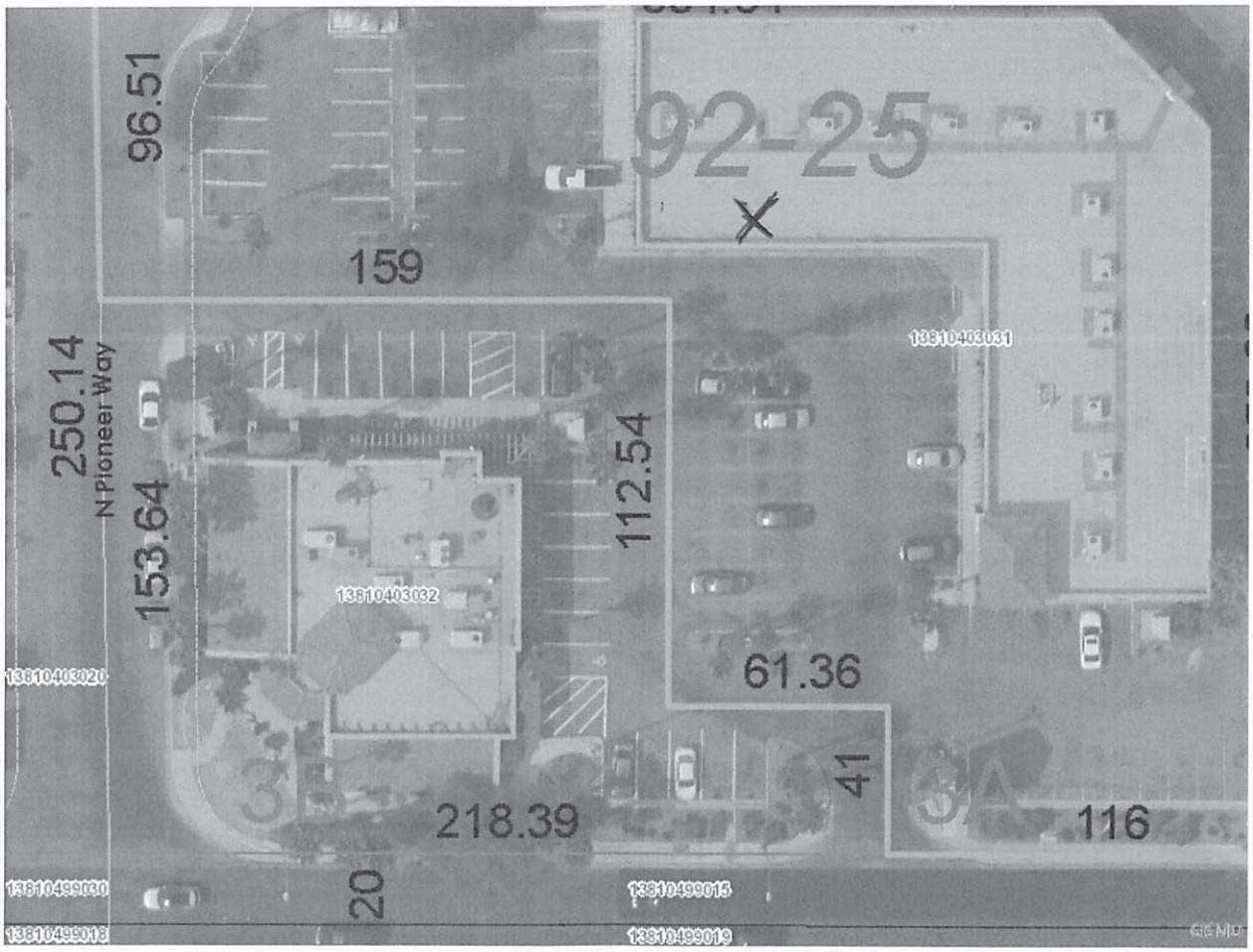
OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: DEPT OF PLANNING Document Date: 4/14/2021
Number of Pages: 1 Signer(s) Other Than Named Above: NA

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

21-0228
04/19/2021



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 04/19/2021

N
S
E
W

Property Information

Parcel:	13810403031
Owner Name(s):	FREANEL
Site Address:	7350 W CHEYENNE AVE
Jurisdiction:	Las Vegas - 89129
Zoning Classification:	Limited Commercial District (C-1)
Planned Landuse:	

Misc Information

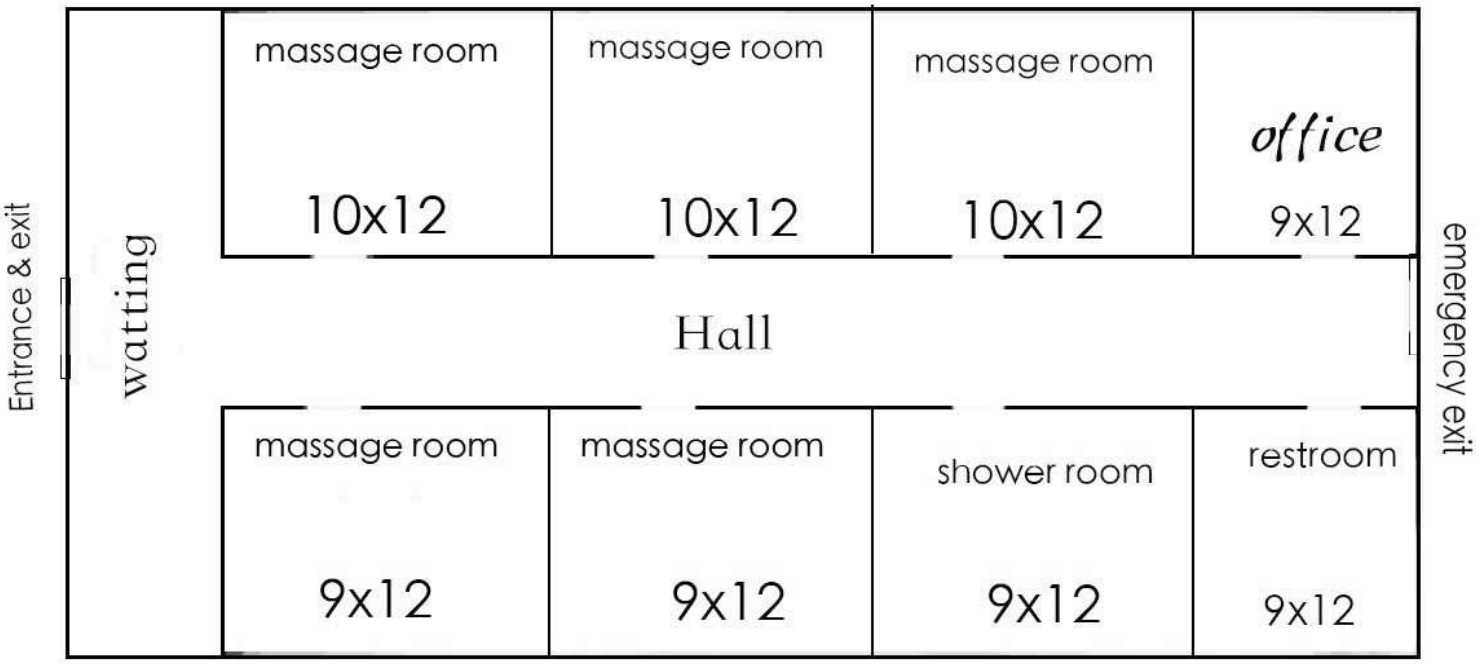
Subdivision Name:	PARCEL MAP FILE 92 PAGE 25		
Lot Block:	Lot:3A Block:	**Construction Year:**	1997
Sale Date:	09/2003	**T-R-S:**	20-60-10
Sale Price:	$3,090,000	**Census tract:**	3411
Recorded Doc Number:	20050301 00002635	**Estimated Lot Size:**	1.31
Flight Date:	Mar.16.2019		

Elected Officials

Commission:	C - Ross Miller (D)	**City Ward:**	4 - Stavros S. Anthony
US Senate:	Jacky Rosen, Catherine Cortez-Masto	**US Congress:**	4 - Steven A. Horsford (D)
State Senate:	6 - Nicole Cannizzaro (D)	**State Assembly:**	37 - Shea Backus (D)
School District:	E - Lola Brooks	**University Regent:**	7 - Mark Doubrava
Board of Education:	4 - Mark Newburn	**Minor Civil Division:**	Las Vegas

21-0228
04/19/2021

FLOOR PLAN - 7 STARS MASSAGE



Max Capacity : 20



21-0228
04/19/2021



21-0228-VAR1 AND 21-0228-SUP1 - APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC

7350 WEST CHEYENNE AVENUE, SUITE #102

05/05/2021



21-0228-VAR1 AND 21-0228-SUP1 - APPLICANT: 7 STARS MASSAGE, LLC - OWNER: FREANEL & SON CHEYENNE, LLC

7350 WEST CHEYENNE AVENUE, SUITE #102

05/05/2021

Stars Massage LLC
7350 W Cheyenne Ave #102
Las Vegas, NV 89129
626-566-5044
7stars3170@gmail.com

December 22, 2020

Planning and Development Department
City of Las Vegas
731 4th South Street
Las Vegas, NV 89101

RE: Justification Letter
Application for Speacial Use Permit
For the Property Located 7350 W Cheyenne Ave #102 Las Vegas, NV 89129
Parcel #138-10-403-031

To Whom It May Concern:

This letter is written to respectfully request for a Special Use Permit for the the applicant, 7 Stars Massage LLC and shall serve as the required justification letter for the Site Development Plan Review.

The location is on 7350 W Cheyenne Ave #102, Las Vegas, NV 89129 for a proposed Massage Establishment. The subject property lies at the Cheyenne Plaza.

The attached Site Development Review and Special Use Permit application seek approvals for:

- A Massage Establishment
- Hours of Operation will be Sunday to Saturday 6:00am to 10:00pm
- 1155 sq feet on total for
- 3 massage room with 120 sq feet,
- 3 massage room with 108 sq feet,
- 1 manager's office 108 sq feet
- a restroom of 108 sq feet.

The proposed development will facilitate the creation of a massage establishment for people on surrounding areas to get a massage and relax. The proposed use will be conducted in a manner that is harmonious and compatible with the existing surrounding land use, and with future surrounding land uses as projected by the General Plan. There will be a manager on duty on all the hours of operation and a 2-3 license massage thereapist on the premises at all

21-0228
04/19/2021

times. The proposed Approval of the Special Use Permit at the site will not be inconsistent with or compromise the public health safety and welfare or the overall objectives of the General Plan.

We greatly appreciate your time and effort in the review of this Special Use Permit proposal. If you have any questions or require further information, Please do not hesitate to contact me at 626-566-5044.

Sincerely,

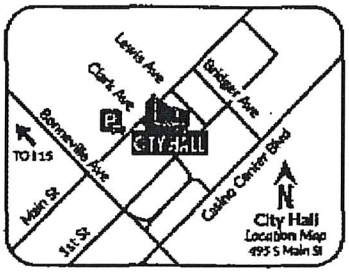
Xiaoxin Ren
Managing Member/ Manager

21-0228
04/19/2021

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0228 and 21-0228-VAR1 and 21-0228-SUP1
Planning Commission Meeting of **06/08/2021**

21-0228
13810412005
B M HIGHLAND L L C
7326 W CHEYENNE AVE # 120
LAS VEGAS NV 89129

125 DRDFNP1 89129

Submitted after final agenda

27(a-b) P
Pg 1 of 2

BM Highland, LLC
7326 W. Cheyenne Ave., Suite 120
Las Vegas, NV 89129
Phone: 702-369-4259
Fax: 702-538-9836

RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

June 1, 2021 *Sent via fax*

To: City of Las Vegas
Planning Commission

Re: 21-0228 Public Hearing
Applicant: 7 Stars Massage LLC
APN: 138-10-403-031

Dear Board Members,

As a business owner on W. Cheyenne Ave for many years, I am keenly aware that there is already a shortage of parking spaces for most of the businesses. To approve a variance *to provide zero additional parking spaces where eight additional are required for an existing parking impaired site* would only exacerbate the problem in an already congested area.

I have no objections to the Special Use Permits requested for a proposal Foot Massage establishment.

Thank you,

Frank Martin
Manager

27(a-b)
Pg 2of2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
27a

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

SUBJECT:
21-0228-VAR1 - VARIANCE - TO PROVIDE ZERO ADDITIONAL PARKING SPACES WHERE EIGHT ADDITIONAL ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED SITE

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. 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: June 8, 2021

Agenda Item No.:
27b

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

SUBJECT:
21-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,155 SQUARE-FOOT MASSAGE ESTABLISHMENT 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 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: June 8, 2021

Agenda Item No.:
28

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

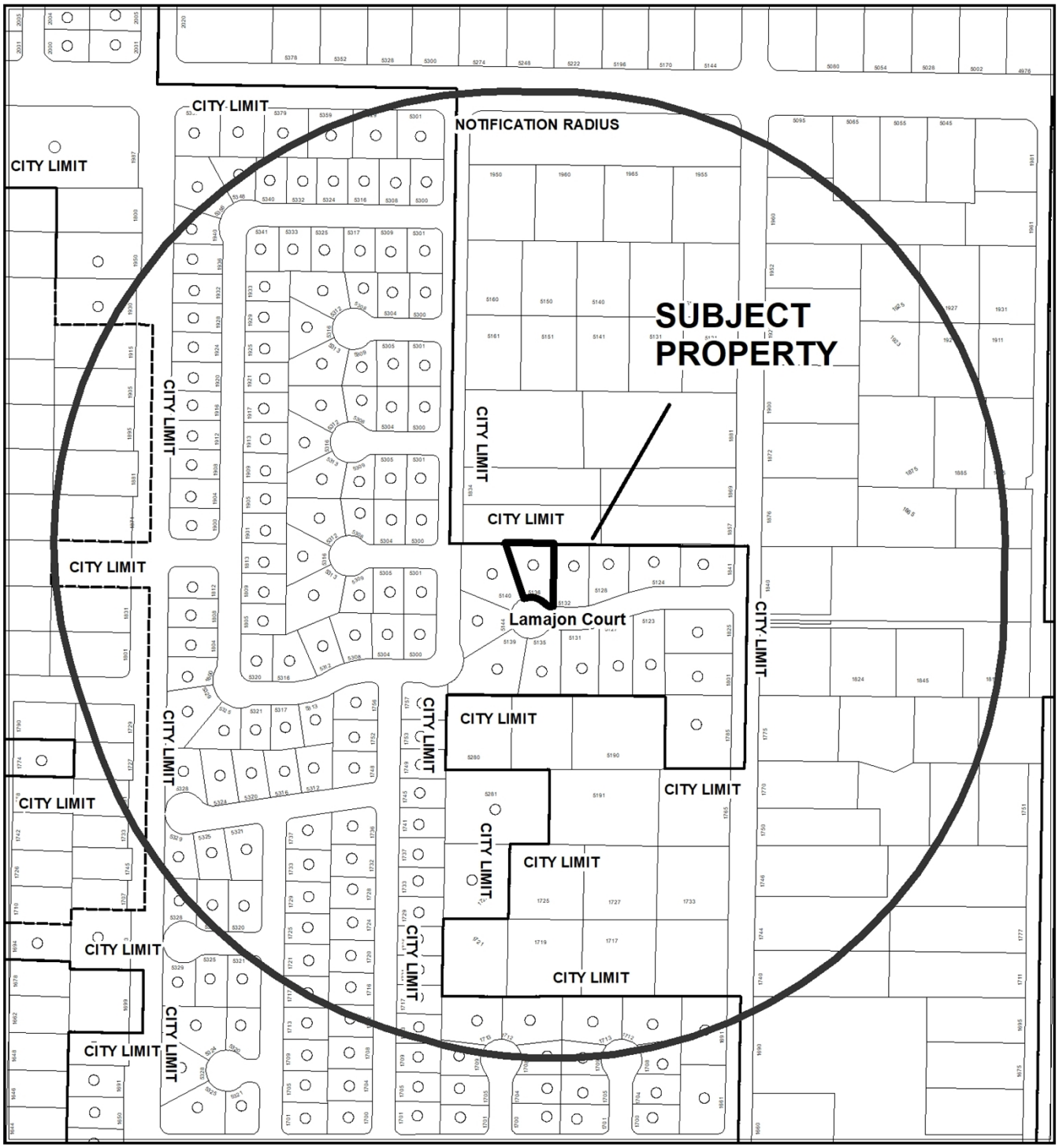
SUBJECT:
21-0231-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRICK BAILEY - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSPACE] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.25 acres at 5136 Lamarjon Court (APN 138-24-713-010), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.

C.C.: 07/21/2021

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:

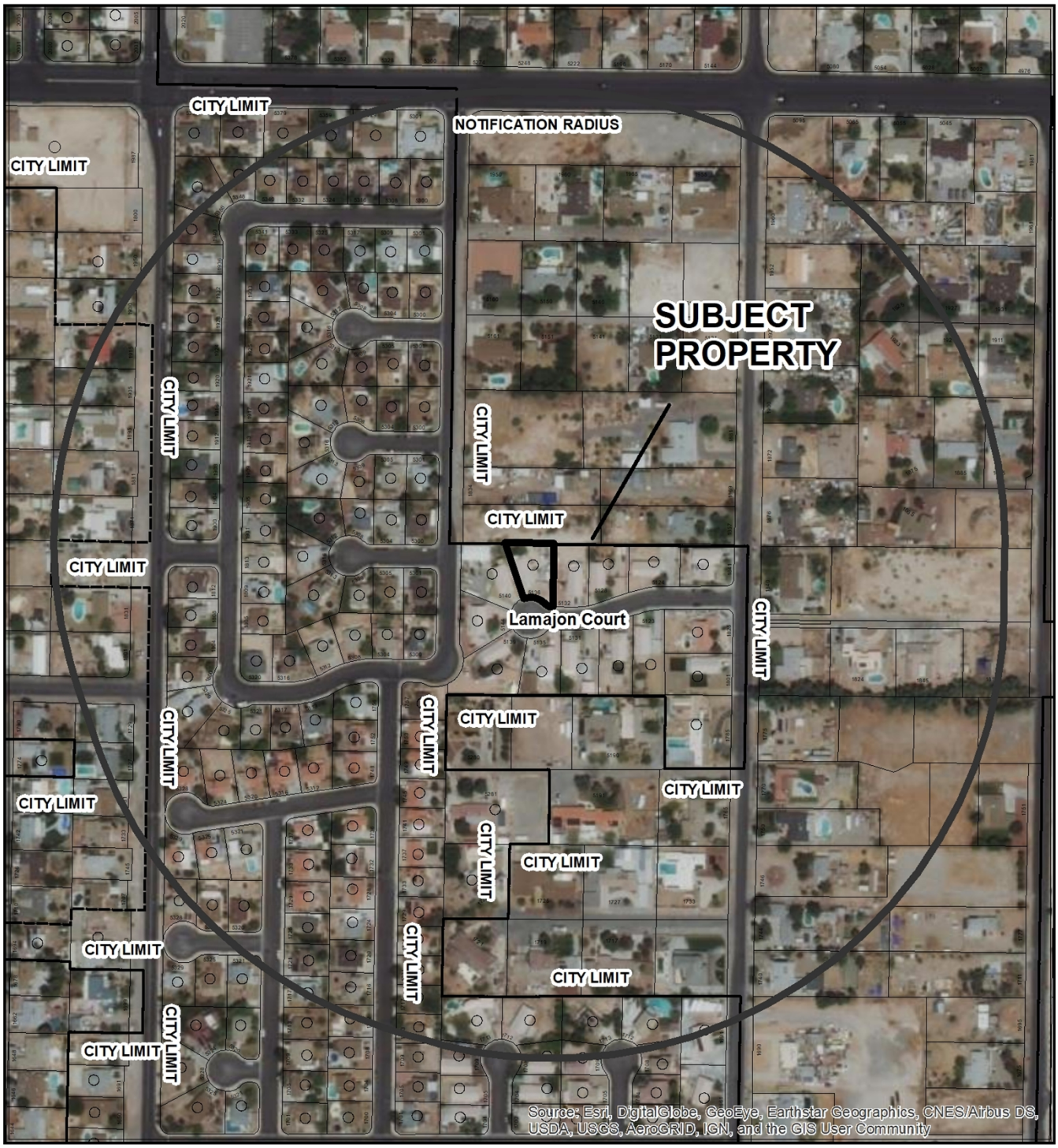
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **21-0231-VAR1**

RADIUS: 1000 FEET

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



0 250 500
Feet

CASE: **21-0231-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PATRICK BAILEY

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0231-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 232

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0231-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a proposed Accessory Structure (Class II) [Garage and Workspace] that is not aesthetically compatible with the principal dwelling.

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 proposing to develop a 1,350 square-foot Accessory Structure (Class II) [Garage] at 5136 Lamarjon Court.

ISSUES

- A Variance is requested to allow a proposed Accessory Structure (Class II) [Garage and Workspace] that is not aesthetically compatible with the principal dwelling. Staff does not support this request.

ANALYSIS

The subject site is an existing 1,304 square-foot single-family, detached residence that is located within the R-PD3 (Residential Planned Development – 3 Units per Acre) zoning district. The development standards for this district were established upon the approval of Rezoning (Z-0048-96). Condition of Approval Number Three (3) of this application stated that "All lots shall conform to the R-D (Single Family Residence Restricted) zoning district standards for setbacks, building height, and accessory structures."

The proposed structure complies with the accessory structure setbacks listed for the R-D (Single Family Residence Restricted) zoning district. The submitted justification letter and elevation plan date stamped on 04/14/21 show that the proposed Accessory Structure will utilize metal siding and roofing. Title 19.06.040 requires that accessory structures are to be aesthetically compatible with the principal dwelling unit. The proposed materials are industrial in nature and not compatible or harmonious with any residentially zoned properties.

In the submitted justification letter date stamped on 04/14/21, the applicant states that the metal building matches the character and compatibility of Lamarjon Court, as the neighboring property to the west has an accessory structure with metal siding in the rear yard.

No substantial evidence has been presented to warrant the requested Variance. Staff finds that the applicant has created a self-imposed hardship by proposing to develop an accessory structure with materials that are industrial and nature and not compatible or harmonious with surrounding residential development. Therefore, staff recommends denial of this request.

FINDINGS (21-0231-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 develop an Accessory Structure with materials that do not conform with the Title 19.06 development standards. Alternative design materials would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/19/96	The City Council approved a Rezoning (Z-0048-96) from R-E (Residence Estates) to R-PD3 (Residential Planned Development (3 Units per Acre)) for 14 proposed single-family dwellings on 5.07 acres on the west side of Leonard Lane approximately 30 feet south of Lake Mead Boulevard. The Planning Commission recommended denial.
10/24/11	A Code Enforcement Case (CE-107125) was reported for cars parked in the front yard on dirt for over a year at 5136 Lamarjon Court. The case was resolved on 11/07/11.

Most Recent Change of Ownership	
10/24/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/06/06	A Building Permit (R-73889) was issued for a clv design block wall at 5136 Lamarjon Court.

Pre-Application Meeting	
04/13/01	A pre-application meeting was held with the applicant to discuss the submittal requirements of a Variance pertaining to a proposed Accessory Structure (Class II) [Garage and Workspace].

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

Field Check	
05/05/21	A routine field check was conducted by staff, nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.25

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
North	Undeveloped	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential [2 Units per Acre]) - Clark County
South	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 Feet)	Y
R-PD (Residential Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	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	N/A	10,890 SF	Y
Min. Lot Width	N/A	71 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	25 Feet	30 Feet	Y
Min. Setbacks			
• Side	3 Feet	12 Feet	Y
• Rear	3 Feet	5 Feet	Y
Min. Distance Between Buildings	6 Feet	6 Feet	Y
Max. Lot Coverage	N/A	28%	Y
Max. Building Height	2 Stories/ 35 Feet	1 Story	Y
Max. Accessory Structure Height	2 Stories/ 35 Feet	22 Feet	Y

Open Space – R-PD only							
Total Acreage	***Density***	***Required***			***Provided***		***Compliance***
		Ratio	***Percent***	***Area***	***Percent***	***Area***	
Condition of Approval Number 1 (One) of Zoning Reclassification (Z-0048-96) waived the required open space standards of the R-PD (Residential Planned Development) zoning district.							

AS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Lamarjon Court	Local Street	Title 13	50	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) 5136 LAMAJON CT.

Project Name BAILEY RESIDENCE **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 138-24-713-010 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-PD3 Proposed R-PD3

Additional Information VARIANCE FOR THE USE OF METAL SIDING AND ROOF THAT DOES NOT MATCH THE PRIMARY RESIDENCE

Property Owner PATRICK BAILEY Contact _____

Address 5136 LAMAJON CT. City LAS VEGAS State NV Zip 89108

E-mail pgbailey8@gmail.com Phone 702-373-9294

Applicant PATRICK BAILEY Contact _____

Address 5136 LAMAJON CT. City LAS VEGAS State NV Zip 89108

E-mail pgbailey8@gmail.com Phone 702-373-9294

Representative JASON MAHEU R.D. Contact JASON

Address 652 MIDDLEGATE RD. SUITE B City HENDERSON State NV Zip 89011

E-mail JAMDESIGN2@GMAIL.COM Phone 702-262-7955

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Patrick Bailey

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

Print Name Patrick Bailey

Subscribed and sworn before me

This 13th day of April 2021

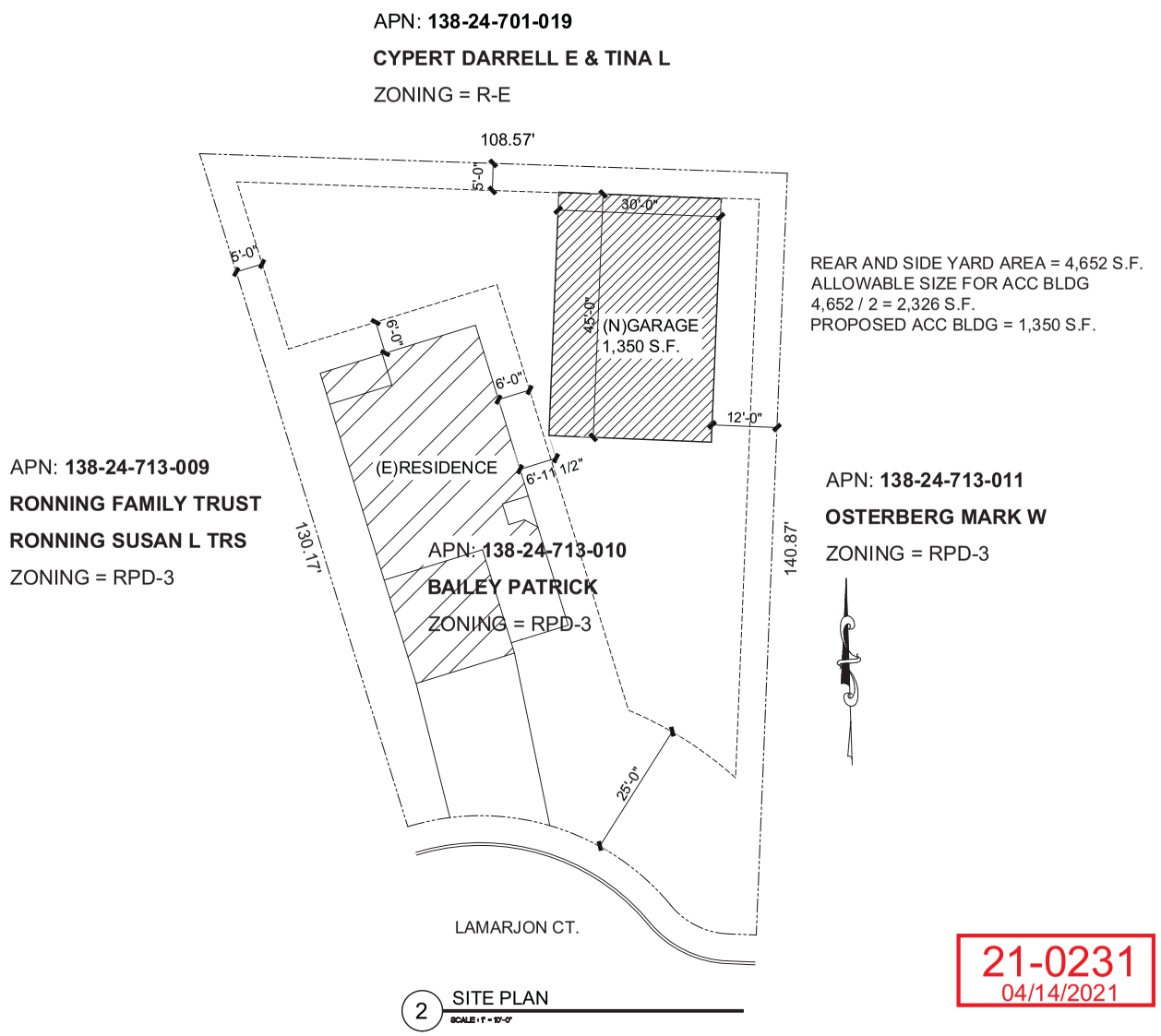
Notary Public in and for said County and State

21-0231
04/14/2021

NANCY GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 1814981
MY APPT. EXPIRES JANUARY 26, 2022



VICINITY MAP



2 SITE PLAN
SCALE: 1" = 10'-0"

21-0231
04/14/2021

21-0231 - VARIANCE SET 4-13-2021

JASON A. MAHEU
REGISTERED
249-RD
STATE OF NEVADA
4/13/21

REVISIONS

DESIGNER:
Jam
ROAD
SERVICING ALL OF YOUR RESIDENTIAL DESIGN & DRAFTING NEEDS FOR OVER 18 YEARS
652 MIDDLEGATE ROAD, STE B
HENDERSON, NV, 89011
JAMDESIGN2@GMAIL.COM
PH# 702-262-7955
FAX# 702-253-1182

NEW ACCESSORY GARAGE FOR:
BAILEY RESIDENCE
5136 LAMARJON CT.
CITY OF LAS VEGAS, NV 89108

SHEET:
SITE PLAN

DATE
4/13/21
SHEET
AS-1

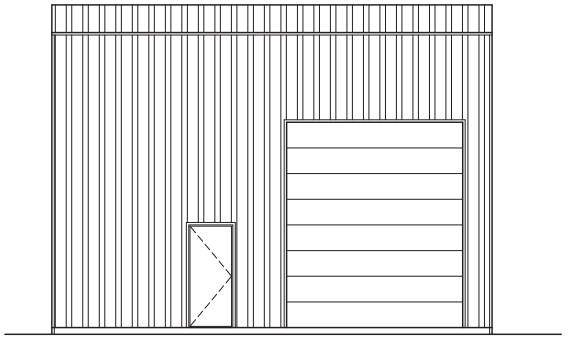
DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF JASON A. MAHEU R.D. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. COPYRIGHT 2021.

ASH GRAY - BODY

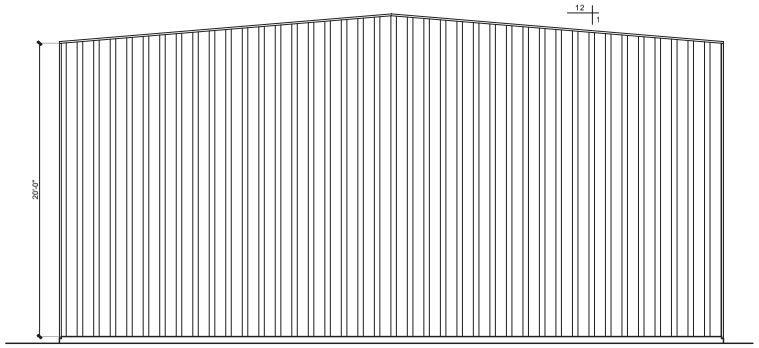


POLAR WHITE - TRIM & ROOF

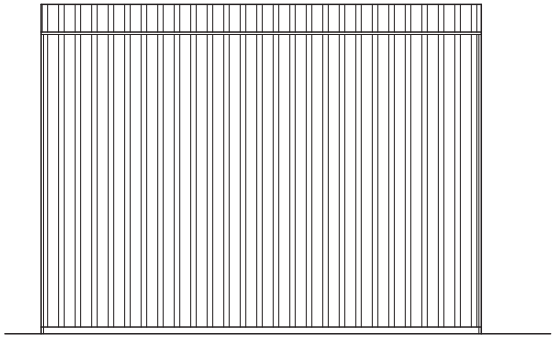




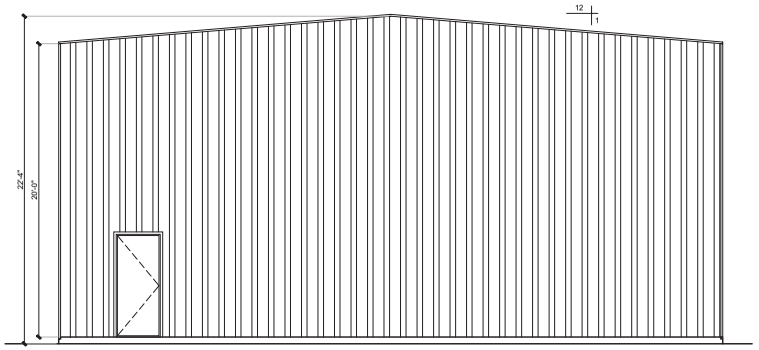
2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

21-0231
04/14/2021

21-0231 - VARIANCE SET 4-13-2021

JASON A. MAHEU
REGISTERED
243-RD
RESIDENTIAL DESIGNER
STATE OF NEVADA
4/13/21

REVISIONS

DESIGNER:
Jam RD&D
SERVICING ALL OF YOUR RESIDENTIAL DESIGN & DRAFTING NEEDS FOR OVER 18 YEARS
652 MIDDLEGATE ROAD, STE B
HENDERSON, NV 89011
JAMDESIGN2@GMAIL.COM
PH# 702-262-7955
FAX# 702-253-1182

NEW ACCESSORY GARAGE FOR:
BAILEY RESIDENCE
5136 LAMARJON CT.
CITY OF LAS VEGAS, NV 89108

SHEET:
ELEVATIONS

DATE
4/13/21
SHEET
A-2

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SHEET:

FLOOR PLAN

NEW ACCESSORY GARAGE FOR:

BAILEY RESIDENCE
5136 LAMARJON CT.
CITY OF LAS VEGAS, NV 89108

DESIGNER

SERVICING ALL OF YOUR RESIDENTIAL DESIGN & DRAFTING NEEDS FOR OVER 18 YEARS

652 MIDDLEGATE ROAD, STE B
HENDERSON, NV, 89011
PH# 702-262-7955
FAX# 702-253-1182
JAMDESIGNZ@GMAIL.COM

REVISIONS

JASON A. MAHEU
STATE OF NEVADA
249-RD
REGISTERED PROFESSIONAL DESIGNER

4/13/21

DATE
4/14/21
SHEET

A-1

21-0231 - VARIANCE SET 4-13-2021

21-0231
04/14/2021

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



21-0231-VAR1 - APPLICANT/OWNER: PATRICK BAILEY
5136 LAMARJON COURT

05/05/2021



21-0231-VAR1 - APPLICANT/OWNER: PATRICK BAILEY
5136 LAMARJON COURT

05/05/2021

JAM Residential Design & Drafting
JASON MAHEU R.D. LIC # 249-P

JUSTIFICATION LETTER:

Patrick Bailey
5136 Lamajon Ct.
Las Vegas, NV 89108

To whom it may concern,

This letter is support of a variance to allow the use of metal siding and roofing on an accessory building on the property at APN# 138-24-713-010. The lot size is 0.25 acres. The existing residence is 1,304 s.f. The proposed garage will be located on the Northeast corner of the lot approx. 6'-11' from the primary residence.

There is other metal buildings in this neighborhood and surrounding area. The neighbor to the West has a metal building in her rear yard.

It is the opinion of this office that the granting of this waiver is appropriate and would have no ill effect.

Respectfully requested,

Jason Maheu R.D.

21-0231
04/14/2021

652 Middlegate Rd. #B
Henderson, Nevada 89011
Phone: (702) 262-7955
Fax: (702) 253-1182

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
29

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

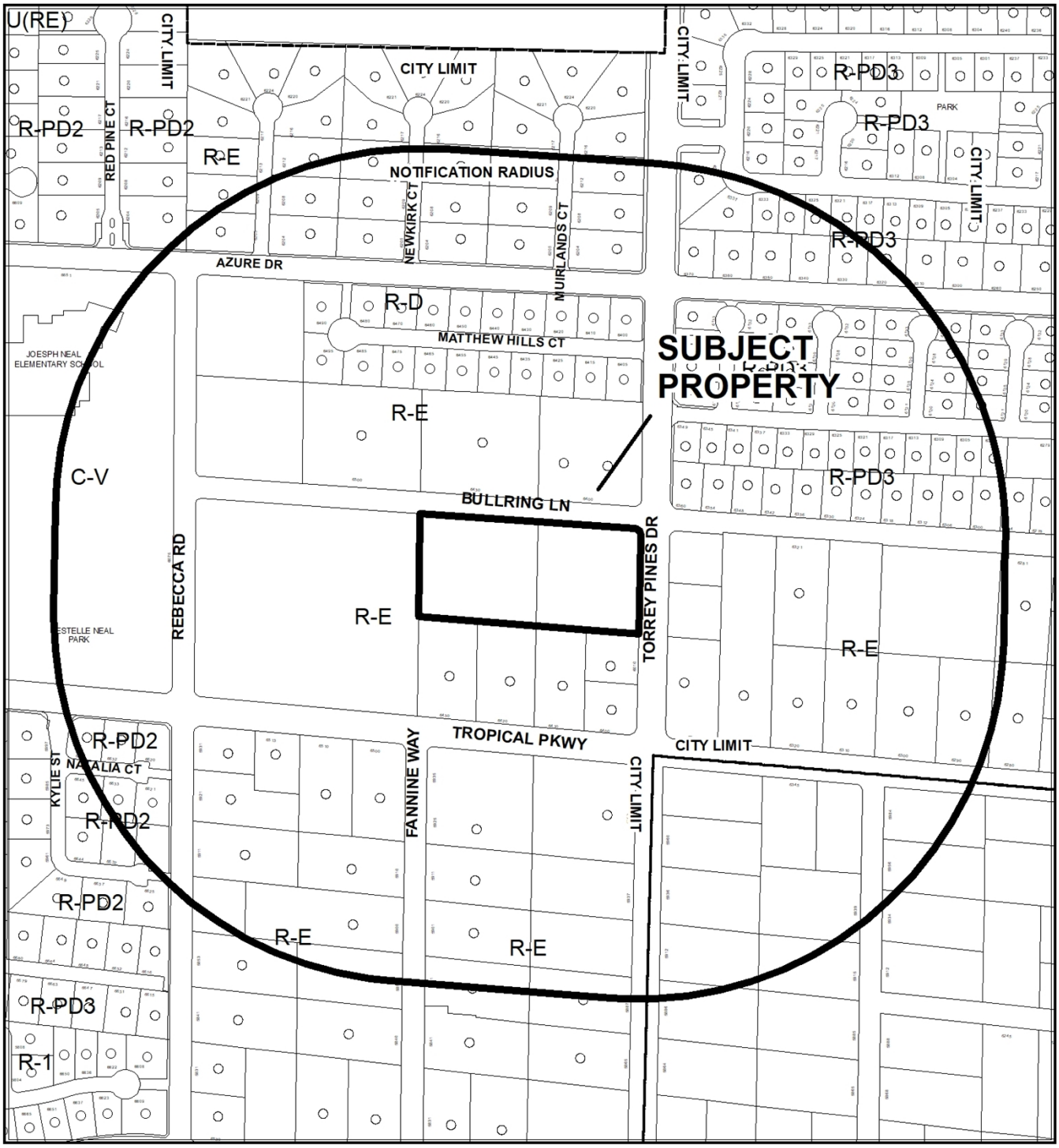
SUBJECT:
21-0234 - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST - For possible action on the following Land Use Entitlement project requests on 3.96 acres at the southwest corner of Bullring Lane and Torrey Pines Drive (APNs 125-26-204-001 and 002), R-E (Residence Estates) 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. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 21-0234-TMP1



0 312.5 625

Feet

CASE: 21-0234

RADIUS: 1000 FEET

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

N



0 312.5 625 Feet

CASE: 21-0234

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0234-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0234-TMP1
21-0234-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0234-TMP1
21-0234-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0234-VAR1 21-0234-VAR2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 167

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

21-0234-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0234-TMP1) shall be required, if approved.

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

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

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

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

Public Works

6. A Variance of Title 19.02.025.F to defer offsite improvements on Bullring Lane and Torrey Pines Drive is hereby approved. Required improvements shall be per Standard Drawing 244.10 for Bullring Lane and 244.11 for Torrey pines Drive. Contribution amounts as listed in Title 19.02.025.F will be based on items deferred that do not match standard drawings 244.10 and 244.11.

7. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

21-0234-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0234-TMP1) shall be required, if approved.

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

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

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

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

Public Works

6. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

21-0234-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 (21-0234-VAR1) and Variance (21-0234-VAR2) shall be required, if approved.

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

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

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

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

Public Works

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

8. Construct half street improvements on Bullring Lane and Torrey Pines Avenue with appropriate transition paving and overpaving meeting City standards adjacent to this site concurrent with the 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. These requirements may be modified to allow rural-style improvements if Variance 21-0234-VAR 1 or VAR2 is approved.

9. Extend public sewer in Bullring Lane to the western edge of this site at a size, depth and location acceptable to the Sanitary System Planning section of the Department of Public Works concurrent with the development of this site.

10. 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.

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. 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.C and 19.02.130.E.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Tentative Map review request for a proposed eight-lot single-family residential subdivision on 3.31 acres at the southwest corner of Bullring Lane and Torrey Pines Drive.

ISSUES

- Variance (21-0234-VAR1) is requested to allow a private street without a gate to not meet public street standards where such is required and to allow rural street standards where title 19 standards are required. Staff does not support the request.
- Variance (21-0234-VAR2) is requested to allow no payment improvement contribution in lieu of off-site improvements where such is required. Staff does not support the request.

ANALYSIS

The subject site consists of two undeveloped parcels located at the southwest corner of Bullring Lane and Torrey Pines Drive. They are zoned R-E (Residence Estates) with a DR (Desert Rural) General Plan designation and subject to Title 19 requirements. All adjacent properties are zoned R-E (Residence Estates). Per Title 19, the purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. The applicant proposes to develop the subject parcels with an eight-lot single family residential subdivision.

Variance (21-0234-VAR1) is requested to allow a private street without a gate to not meet public street standards where such is required and to allow rural street standards where title 19 standards are required. The Department of Public Works has commented, “We have no objection to the request to allow the interior ungated private streets to not meet public street standards; however, we note that northeast of this site and in other areas in the vicinity adjacent to residential subdivisions, complete half street improvements exist. Only adjacent to individual single-family homes, on large lots, have full off-site improvements not been required. We do not support rural improvements on Bullring Lane and especially on Torrey Pines Drive. We note that the Joseph Neal Elementary School is just to the west along Bullring Lane, so sidewalk makes sense for pedestrian access to the school. Therefore we recommend denial of Variance (21-0234-VAR1).”

Variance (21-0234-VAR2) is requested to allow no payment of improvement contributions in lieu of offsite improvements where such is required. The Department of Public Works has commented, "The City's Municipal Code contains provisions to allow certain offsite improvements to be deferred and a monetary amount to be submitted as long as the subject property meets certain criteria and a deferral application is submitted and approved by an administrator of Public Works. The City has consistently upheld this code provision since its adoption, as such costs are the developer's responsibility, and if waived, will become a public burden in the future. Therefore we recommend denial of Variance (21-0234-VAR2)."

The submitted north/south and east/west cross sections depict a maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than two percent is allowed a maximum 4-foot retaining wall. Although not labeled, it appears that a 3-foot retaining wall is shown on the eastern border.

The Department of Public Works – Transportation Engineering Division commented, "This project will add approximately 99 trips per day on Bullring Lane, Torrey Pines Drive and Tropical Parkway. Currently, Torrey Pines Drive is at about seven percent of capacity and Tropical Parkway is at about 33 percent of capacity. With this project, Torrey Pines Drive is expected to be at about eight percent of capacity and Tropical to be at about 34 percent of capacity. Counts are not available for Bullring Lane, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly eight additional cars, or about one every seven minutes."

The Clark County School District projects that approximately three primary and secondary school students would be generated by the proposed development on this site. The District notes that Neal Elementary School, Saville Middle School and Shadow Ridge High School are over capacity for the 2020-2021 school year. Neal Elementary School is at 100.37%, Saville Middle School is at 101.05% and Shadow Ridge High School is at 125.95% of program capacity.

FINDINGS (21-0234-VAR1 and 21-0234-VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development that fails to meet minimum Title 19 development standard requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0234-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, it fails to adhere to all applicable Title 19 requirements; therefore, staff recommends denial. If approved, it will be subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related relevant City Actions of note.

Most Recent Change of Ownership	
11/26/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relate building permits/business licenses of note.

Pre-Application Meeting	
04/14/21	A pre-application meeting was conducted with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
04/29/21	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	3.31

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Undeveloped	PR-OS (Park/Recreation/Open Space)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	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, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	18,060 SF	Y
Min. Lot Width	100 Feet	108 Feet	Y
Min. Setbacks			
• Front (Private cul-de-sac)	20 Feet	21 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bullring Lane	Local Street	Title 13	60	N*
Torrey Pines Drive	Collector	Master Plan of Streets and Highways Map	80	N*

*The applicant has requested a Variance to allow rural off-site improvements where Title 19 off-site improvements are required.

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	8	Two spaces per dwelling unit	16				
TOTAL SPACES REQUIRED			16		16		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Bullring Ln. & Torrey Pines Dr.

Project Name Bullring & Torrey Pines **Proposed Use** single family residential

Assessor's Parcel #(s) 125-26-204-001, 125-26-204-002 **Ward #** 6

General Plan: Existing single family residential Proposed _____ **Zoning:** Existing R-E Proposed R-E

Additional Information _____

Property Owner Meevasin Trust **Contact** Tipawan Meevasin

Address 2210 Red Rock Street City Las Vegas State NV Zip 89146

E-mail _____ Phone _____

Applicant Summit Homes of Nevada **Contact** Andrew Acuna

Address 3425 Cliff Shadows Parkway, Suite 110 City Las Vegas State NV Zip 89129

E-mail andrewa@summithomesnv.com Phone 702-365-8588

Representative Taney Engineering **Contact** Janna Felipe

Address 6030 S Jones Blvd City Las Vegas State NV Zip 89118

E-mail Jannaf@taneycorp.com Phone 702-362-8844

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 TIPAWAN MEEVASIN

TIMOTHY J. SMITH
Notary Public, State of Nevada
No. 19-1472-1
My Appt. Exp. Feb. 11, 2023

Subscribed and sworn before me

This 19TH day of MARCH, 20 21

CLARK COUNTY NEVADA

Notary Public In and for said County and State

Bullring & Torrey Pines

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.

Please label

- ☑ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.

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04/15/2021

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

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 4/14/2021

21-0234
04/15/2021

DEPARTMENT OF PLANNING

DATE: 04/07/2021

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

RE: **PROJECT NAME** Bullring and Torrey Pines
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Summit Homes of Nevada LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Andrew Acuna at (702)-365-8588. Thank you.

Sincerely,

(Signature)

Nathan White
(Print)

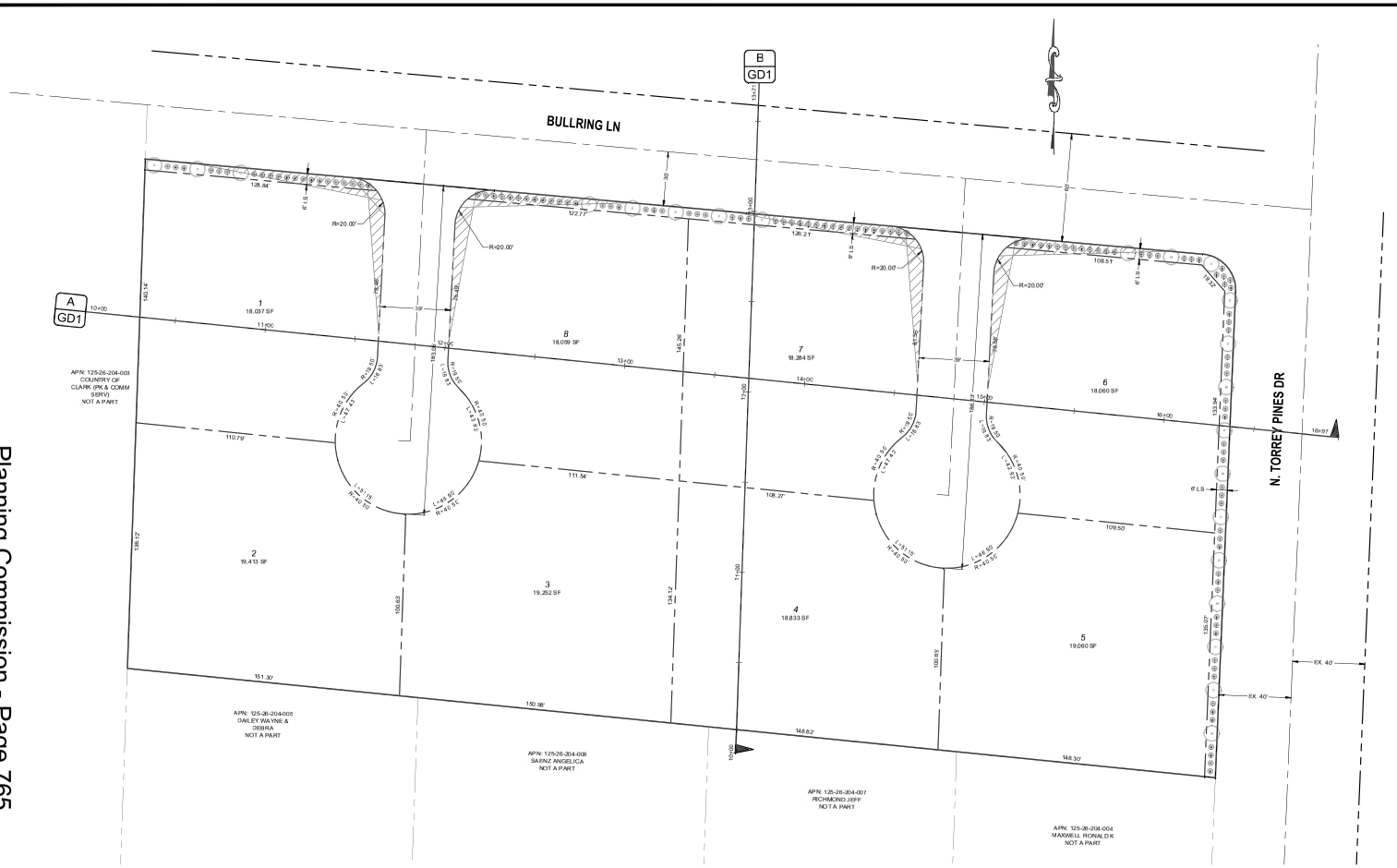
Subscribed and sworn before me

This 7th day of April, 20 21.

Janna Felipe
Notary Public in and for said County and State

Janna Felipe

JANNA FELIPE
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 03-81646-1 - Expires March 30, 2024



Planning Commission - Page 765

LAST PLOT: David Weeby
FILE NAME: S:\ACTIVE\ADAVEN HOMES\ADV-21-138 - BULLRING & TORREY PINES\ENG\1 ENTITLEMENTS\ADV-21-038_SITE_1.DWG

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

CONNECTIVITY

2 LINKS
2 NODES
RATIO: 2/2=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30	30
FRONT GARAGE:	30	30
INTERIOR SIDE:	10	10
CORNER SIDE:	15	15
REAR:	35	35

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON GRAND CANYON) AND 20 FT ON CENTER (ON ALEXANDER). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

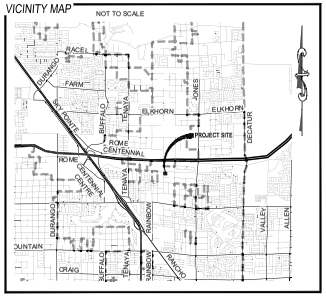
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

MEIV/ASIN TRUST
SUMMIT HOMES OF NEVADA
3425 CLIFF SHADOWS PKWY SUITE #110
LAS VEGAS , NV 89129
(702) 365-8368
ANDREW ACUNA
ANDREWA@SUMMITHOMESNV.COM

DEVELOPER

SUMMIT HOMES OF NEVADA
3425 CLIFF SHADOWS PKWY SUITE #110
LAS VEGAS, NV 89129
(702) 365-8368
ANDREW ACUNA
ANDREWA@SUMMITHOMESNV.COM

UTILITY DISCLAIMER

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

BASIS OF BEARING

N 83° 40' 18" W BEING THE SOUTH LINE OF THE NORTHWEST QUARTER 1/4 OF SECTION 26, T.19 S., RANGE 60 EAST, M.DM., LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY PARCEL MAP, OF FILE IN THE CLARK COUNTY RECORDERS OFFICE, IN FILE 26, PAGE 46.

BENCHMARK

ILV90365659
RIVET AND SQUARE ALUMINUM PLATE IN THE TOP OF CURB, LOCATED ON THE WEST SIDE OF DECATUR BLVD. APPROX. 50 FEET WEST AND 150 FEET NORTH OF THE INTERSECTION OF WASHBURN RD. AND DECATUR BLVD.
ELEVATION: 675.287 METERS (NAVD 88) / XXXX FEET

LEGAL DESCRIPTION

NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

TREE/ PLANT SCHEDULE

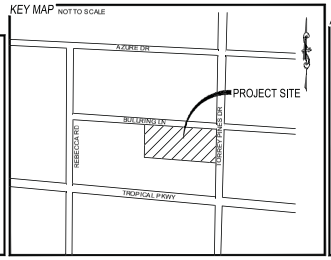
-SPACING PER LANDSCAPING NOTE, THIS SHEET.

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	DESERT BROOM OR EQUIVALENT	Baccharis
	PER PLAN	1-5 Gallon	N/A	TEXAS RANGER OR EQUIVALENT	Leucophyllum
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	Ericameria cuneata

SCALE, 1" = 30'
30' 15' 30' 60' 90'

KEY MAP

NOT TO SCALE



PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	125-26-204-001 & 125-26-204-002
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	8 LOTS (TYPE) / 2 LOTS (COMMON LOTS)
GROSS ACREAGE:	3.96 ACRES
NET ACREAGE:	3.31 ACRES
DENSITY: (BASED ON GROSS ACREAGE):	2.02 LOTS/ACRE
SMALLEST LOT SIZE:	18,037 SF
LARGEST LOT SIZE:	19,413 SF
AVERAGE LOT SIZE:	18,625 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
PARKING REQUIRED:	2 SPACES /UNIT= 16 SPACES
PARKING PROVIDED:	2 SPACES /UNIT= 16 SPACES

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 8 HOUSES

AVERAGE FLOW = 0.0020 MGD (8 ERUS)
PEAK FLOW = 0.0069 MGD (8 ERUS)
PEAK + WET WEATHER = 0.0069 MGD (8 ERUS)

CALCULATIONS:
AVG FLOW = 8 X 90,000 GAL X 1 MG = 0.0020 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0020 X 3.5 = 0.0069 MGD
PEAK + WET WEATHER FLOW = 0.0069 MGD X 1.25 = 0.009 MGD

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AVE	AVENUE
BC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BLM	BUREAU OF LAND MANAGEMENT
BM	BENCHMARK
CATV	CABLE TELEVISION
CC	CLARK COUNTY
CCFD	CLARK COUNTY FIRE DEPARTMENT
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT
CL	CENTERLINE
CLV	CITY OF LAS VEGAS
CMP	CORRUGATED METAL PIPE
CNLV	CITY OF NORTH LAS VEGAS
COH	CITY OF HENDERSON
DIP	DUCTILE IRON PIPE
DR	DRIVE
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
HPG	HIGH PRESSURE GAS
LN	LANE
LS	LANDSCAPE
LVVWD	LAS VEGAS VALLEY WATER DISTRICT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PE	POLYETHYLENE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PROJ	PROJECT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SHT	SHEET
STLT	STREETLIGHT
SNWA	SOUTHERN NEVADA WATER AUTHORITY
SS	SANITARY SEWER
ST	STREET
SW	SIDEWALK
TELE	TELEPHONE
TYP	TYPICAL
USD	UNIFORM STANDARD DRAWING
VCP	VITRIFIED CLAY PIPE
W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE

REVISIONS

ADAVEN HOMES

TANEY ENGINEERING
8530 S. LINDELL BOULEVARD
LAS VEGAS, NV 89118
(702) 360-8844 EMAIL: INFO@TANEYCORP.COM

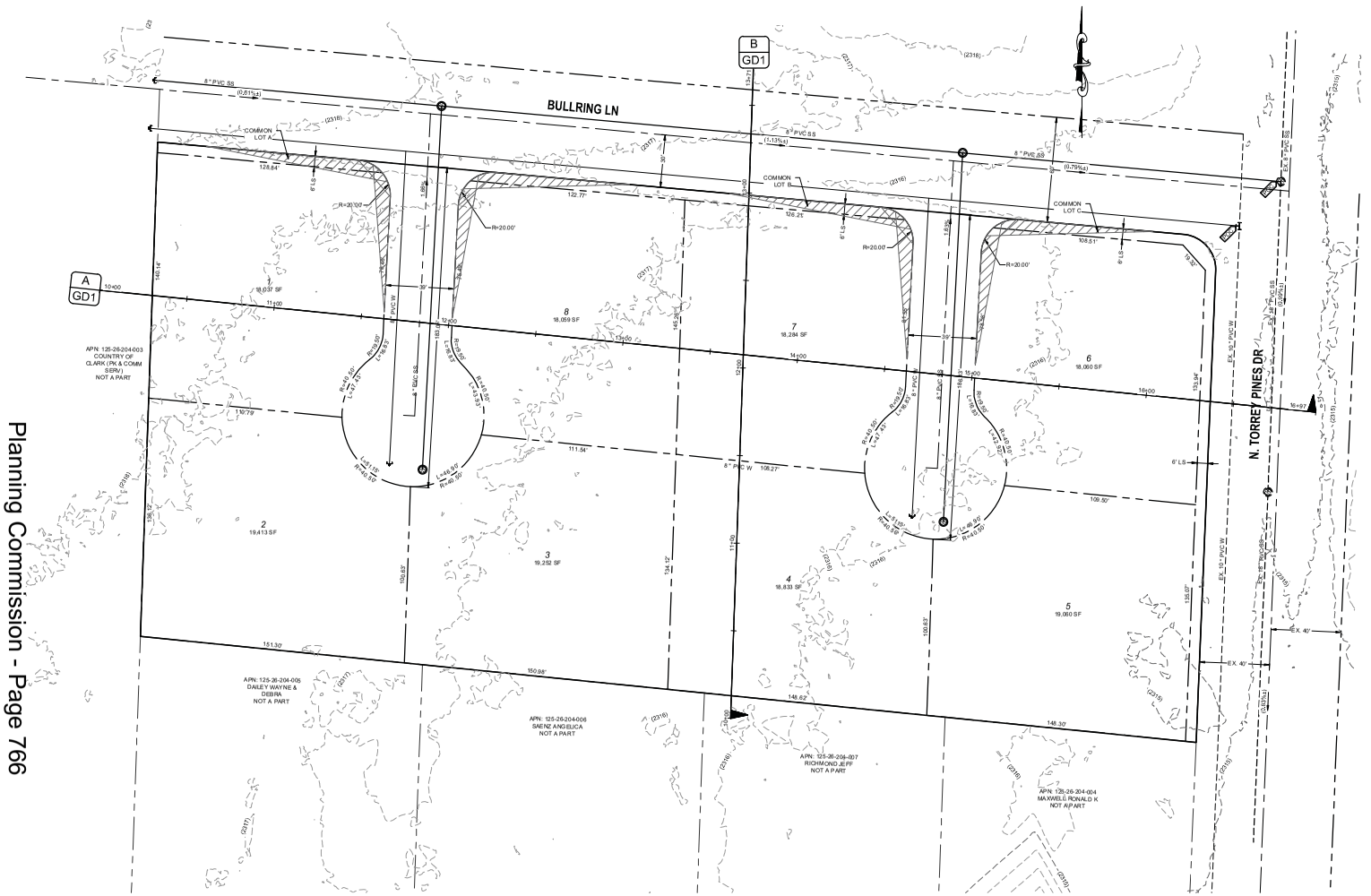
EST. 2000

BULLRING & TORREY PINES
SINGLE FAMILY RESIDENTIAL

LANDSCAPE PLAN

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550

DATE:	4/15/2021
SCALE:	1"=30'
JOB NO:	ADV-21-038
DESIGNED BY:	DMW
CHECKED BY:	BEM
SHEET NAME:	LS1
SHEET NUMBER:	1 OF 1
---	-----
CLV	0000000



Planning Commission - Page 766

21-0234
05/12/2021

SCALE: 1" = 30'

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 8 HOUSES

AVERAGE FLOW = 0.0020 MGD (8 ERUS)
PEAK FLOW = 0.0069 MGD (8 ERUS)
PEAK + WET WEATHER = 0.009 MGD (8 ERUS)

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365 DAYS 1,000,000 G
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PROPOSED ZONING:	RE
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MAXIMUM HEIGHT ALLOWED:	35 FT
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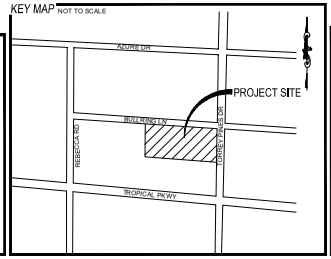
PARKING PROVIDED:	2 SPACES/UNIT=16 SPACES

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
CON	CITY OF HENDERSON	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	ST/LT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600

CONNECTIVITY

2 LIVING
2 NODES
RATIO: 2/2=1
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30	30
FRONT GARAGE:	30	30
INTERIOR SIDE:	10	10
CORNER SIDE:	15	15
REAR:	35	35

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER (ON GRAND CANYON) AND 20 FT ON CENTER (ON ALEXANDER). LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

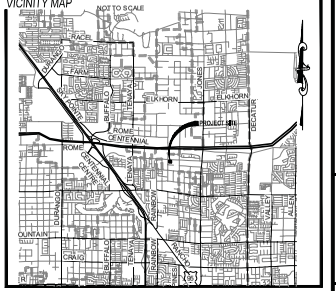
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

VICINITY MAP

NOT TO SCALE



OWNER

MEIVASIN TRUST
SUMMIT HOMES OF NEVADA
3425 CLIFF SHADOWS PKWY SUITE #110
LAS VEGAS, NV 89129
(702) 365-8588
ANDREW ACUNA
ANDREW@SUMMITHOMESNV.COM

DEVELOPER

SUMMIT HOMES OF NEVADA
3425 CLIFF SHADOWS PKWY SUITE #110
LAS VEGAS, NV 89129
(702) 365-8588
ANDREW ACUNA
ANDREW@SUMMITHOMESNV.COM

UTILITY DISCLAIMER

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

BASIS OF BEARING

N 83° 40' 18" W BEING THE SOUTH LINE OF THE NORTHWEST QUARTER 1/4 OF SECTION 26, T.19 S., RANGE 60 EAST, M.D.M., LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY PARCEL MAP, OF FILE IN THE CLARK COUNTY RECORDERS OFFICE, IN FILE 26, PAGE 46.

BENCHMARK

1L19SE6E6
RIVET AND SQUARE ALUMINUM PLATE IN THE TOP OF CURB, LOCATED ON THE WEST SIDE OF DECATUR BLVD. APPROX. 50 FEET WEST AND 150 FEET NORTH OF THE INTERSECTION OF WASHBURN RD. AND DECATUR BLVD.
ELEVATION: 675.287-METERS (NAVD 88) XXXX FEET

LEGAL DESCRIPTION

NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE MANHOLE		
WATER LINE		
STREETLIGHT		

REVISIONS

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE

ADAVEN HOMES

TANEY ENGINEERING
6030 S. JONES BLVD.
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

BULLRING & TORREY PINES

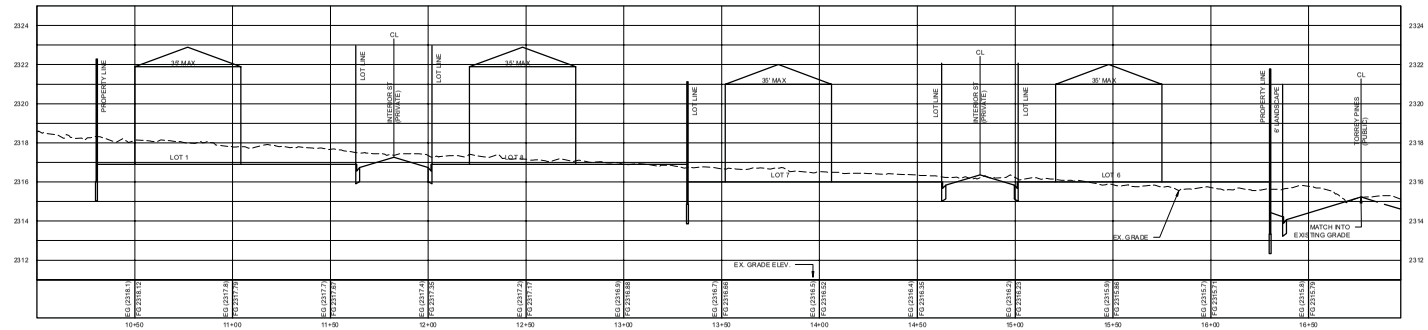
TENTATIVE MAP

Digitally signed by Brian Myers
Date: 2021.05.12 09:19:35 -07'00'

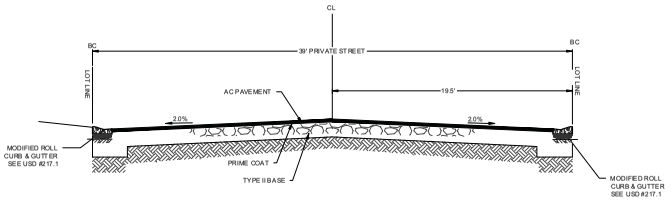
BRIAN E. MYERS
Date Signed
CIVIL
No. 23599
STATE OF NEVADA

DATE: 5/11/2021
SCALE: 1"=30'
JOB NO.: ADV-21-038
DESIGNED BY: DMW | CHECKED BY: BEM
SHEET NAME: TM1
SHEET NUMBER: 1 OF 1
CLV 0000000

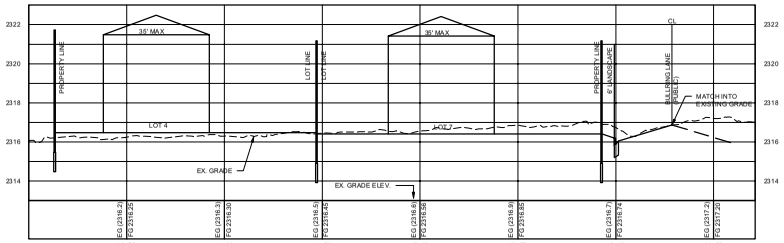
LAST PLOT: David Worthy
FILE NAME: S:\ACTIVE\ADAVEN HOMES\ADV-21-138 - BULLRING & TORREY PINES\ENGI\1 ENTITLEMENTS\ADV21038_SITE_5.DWG



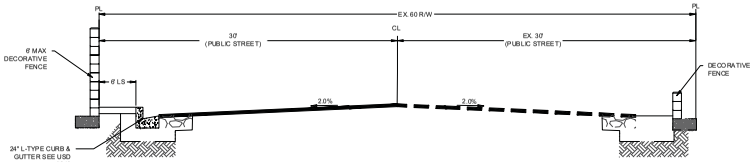
CROSS SECTION A
1"=30' HORIZONTAL
1"=3' VERTICAL



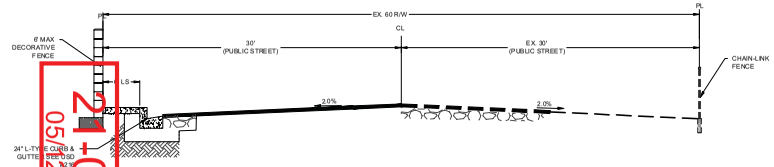
INTERIOR STREET (PRIVATE)



CROSS SECTION B
1"=30' HORIZONTAL
1"=3' VERTICAL



BULLRING LN. (PUBLIC)



N. TORREY PINES (PUBLIC)

21-0234
05/12/2021

Planning Commission - Page 767

LAST PLOT: David Worthy
FILE NAME: S:\ACTIVE\ADAVEN HOMES\ADV-21-138 - BULLRING & TORREY PINES\ENGI\ ENTITLEMENTS\ADV21038_SITE_5.DWG

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISIONS			

ADAVEN HOMES

TANEY ENGINEERING
6030 S. JONES BLVD.
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL INFO@TANEYDRR.COM

EST. 2000

BULLRING & TORREY PINES

CROSS SECTIONS

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE:	5/11/2021
SCALE:	1"=30'
JOB NO:	ADV-21-038
DESIGNED BY: DMW	CHECKED BY: BEM
SHEET NAME:	CS1
SHEET NUMBER:	1 OF 1
---	----
CLV	0000000



21-0234-VAR1, 21-0234-VAR2 AND 21-0234-TMP1 - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST

SOUTHWEST CORNER OF BULLRING LANE AND TORREY PINES DRIVE

04/29/2021



21-0234-VAR1, 21-0234-VAR2 AND 21-0234-TMP1 - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST

SOUTHWEST CORNER OF BULLRING LANE AND TORREY PINES DRIVE

04/29/2021



21-0234-VAR1, 21-0234-VAR2 AND 21-0234-TMP1 - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST

SOUTHWEST CORNER OF BULLRING LANE AND TORREY PINES DRIVE

04/29/2021



21-0234-VAR1, 21-0234-VAR2 AND 21-0234-TMP1 - APPLICANT: SUMMIT HOMES OF NEVADA - OWNER: MEEVASIN TRUST

SOUTHWEST CORNER OF BULLRING LANE AND TORREY PINES DRIVE

04/29/2021

TANEY
ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

21-0234
04/15/2021

March 31, 2021

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

RE: **Bullring & Torrey Pines – Justification Letter for a Tentative Map, Waiver, and Variance (APN: 125-26-204-001 & 125-26-204-002)**

To Whom It May Concern:

Taney Engineering, on behalf of our client, Adaven Homes, LLC, respectfully submits this justification letter to accompany the following applications for a tentative map, waiver, variance on the above-mentioned parcel. The proposed site is generally located south of Bullring Ln. and west of N. Torrey Pines Dr. within the City of Las Vegas jurisdiction. The site is currently zoned R-E, single family residential zone, located in Ward 6.

Tentative Map:

The project proposes an 8-lot single family residential subdivision on approximately 3.96 gross acres, for a gross density of 2.02 lots/acre which is consistent with the City of Las Vegas R-E zoning. We are proposing two 39' private streets within the subdivision with both access points on Bullring Ln. The smallest lot size is 18,037 sf (net) with the largest at 19,413 sf (net). The proposed setbacks are as follows:
35' – Front
10'– Side
15' – Corner Side
35' – Rear.

The proposed homes will range in the following approximate square footages: from 3,125 square feet to 4,524 square feet and will consist of single story & two-story homes (height not to exceed 35')

There will be a 6' landscaping easement along Bullring Ln. and Torrey Pines Dr.

Waiver:

We are requesting to waive the offsite improvements where street lights, curb, gutter & sidewalks are required for a proposed residential subdivision on Bullring Ln. and Torrey Pines Dr.

21-0234
04/15/2021

Justification – Bullring Ln. & Torrey Pines Dr. will be designed to match existing communities in the area, as these communities have been developed following rural street standards including no streetlights, curb, gutter or sidewalk. Our request will match the design of the neighbors to the east and north of our site.

Variance #1:

We are requesting to allow a deviation from Complete Street Standards to allow no sidewalk or gate on the onsite 39' private streets. We would also like to request the onsite curb and gutter to be modified Roll-curb.

Justification –The onsite streets will be designed to match existing communities in the area, as these communities have been developed following rural street standards including no streetlights or sidewalk. The existing developments are consistent with the Rural standards, and the developer would like to develop this parcel as such. The onsite road is 39' back of curb to back of curb. This meets the fire code requirements for a street with modified Roll-curb.

Variance #2:

With the waiver being proposed, we would like to ask for a variance to not have to make an improvement contribution equal to 50% of the City's bond estimate cost for all deferred improvements.

Justification –We feel an improvement contribution for this Rural area is not warranted as most properties nearby will never have complete street standards installed.

Variance #3:

We would like to request a variance for the front building setbacks on lots 1,6,7 & 8. Where 30' is required, we would like to ask for this to be reduced to 21.5'. 42.5% of the building width will encroach into the 30' front setback.

Justification – All lots are fronting the interior private streets. This variance won't affect anything within public right of way. The biggest home creating the need for a variance is single story w/an optional pop-up loft area. Therefore, we fill this variance is justified.

Taney Engineering respectfully requests your approval of the proposed tentative map, waiver, variance and patent easement vacation. If you have any questions or require any additional information please call (702)362-8844.

Sincerely,



Brian Myers, P.E.
Taney Engineering

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 05/04/2021 **Application Number** 21-0234-TMP1 **Entity** LV

Company Name Taney Engineering

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 362-8844 **Mobile** **Fax** **Email**

Project Name Bullring & Torrey Pines

Project Description 8 Single Family Lots

APN's 125-26-204-001 and 002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	8	x 0.166=	1	x 0.093 =	1	x 0.131 =	1
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			1		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Neal ES	6651 W. Azure Dr.	K-5	546	548	3/1/2021
Saville MS	8101 N. Torrey Pines Dr	6-8	1531	1547	3/1/2021
Shadow Ridge HS	5050 Brent Lane	9-12	2509	3160	3/1/2021

*** CCSD Comments** Neal ES, Saville MS and Shadow Ridge HS are over capacity for the 2020-2021 school year. Neal ES is at 100.37%, Saville MS is at 101.05% and Shadow Ridge HS is at 125.95% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
29a

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

SUBJECT:
21-0234-VAR1 - VARIANCE - TO ALLOW A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED

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. 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: June 8, 2021

Agenda Item No.:
29b

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

SUBJECT:
21-0234-VAR2 - VARIANCE - TO ALLOW NO PAYMENT IMPROVEMENT CONTRIBUTION IN LIEU OF OFF-SITE IMPROVEMENTS WHERE SUCH IS REQUIRED

May go to City Council on: 07/21/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: June 8, 2021

Agenda Item No.:
29c

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

SUBJECT:
21-0234-TMP1 - TENTATIVE MAP - BULLRING & TORREY PINES - FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

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. 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: June 8, 2021

Agenda Item No.:
30

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

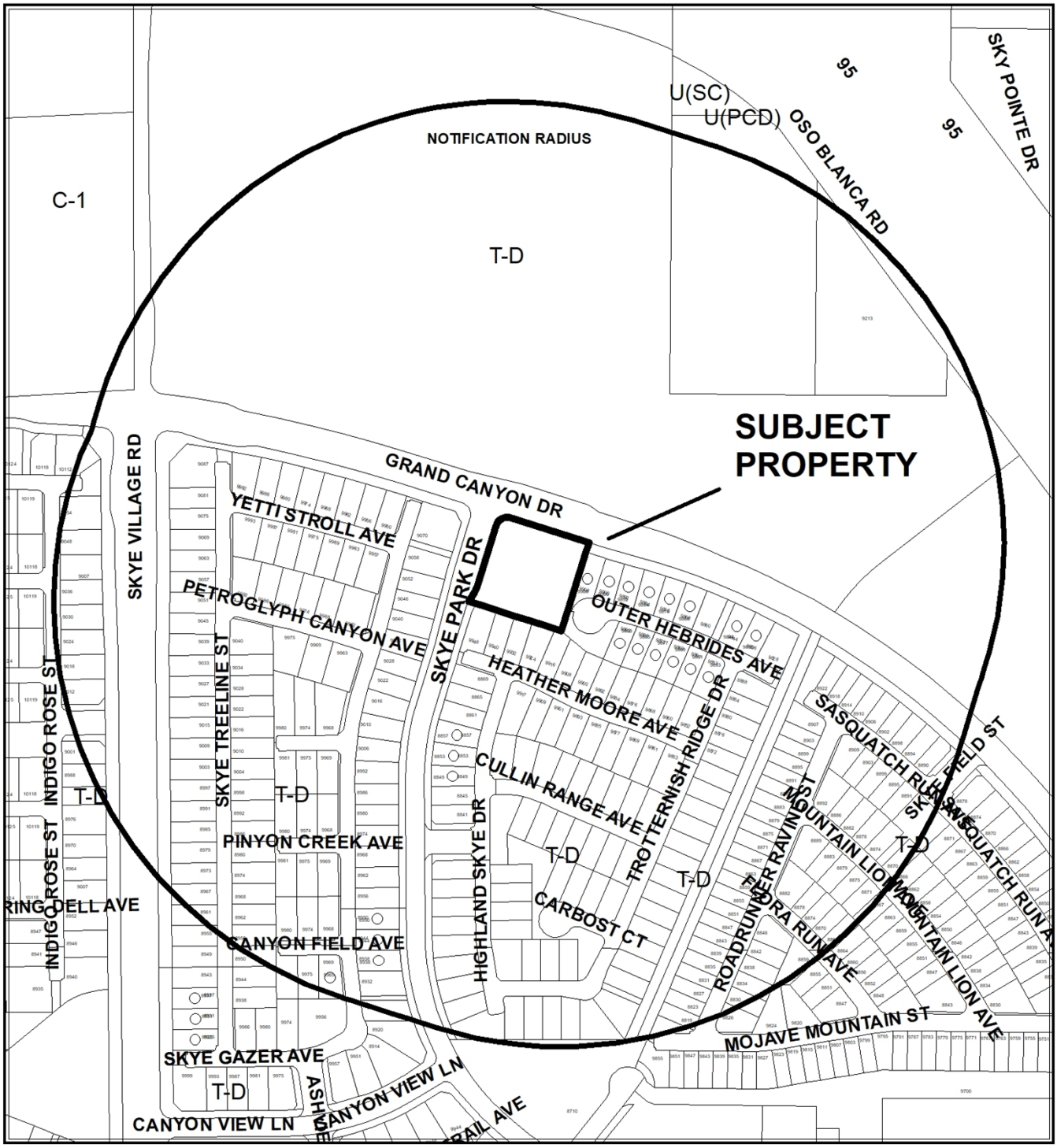
SUBJECT:
21-0237 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 1.15 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive (APN 125-07-111-004), T-D (Traditional Development) Zone [PF (Public Facilities) Skye Canyon Special Land Use Designation], 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.

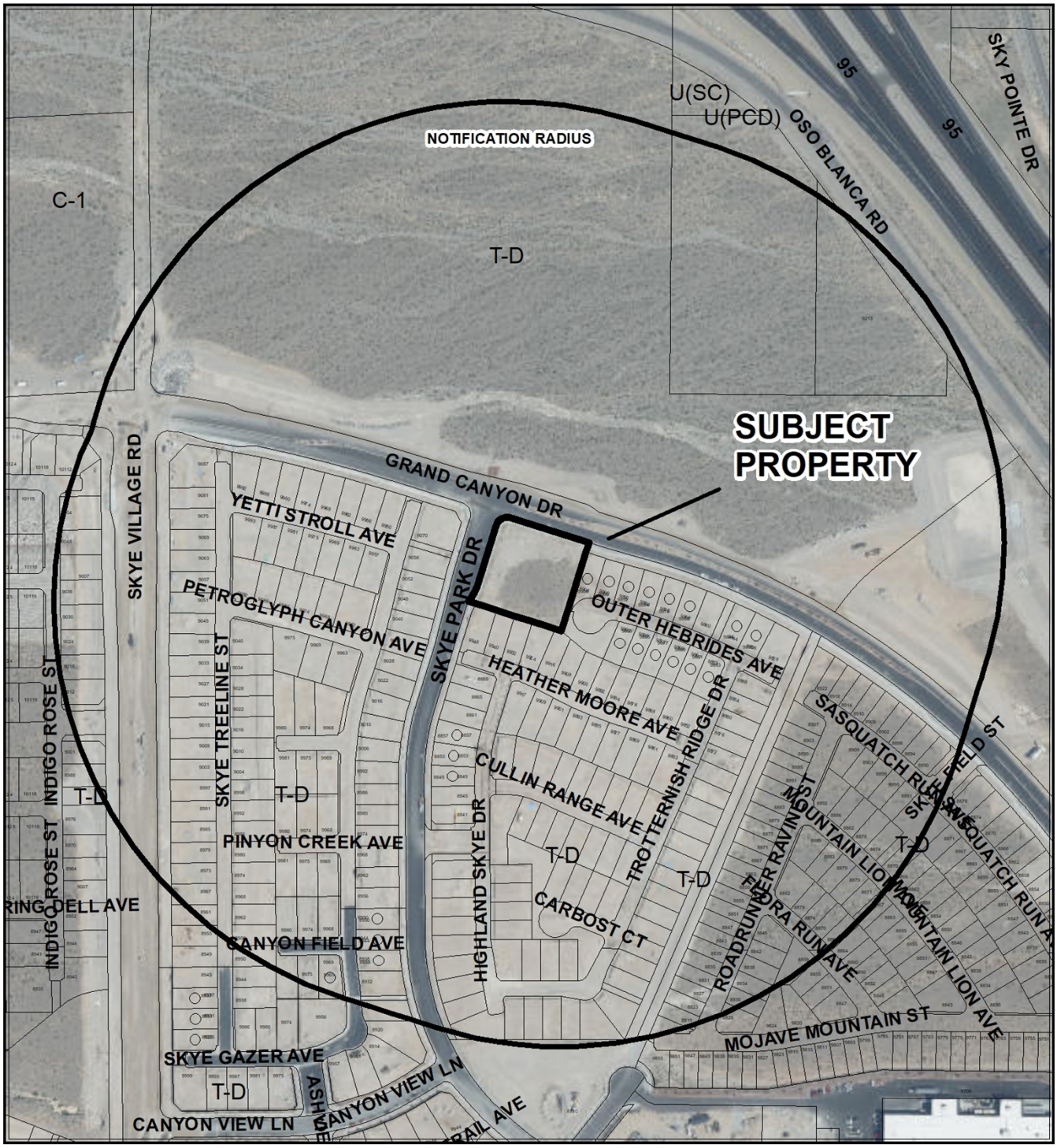
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Skye Canyon Project Review Team Approval Letter
6. Justification Letter



CASE: 21-0237

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)



CASE: **21-0237**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0237-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0237-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0237-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 333

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

21-0237-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0237-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.

21-0237-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0237-VAR1 shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/19/21, except as amended by conditions herein.

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

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

6. 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.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, 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.

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

Public Works

9. The traffic signal and emergency flasher design adjacent to this site shall be approved by the City Traffic Engineer prior to issuance of permits for this site. The emergency flasher systems shall be constructed concurrent with the development of this site. The construction of the traffic signal system at the intersection of Grand Canyon Drive and Skye Park Drive is not required at this time.

10. This site shall coordinate its sewer lateral connection with the Skye Canyon II Phase 3A subdivision (Civil improvement drawing #107V7654).

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

12. Site development to comply with all previous conditions of approval for Parcel Map PMP-75267, the Skye Canyon Phase 3A Parcel 2.03 Tentative Map (TMP-58560) and the Skye Canyon Phase 3A Parcel 2.03 Phase 1 Final Map (FMP-78267).

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review for a proposed 11,057 square-foot municipal fire station (Station #46) on Parcel 2.34 of the Skye Canyon Master Planned Development, located at the southeast corner of Grand Canyon Drive and Skye Park Drive. Use of this location for the purpose of privately developing a fire station will fulfill a Master Developer requirement of the Skye Canyon Development Agreement with the City of Las Vegas.

ISSUES

- A Variance is requested to allow 26 parking spaces where 37 spaces are required. Staff recommends denial of the variance.
- Development on this site is subject to certain adjacency standards as required by the Skye Canyon Development Standards and Architectural Design Guidelines, including the parking requirements.

ANALYSIS

Parcel 2.34 is the 1.15-acre "Donated Fire Station Site" to be used for a privately-constructed fire station as agreed to between the Master Developer of Skye Canyon and the City of Las Vegas. According to Section 5.02 of the Development Agreement, the minimum requirements for the station were to be 10,700 square feet of gross floor area, three fire apparatus bays and LEED Silver certification.

The parcel is designated PF (Public Facilities) on the Skye Canyon Master Land Use Plan. Parcels with the PF (Public Facilities) designation are subject to Title 19 C-V (Civic) development standards (March 16, 2011 version as agreed to in the approved Skye Canyon Development Agreement) except where otherwise stated. All development is subject to review by the Skye Canyon Design Review Committee (SCDRC) prior to submittal to the City of Las Vegas for Site Development Plan Review. The SCDRC reviewed and approved the requested development on April 19, 2021 prior to submittal to the City.

On July 20, 2016, revisions were made to the Skye Canyon Development Standards to add provisions for cases where development of a PF (Public Facilities) designated parcel abuts residential districts. In such cases, the residential protections required by the current Unified Development Code were deemed to apply.

Per the section of the Skye Canyon Development Standards titled "Skye Canyon Master Land Use Categories," any development on a Public Facilities parcel adjacent to residential uses within the Skye R-1, Skye R-CL and Skye R-2 designations shall be subject to the height, landscape and parking standards "pursuant to the City of Las Vegas Unified Development Code." The proposed project would be subject to these adjacency standards, as the adjacent residential subdivision to the west (Parcel 2.05) is subject to Skye R-1 development standards, and the subdivision to the south and east of the site (Parcel 2.03) is subject to Skye R-CL development standards. According to the current UDC C-V zoning district standards (and also those in effect at the time of the 2016 modification), height standards are determined by 19.06.060 (R-E standards), landscape buffer standards are determined by 19.08.040.F (commercial development standards) and parking standards are determined by 19.08.110 (commercial and industrial parking design standards) as stated in UDC Title 19.10.020.E. Residential adjacency standards as stated in UDC Title 19.08.040.H are not applied. The table below shows how these requirements are applied to the fire station development:

	Requirement	Proposed	Conformance
Building height per UDC 19.06.060			
Building Height	2 stories/35 feet	1 story/26 feet	conforming
Perimeter landscape buffer width per UDC 19.08.040.F			
Front	15 feet	19 feet	conforming
Corner side	15 feet	16 feet	conforming
Side/rear	8 feet	10 feet	conforming
Landscape materials per UDC 19.08.040			
Trees	1 - 24" box tree per 20' on center (32 trees)	38 trees	conforming
Shrubs	4 – 5 gallon shrubs per required tree	4 shrubs per required tree	conforming
Parking per UDC 19.08.110			
Parking	1 space per 300 sf (37 spaces), 2 HC spaces	26 spaces, 2 HC spaces	variance required or alternative parking standard from professional traffic engineer (SUP)

All of the adjacency standards are met with the exception of the parking requirement. According to the applicant, 12 employees would typically be on site during a shift and 24 employees would be on site during a shift change. Four of the provided 26 spaces would be located in front of a gate along Grand Canyon Drive. It is not anticipated that there will be much movement in and out of this driveway.

Access to the site would be from Grand Canyon Drive with the access for emergency vehicles from Skye Park Drive. The Department of Public Works will require the traffic signal and emergency flasher design adjacent to this site to be constructed concurrent with the development of this site and approved by the City Traffic Engineer prior to issuance of permits. A signal post has already been constructed near the intersection of Grand Canyon Drive and Skye Park Drive.

The station has been designed to the specifications of City of Las Vegas Fire & Rescue. The fire apparatus bays are approximately 26 feet tall with a parapet screening element. The remainder of the floor area is intended to be used for 11 dormitories and related office, dining and recreational purposes. The exterior will utilize a variety of materials (concrete, metal panels, plaster) arranged in a pleasing manner with architectural changes in wall plan and warm earth tone colors.

Sufficient landscape buffers and landscape materials are proposed along the perimeter of the site. Southern Live Oak and Mondell Pine (24-inch box) will provide shade and screening adjacent to the abutting residential development.

The Master Developer states it had worked extensively with City of Las Vegas Fire & Rescue staff on a site design that would meet staff needs yet fit on a small parcel size. Most of the requirements of the Skye Canyon PF (Public Facilities) designation can be met or exceeded with this design. Nonetheless, the design has resulted in an overbuilt site that cannot meet parking standards. The applicant was given the option of providing a Parking Demand Analysis to staff from a professional traffic engineer showing that less parking would be needed on the site due to the unique operation of the use but did not pursue this option. Staff therefore recommends denial of the Variance and Site Development Plan Review, subject to conditions.

FINDINGS (20-0237-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 overbuilding the site. A reduction in floor area would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0237-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 in conflict with requirements intended to protect adjacent residential development and therefore not compatible with 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 Government Facility is inconsistent with the development standards of the PF (Public Facilities) designation of the Skye Canyon Master Plan and with the applicable standards of the Unified Development Code (Title 19), which include parking requirements.

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

Access to and from the site are from Grand Canyon Drive, an 80-foot Secondary Collector as designated on the city's Maser Plan of Streets and Highways, and Skye Park Drive, a 53 to 64-foot wide local street. The intersection is not currently signalized and Public Works has confirmed that none is required at this time; however, an emergency flasher signal design will be required concurrent with development to discourage blocking of the intersection.

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

Building materials are appropriate for the Skye Canyon community and are compatible with adjacent development. Landscape materials are drought-tolerant and 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 building elevations are pleasing in appearance, using variation in rooflines, materials, wall planes and colors. They are harmonious and compatible with adjacent residential development.

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.	
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.
	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.
07/20/16	The City Council approved a request for a Third Amendment and Restatement to the Development Agreement for Skye Canyon Master Planned Community. Amendments were also approved to the Skye Canyon Parks Agreement and other exhibits of the development agreement including the Skye Canyon Development Standards. The Planning Commission and staff recommended approval.
02/26/19	A two-lot Parcel Map (PMP-75267) on 18.92 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive was recorded.
03/06/19	The City Council approved a Major Modification (MOD-75347) to amend the Kyle Canyon Development Standards revised July 20, 2016 to include private gated street sections. The Planning Commission and staff recommended approval.
	The City Council approved a Petition to Vacate (VAC-75330) public drainage easements on a portion of 23.12 acres at the northwest corner of Canyon View Lane and Skye Park Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Tentative Map (TMP-75328) for a 123-lot single-family residential subdivision on 23.12 acres at the northwest corner of Canyon View Lane and Skye Park Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Petition to Vacate (VAC-75357) public drainage easements on a portion of 18.95 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Tentative Map (TMP-75356) for a 107-lot single-family residential subdivision on 18.95 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive. The Planning Commission and staff recommended approval.
09/24/19	Department of Planning staff administratively approved a Minor Modification (MOD-77327) of the Skye Canyon Master Land Use Plan to reconfigure parcels on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. The land use plan indicated that the subject parcel was designated PF (Public Facilities).
10/08/19	The Planning Commission approved a Parent Tentative Map (TMP-77328) for a 17-lot master planned subdivision (Skye Canyon Phase 4) on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
01/08/20	A Final Map (FMP-77012) for a 29-lot single-family residential subdivision (Skye Canyon 2.05 Phase 1) on 6.09 acres at the northwest corner of Canyon View Lane and Skye Park Drive was recorded.
03/02/20	A Final Map (FMP-77941) for a 94-lot single-family residential subdivision (Skye Canyon 2.05 Phase 2) on 17.02 acres at the southeast corner of Grand Canyon Drive and Skye Village Road was recorded.

Most Recent Change of Ownership	
01/14/20	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 proposed development.

Pre-Application Meeting	
04/14/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review. During the discussion it was determined that a Variance to allow a reduction in the amount of required parking or alternatively, a Special Use Permit application for an alternative parking standard would be necessary.

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

Field Check	
05/05/21	The subject site is undeveloped and free of trash and debris. Perimeter walls have been constructed along the south and east property lines. Several two-story homes have been built to the south and east of the property. Streetscape, sidewalks and utilities have been installed along Grand Canyon Drive and Skye Park Drive. A traffic signal pole has been installed at the corner; however, there is no signal arm at this time.

Details of Application Request	
Site Area	
Net Acres	1.15

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities) [Skye Canyon]	T-D (Traditional Development)
North	Undeveloped	GED (Gaming Enterprise District) [Skye Canyon]	T-D (Traditional Development)
South	Single Family, Detached	ML (Residential Medium-Low)	T-D (Traditional Development)
East	Single Family, Detached	ML (Residential Medium-Low)	T-D (Traditional Development)
West	Single Family, Detached	L (Residential Low)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan Area	N
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

All standards indicated below are requirements of the Skye Canyon Development Standards and Architectural Design Guidelines and the Unified Development Code (March 16, 2011 version) unless otherwise noted.

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	50,157 SF	N/A
Min. Lot Width	N/A	222 Feet	N/A
Min. Setbacks			
• Front	39 Feet	39 Feet	Y
• Side	21 Feet	21 Feet	Y
• Corner	44 Feet	44 Feet	Y
• Rear	83 Feet	83 Feet	Y
Max. Lot Coverage	N/A	22%	N/A
Max. Building Height	35 Feet	26 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	6 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• East	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	7 Trees	Y
TOTAL PERIMETER TREES		**32 Trees**	**38 Trees**	**Y**
Parking Area Trees	N/A	N/A	7 Trees	N/A

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 15 Feet 8 Feet 8 Feet 15 Feet		 16 Feet 10 Feet 10 Feet 19 Feet	 Y Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6' solid wall along S and E PL	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Canyon Drive	Secondary Collector	Master Plan of Streets and Highways	68	N*
Skye Park Drive	Local Street	Title 13	53-64	Y

*The south side of Grand Canyon Drive adjacent to this site has been fully improved.

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Government Facility	11,057 SF	1 space per 300 SF GFA	37				
TOTAL SPACES REQUIRED			37		26		N
Regular and Handicap Spaces Required			35	2	24	2	N
Percent Deviation			30%				

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) SE CORNER OF GRAND CANYON DR. AND SKYE PARK DR.

Project Name SKYE CANYON PARCEL 2.34 FIRE STATION #46 **Proposed Use** GOVT. FACILITY (FIRE STATION)

Assessor's Parcel #(s) 125-07-111-004 **Ward #** 6-FIORE

General Plan: Existing PF Proposed PF **Zoning:** Existing T-D Proposed T-D

Additional Information 11,057SF MUNICIPAL FIRE STATION

Property Owner CENTURY COMMUNITIES NEVADA LLC Contact

Address 6245 S. JONES BLVD., SUITE 400 City LAS VEGAS State NV Zip 89118

E-mail Phone

Applicant CENTURY COMMUNITIES NEVADA LLC Contact

Address 6245 S. JONES BLVD., SUITE 400 City LAS VEGAS State NV Zip 89118

E-mail Phone

Representative RICHARDSON WETZEL ARCHITECTS Contact CHRIS RICHARDSON

Address 4300 E. SUNSET ROAD, SUITE E-3 City HENDERSON State NV Zip 89014

E-mail CR@RWA-DESIGN.COM Phone 702-736-8822, EXT. 105

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 M. Bewille

Subscribed and sworn before me

This 19 day of April, 20 21

Notary Public in and for said County and State

J. HARRIS
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-49259-1
My App. Expires Dec. 2, 2023

21-0237
04/19/2021

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) SE CORNER OF GRAND CANYON DR. AND SKYE PARK DR.

Project Name SKYE CANYON PARCEL 2.34 FIRE STATION #46 **Proposed Use** GOVT. FACILITY (FIRE STATION)

Assessor's Parcel #(s) 125-07-111-004 **Ward #** 6-FIORE

General Plan: Existing PF Proposed PF **Zoning:** Existing T-D Proposed T-D

Additional Information VARIANCE TO ALLOW 26 PARKING SPACES WHERE 37 SPACES ARE REQUIRED, IN CONJUNCTION WITH A PROPOSED 11,057SF MUNICIPAL FIRE STATION

Property Owner CENTURY COMMUNITIES NEVADA LLC Contact

Address 6245 S. JONES BLVD., SUITE 400 City LAS VEGAS State NV Zip 89118

E-mail Phone

Applicant CENTURY COMMUNITIES NEVADA LLC Contact

Address 6245 S. JONES BLVD., SUITE 400 City LAS VEGAS State NV Zip 89118

E-mail Phone

Representative RICHARDSON WETZEL ARCHITECTS Contact CHRIS RICHARDSON

Address 4300 E. SUNSET ROAD, SUITE E-3 City HENDERSON State NV Zip 89014

E-mail CR@RWA-DESIGN.COM Phone 702-736-8822, EXT. 105

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 M. Beville

Subscribed and sworn before me

This 19 day of April 20 21

Notary Public in and for said County and State

21-0237
04/19/2021

Notary Public State of Nevada
County of Clark
APPT. NO. 98-49259-1
My App. Expires Dec. 2, 2023

CONSENT RESOLUTION APPOINTING NEW OFFICERS
CENTURY COMMUNITIES OF NEVADA, LLC

Effective Date – September 1, 2017

The undersigned, being the sole Member of CENTURY COMMUNITIES OF NEVADA, LLC, a Delaware limited liability company (the "**Company**"), pursuant to the provisions of the Delaware Limited Liability Company Act, hereby adopts and approves, by unanimous written consent, the following resolutions and each and every action effected thereby:

AUTHORIZED SIGNATORY

WHEREAS, Century Communities, Inc., a Delaware corporation is the sole member of the Company (the "**Member**");

WHEREAS, in accordance with Section 4.1 of the Operating Agreement of Century Communities of Nevada, LLC, made and entered into as of March 4, 2014 (the "**Operating Agreement**") the business and affairs of the Company shall be managed by the Member;

WHEREAS, in accordance with Section 4.5 of the Operating Agreement, the Member is may appoint officers for the Company; and

WHEREAS, the Member and the Company desire that the Member appoint officers to the Company to perform the duties designated by the member and to have the powers authorized by the Member, and to serve at the pleasure of the Member.

NOW, THEREFORE BE IT:

RESOLVED, that the following Officers for the Company are hereby appointed and reappointed:

Name	*Title*
Dale Francescon	Co-CEO and President
Robert J. Francescon	Co-CEO and President
David Messenger	Chief Financial Officer
Liesel Cooper	Vice President
Robert Beville	Vice President

And the following Officer previously serving the Company is hereby removed:

Name	*Title*
Todd Amberry	Vice President

21-0237
04/19/2021

RESOLVED, that each of the newly appointed and reappointed Officers is authorized to sign any document on behalf of the Company, without the need for other signatures;

RESOLVED, that all actions previously taken on behalf of the Company by any of the above-named newly appointed and reappointed Officers are hereby ratified, approved and confirmed in their entirety; and

RESOLVED, that this Consent Resolution may be executed in any number of counterparts and by the different parties hereto on separate counterparts and each such counterpart shall be deemed to be an original, but all such counterparts together constitute but one and the same agreement. Delivery of the executed signature page by facsimile transmission or in "portable document format" via electronic mail shall constitute effective and binding execution and delivery of such signature page.

The Member hereby waives all required notices of a meeting and the holding of any meetings of the Member of the Company to act upon the foregoing resolutions and certify that the undersigned is the sole Member of the Company.

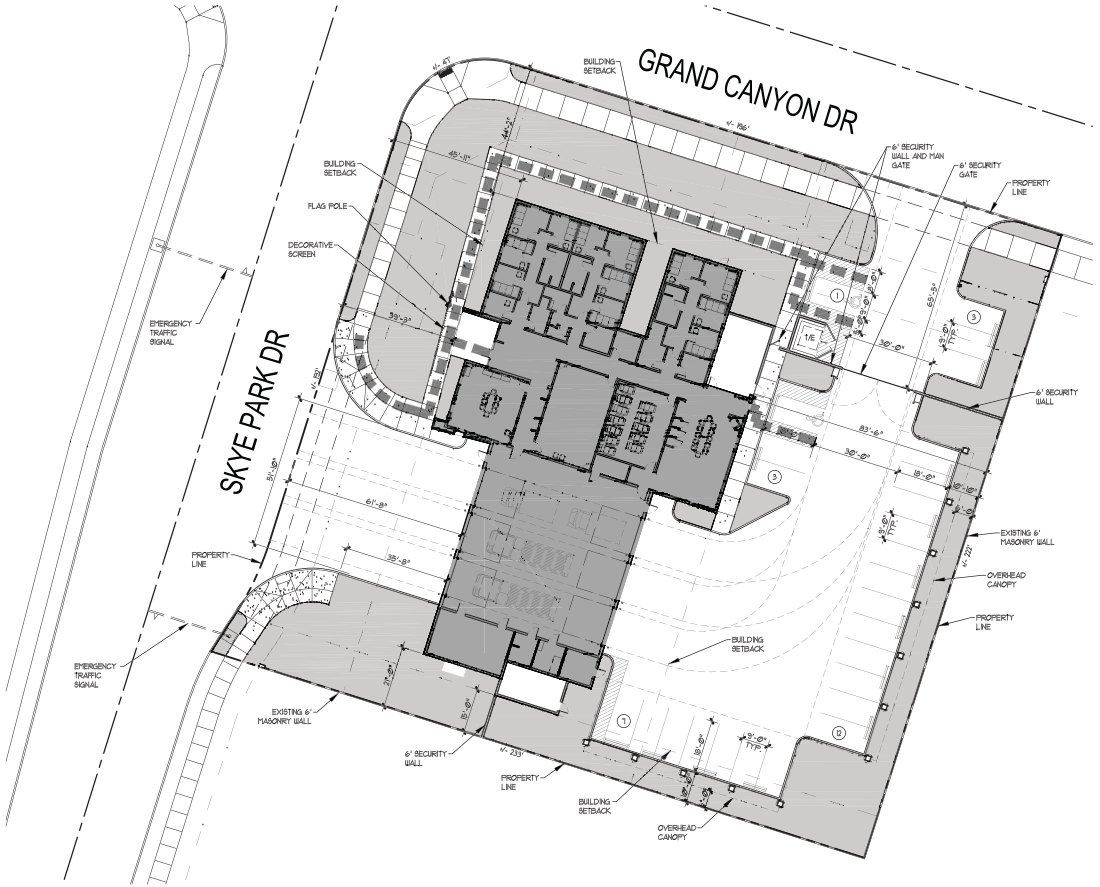
IN WITNESS WHEREOF, the undersigned Member has executed this Consent effective as of the Effective Date set forth above.

MEMBER:

CENTURY COMMUNITIES, INC.,
a Delaware corporation

By: _____
Name: David Messenger
Title: CFO and Secretary

21-0237
04/19/2021



CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

SITE DATA

ASSESSOR'S PARCEL NUMBER: **125-07-111-004**
CURRENT ZONING: **T-D (TRADITIONAL DEVELOPMENT)**

PLANNED USE: **TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

SITE AREAS: **50,094 SF (1.15 ACRES)**

SETBACKS:	REQUIRED	PROVIDED
FRONT -	39'-3"	39'-3"
REAR -	83'-6"	83'-6"
SIDE (CORNER) -	44'-2"	44'-2"
SIDE (INTERIOR) -	15'-0"	15'-0"

LOT COVERAGE — PROVIDED **22%**

BUILDING DATA

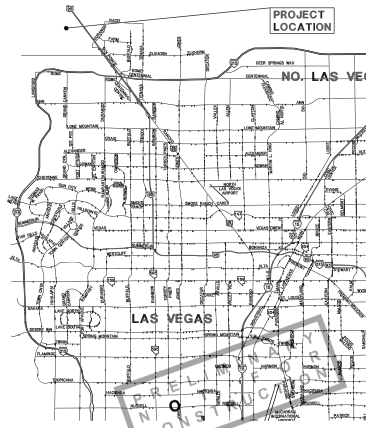
PROPOSED USES: **GOVERNMENT FACILITY (FIRE STATION)**
BUILDING AREAS: **FIRE STATION - 11,057SF**
TOTAL: 11,057SF

BUILDING HEIGHTS: **35'-0" MAX.**

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED
GOVERNMENT FACILITY - 1:300SF	37
	PROVIDED
	26
	(30% REDUCTION)
ACCESSIBLE PARKING REQUIREMENTS:	REQUIRED
	2
	PROVIDED
	2

VICINITY MAP



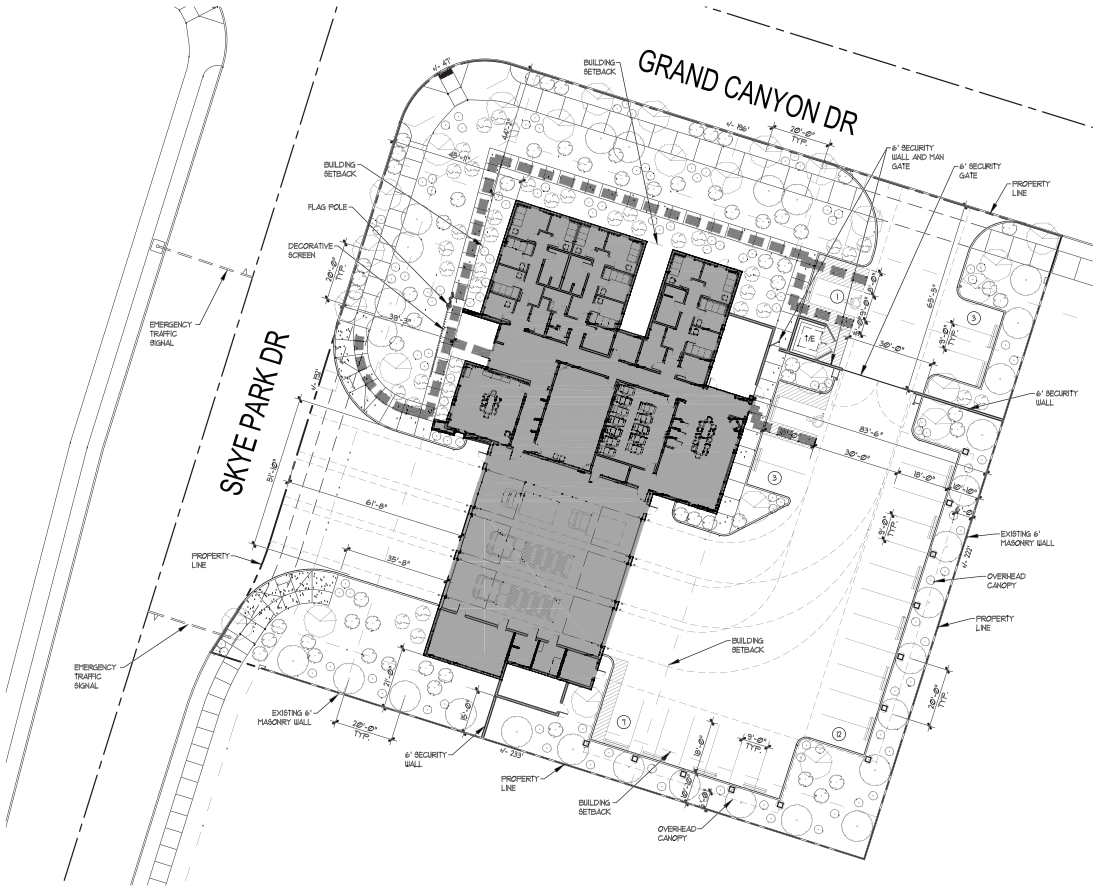
Richardson Wetzel Architects
4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.798.8822
RWA-design.com

SKYE CANYON FIRE STATION #46

OWNER: **CENTURY COMMUNITIES NEVADA LLC**
ADDRESS: **SKYE PARK DR. & GRAND CANYON DR**
JURISDICTION: **CITY OF LAS VEGAS, NV**

PROJECT #: **20-006**
DATE: **15 APR 21**
APN: **125-07-111-004**

21-0237
05/27/2021



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=20'-0"

0 5 10 15 20 40 60

NORTH

PLANTING LEGEND

TREES:

	QUERCUS VIRGINIANA/SOUTHERN LIVE OAK	24"BOX	26
	PINUS ELDARICA/MONDALE PINE	24"BOX	30

SHRUBS:

	LEUCOPHYLLUM PRUINOSUM/ TEXAS RANGER 'SIERRA BOUQUET'	5 GAL.	63
	DONDONAEA VISCOSA/PURPLE HOPSEED (PLANTED IN GROUPINGS AS A HEDGE SCREEN)	5 GAL.	40
	LANTANA CAMAR/BUSH' LANTANA	1 GAL.	121

LANDSCAPE MATERIAL

ROCK MULCH:

"APACHE BROWN" D.G. AT 2" DEPTH IN ALL PLANTING AREAS UNLESS NOTED ON PLAN — 1" SCREENED

LANDSCAPE NOTES

ALL TREES/SHRUBS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE TITLE 19. LANDSCAPE DESIGN IS CONCEPTUAL & FOR LAND-USE PURPOSES ONLY SHOWING INTENT TO MEET DEVELOPMENT CODE MINIMUMS.

PRELIMINARY NOT FOR CONSTRUCTION

4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.798.8822
RWA-design.com
Richardson Wetzel Architects

SKYE CANYON FIRE STATION #46

OWNER: CENTURY COMMUNITIES NEVADA LLC
ADDRESS: SKYE PARK DR. & GRAND CANYON DR
JURISDICTION: CITY OF LAS VEGAS, NV

PROJECT #: 20-006
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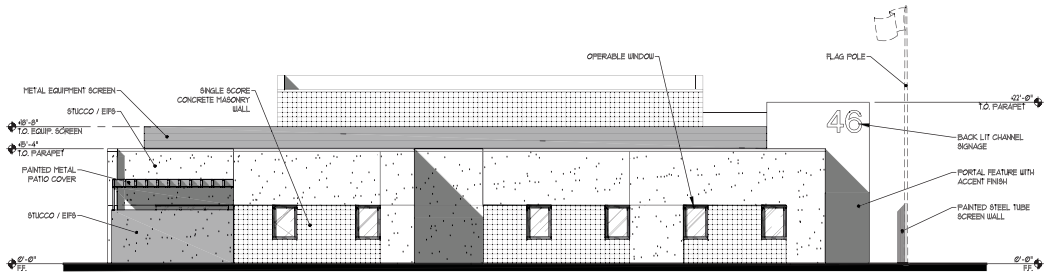
APN: 125-07-111-004

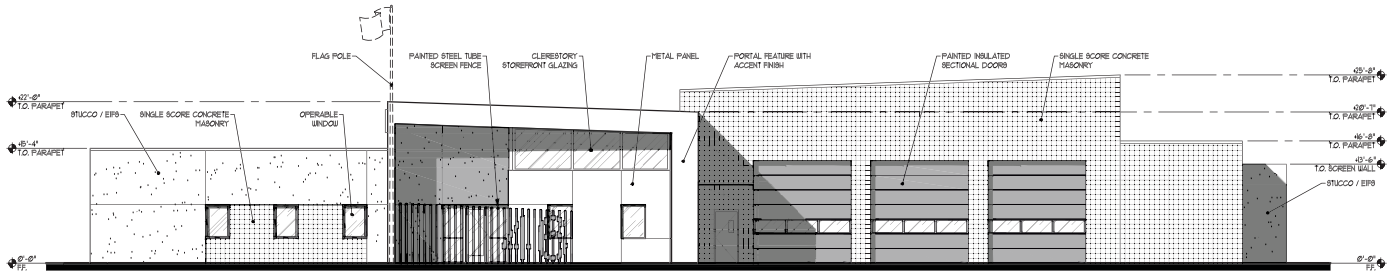
21-0237

21-0237
05/27/2021



EXTERIOR ELEVATION - NORTH

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



EXTERIOR ELEVATION - WEST

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

PRELIMINARY NOT FOR CONSTRUCTION

21-0237
04/19/2021

Richardson Wetzel Architects
4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.798.8822
RWA-design.com

SKYE CANYON FIRE STATION #46

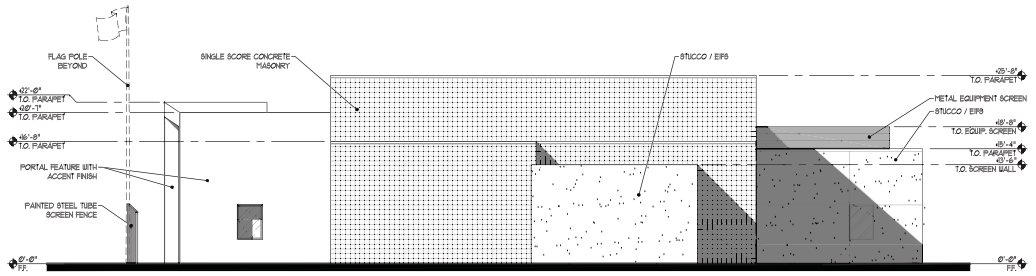
OWNER:
CENTURY COMMUNITIES NEVADA LLC
ADDRESS:
SKYE PARK DR. & GRAND CANYON DR

JURISDICTION:
CITY OF LAS VEGAS, NV

PROJECT #:
20-006

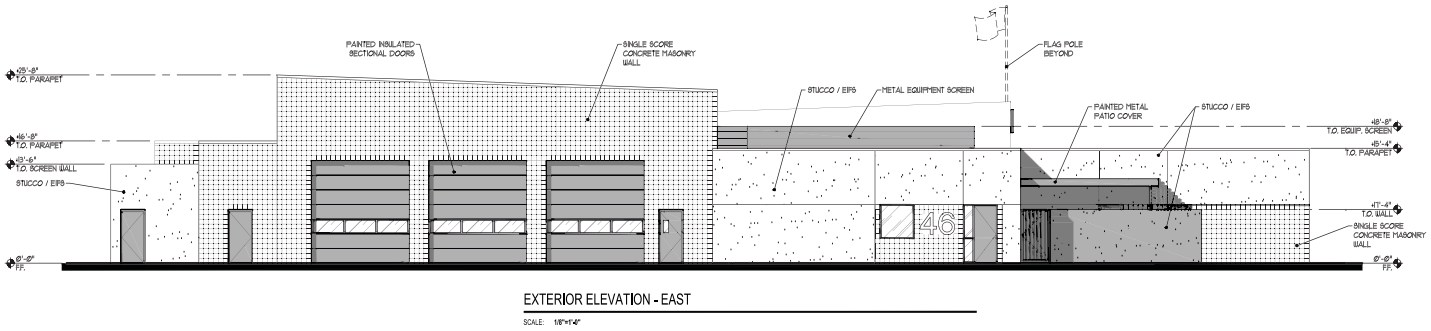
DATE:
15 APR 21

APN:
125-07-111-004



EXTERIOR ELEVATION - SOUTH

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



EXTERIOR ELEVATION - EAST

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

PRELIMINARY NOT FOR CONSTRUCTION

21-0237

04/19/2021

4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.798.8822
RWA-design.com
Richardson Wetzel Architects

SKYE CANYON FIRE STATION #46

OWNER:
CENTURY COMMUNITIES NEVADA LLC
ADDRESS:
SKYE PARK DR. & GRAND CANYON DR

JURISDICTION:
CITY OF LAS VEGAS, NV

PROJECT #:
20-006

DATE:
15 APR 21

APN:
125-07-111-004

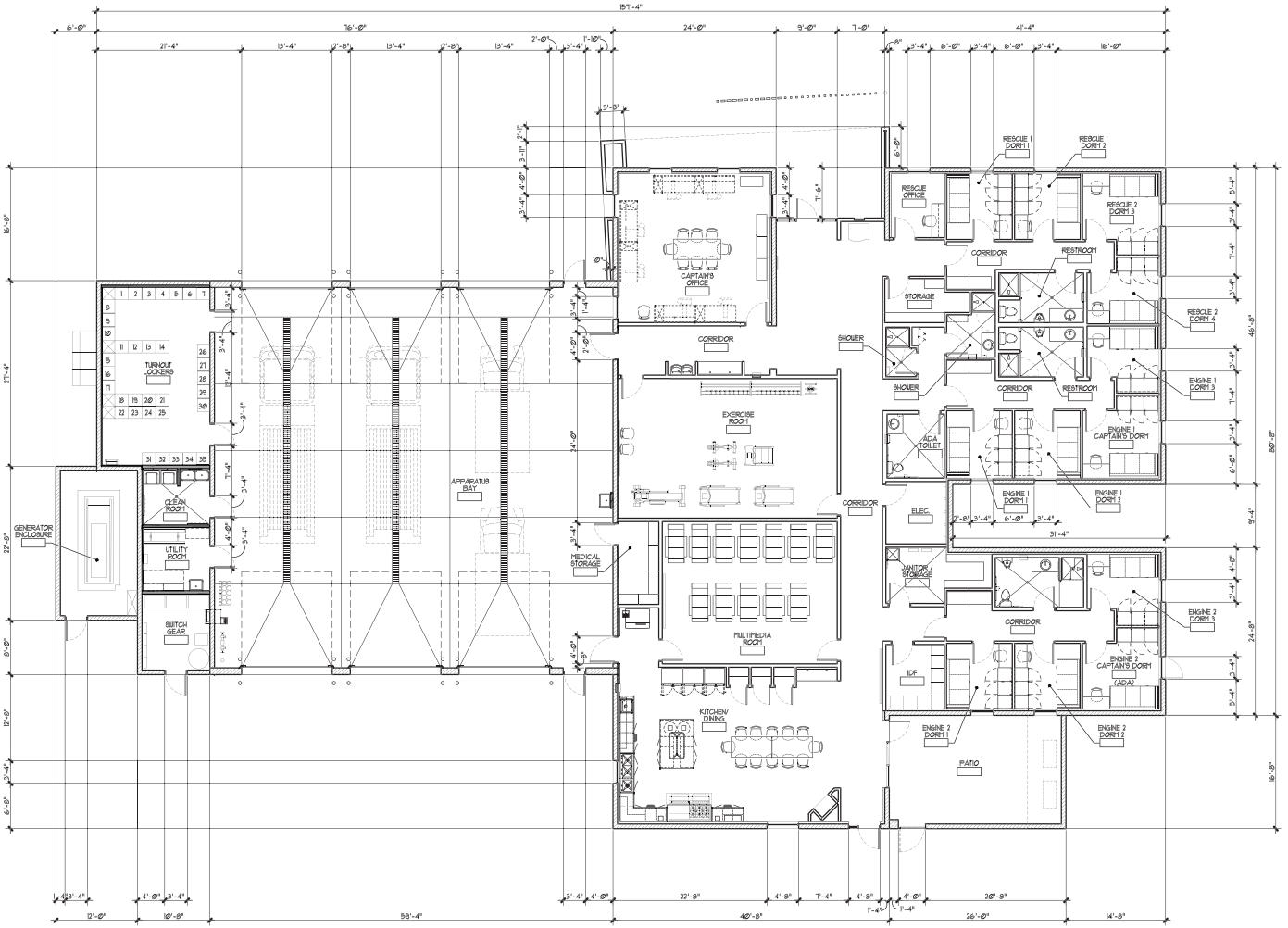
BUILDING DATA

BUILDING AREA:

OCCUPANTS:	**BUILDING**	**6,829**
	APPARATUS & EQUIPMENT	**4,228**
	TOTAL:	**11,057 SF**

MEANS OF EGRESS

OCCUPANTS: **111 OCCS.**
(ACTUAL: 24 OCCS. DURING SHIFT CHANGE)



CONCEPTUAL FLOOR PLAN

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

4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.798.8822
RWA-design.com

Richardson Wetzel Architects

SKYE CANYON FIRE STATION #46

PRELIMINARY NOT FOR CONSTRUCTION

OWNER: **CENTURY COMMUNITIES NEVADA LLC**	PROJECT #: **20-006**
ADDRESS: **SKYE PARK DR. & GRAND CANYON DR**	DATE: **15 APR 21**
JURISDICTION: **CITY OF LAS VEGAS, NV**	APN: **125-07-111-004**

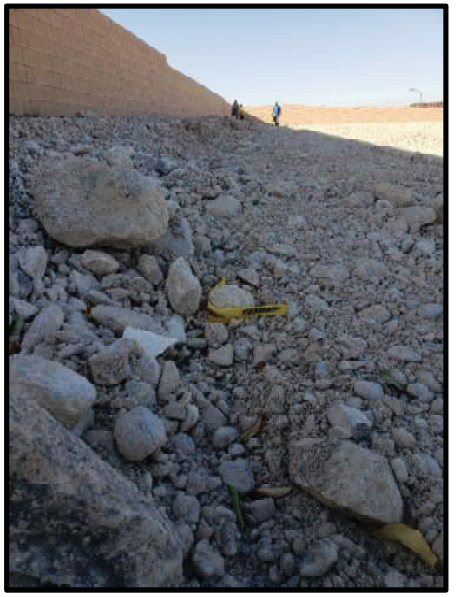
21-0037



V1 – SW Corner



V2 – SW Corner Looking SW



V3 – SE Along S Property Line



V4 – SE Corner



V5 – NW Along S Property Line



V6 – View from SE Corner to NW Corner

Planning Commission - Page 807



21-0237-VAR1 AND 21-0237-SDR1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SKYE PARK DRIVE

05/05/2021



21-0237-VAR1 AND 21-0237-SDR1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SKYE PARK DRIVE

05/05/2021



21-0237-VAR1 AND 21-0237-SDR1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SKYE PARK DRIVE

05/05/2021



21-0237-VAR1 AND 21-0237-SDR1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF GRAND CANYON DRIVE AND SKYE PARK DRIVE

05/05/2021

CENTURY COMMUNITIES

April 19, 2021

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

RE: Proposed Skye Canyon Fire Station – Skye Canyon Parcel 2.34

Dear City Planning,

The Skye Canyon Master Plan was planned to a municipal fire station within the master plan. The station will be located on Skye Canyon parcel 2.34.

The Skye Canyon Project Review Team has reviewed the architectural plans as submitted by Richardson Wetzel Architects (RWA) and approves them as such.

Please contact us should you have any questions or concerns.

Respectfully,

Robb Beville
Skye Canyon Project Review Team

21-0237
04/19/2021

Century Communities, Nevada Division | 8345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

Richardson Wetzel Architects

15 April 2021

City of Las Vegas, Dept. of Planning
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Skye Canyon Fire Station #46 – Government Facility (Fire Station)
APN: 125-07-111-004
RWA Job. No. 20-006

To Whom It May Concern:

On behalf of our client, Century Communities Nevada, LLC, we are submitting this Pre-Application for Site Development Review for a proposed Government Facility (Fire Station) for the community of Skye Canyon. This project is to be privately developed by our client as part of the Skye Canyon development agreement. The parcel is currently zoned Traditional Development (T-D) with a land-use designation of Traditional Neighborhood Development.

The design for the proposed building utilizes a mix of architecturally aesthetic materials, including exterior plaster, exposed concrete masonry, metal panel and would be of warm earth-toned colors. The proposed buildings are 25'-8" to the highest parapet roof element.

A variance request is included with this application since 26 on-site parking spaces are provided, where 37 spaces are required. CLV Fire requirements for staff and public parking are being met, however. Typically, there will be 12 employees on-site. During a shift change, the on-site occupants increases to 24 employees.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for public hearing, please contact me at your earliest convenience.

Sincerely,

Chris A. Richardson, LEED AP
Planning Director, Richardson Wetzel Architects

21-0237
04/19/2021

4300 E. Sunset Rd., Suite E3, Henderson, NV 89014 Phone 702.736.8822 Fax 702.736.8855

Steven A. Richardson AIA

Michael E. Wetzel AIA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
30a

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

SUBJECT:
21-0237-VAR1 - VARIANCE - TO ALLOW 26 PARKING SPACES WHERE 37 SPACES ARE REQUIRED

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. 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: June 8, 2021

Agenda Item No.:
30b

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

SUBJECT:
21-0237-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 11,057 SQUARE-FOOT GOVERNMENT FACILITY [FIRE STATION]

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. 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: June 8, 2021

Agenda Item No.:
31

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

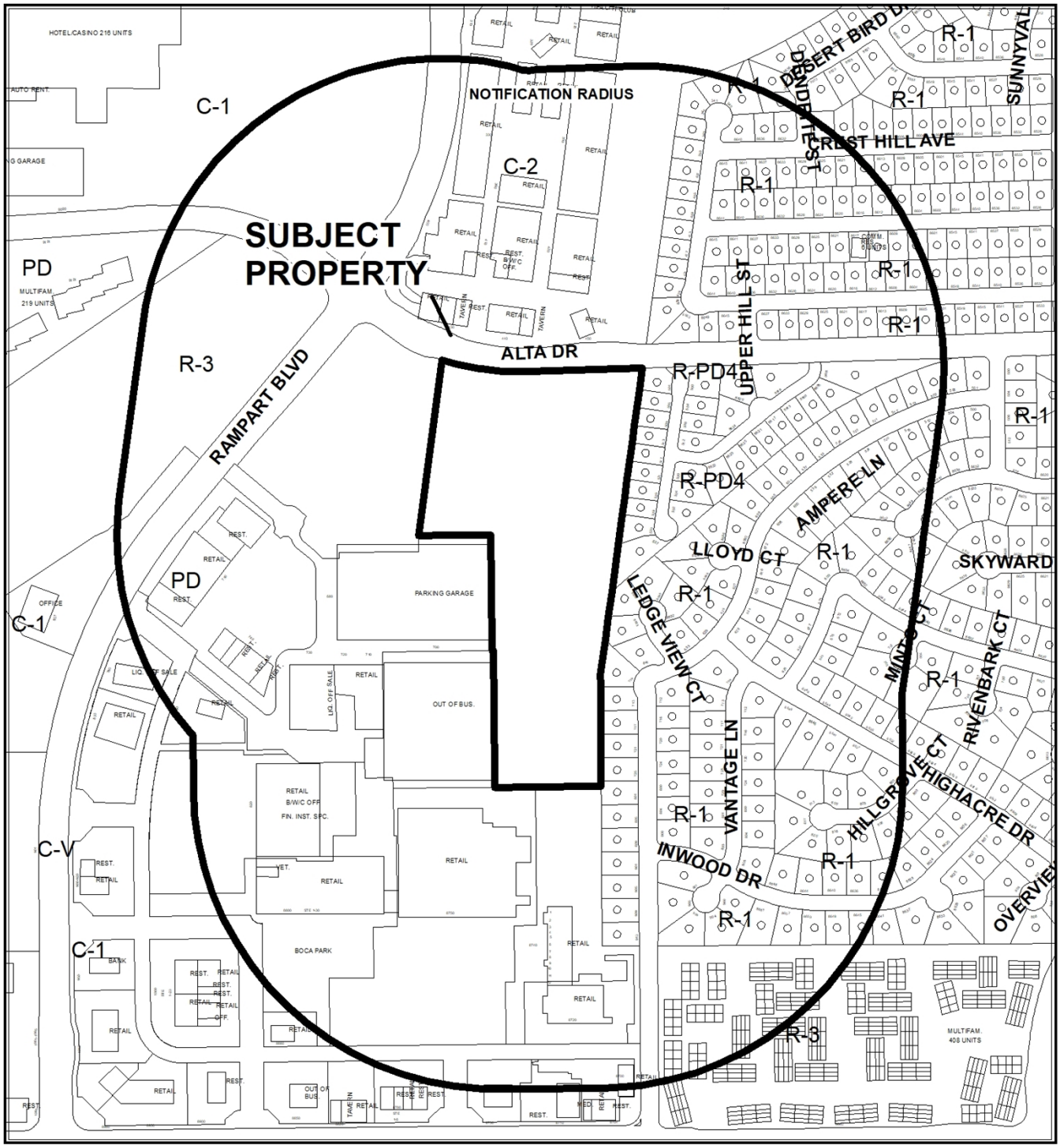
SUBJECT:
21-0249-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DC RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW A STRUCTURE (TRASH ENCLOSURE) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	11
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. Protest Postcard
7. Submitted after Final Agenda – Protest-Support Postcards and Documentation Not Vetted – Protest Telephone Log and E-comments



0 380 760

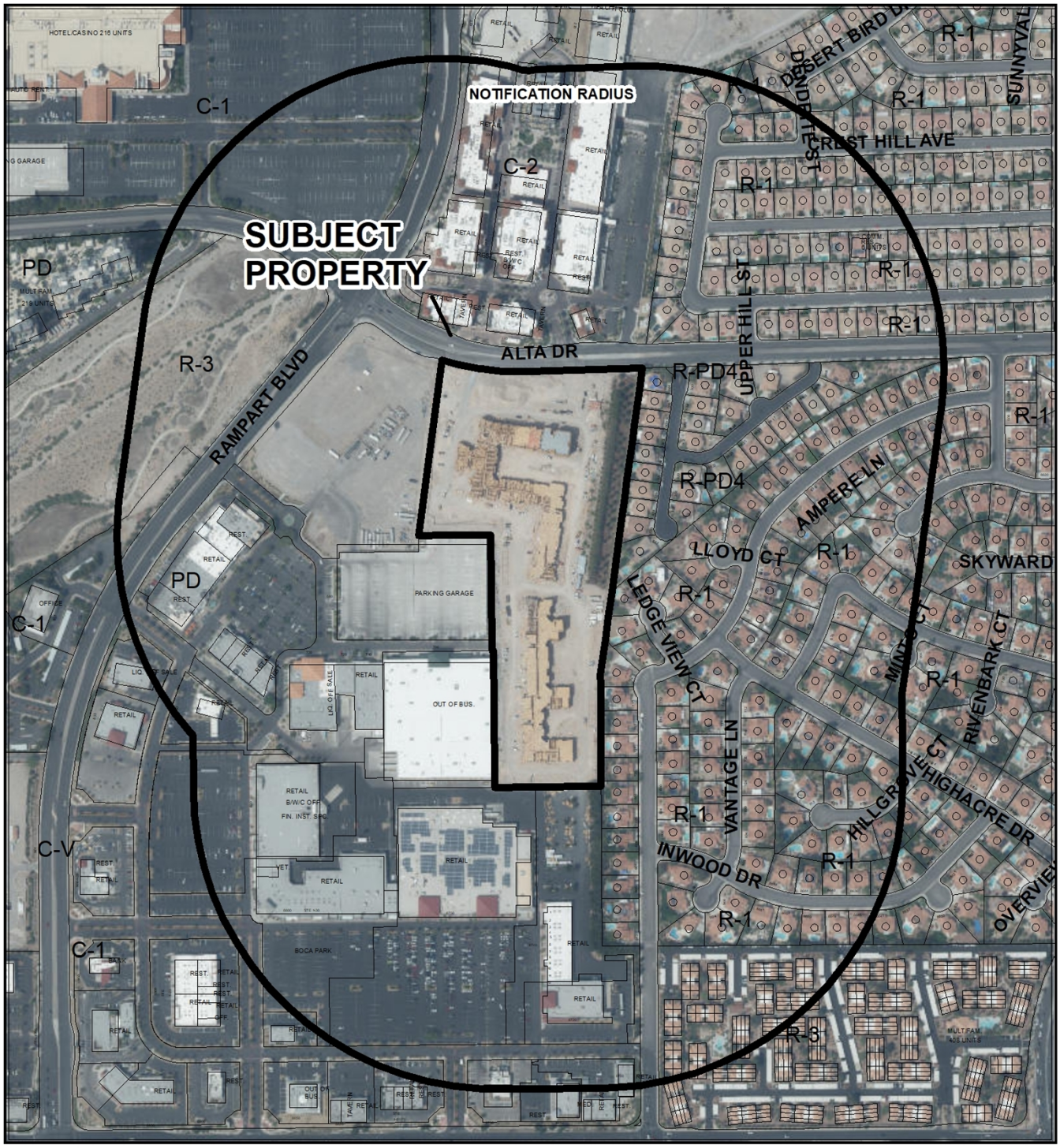
Feet

CASE: **21-0249-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 380 760 Feet

CASE: **21-0249-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 8, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DC RAMPART OWNER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0249-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 888

PROTESTS 1

APPROVALS 0

JB

**** CONDITIONS ****

21-0249-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-70293).

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

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

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

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

Public Works

6. No permanent structures shall be allowed within any existing or proposed public easements.

7. Comply with Site Development Plan Review (SDR-70293) and all other subsequent site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Variance (21-0249-VAR1) to allow a structure (trash enclosure) within a required 60-foot no building/structure zone for the Elysian – Multi-Family Residential development at 8791 Alta Drive.

ISSUES

- The applicant has requested a Variance (21-0249-VAR1) to allow a structure (trash enclosure) within a required 60-foot no building/structure zone. Staff does not support the requested Variance.

ANALYSIS

The subject 15.60-acre site is located within the PD (Planned Development) zoning district and is located within the Las Vegas Renaissance Master Development Plan area. On August, 16th 2017 the City Council approved a request for a Site Development Plan Review (SDR-70293) for a 359-unit Multi-Family Residential development located on the subject site.

Pursuant to the Las Vegas Renaissance Master Plan Section 2.10, Buffer Zone development standards, “The northeast portion of the subject property, where it backs up to Tuscany Hills II subdivision, is subject to a 125-foot Buffer Zone; and, This 125-foot Buffer Zone shall be landscaped pursuant to the landscape plan approved with the approved Site Development Plan Review (SDR) for that portion of the development. Adjacent to the 125-foot buffer zone is a 60-foot no building/structure zone.

The applicant has requested a Variance (21-0249-VAR1) to allow a structure (trash enclosure) within a required 60-foot no building/structure zone. Staff recommends denial of the Variance (21-0249-VAR1), as the proposed structure is inconsistent with Las Vegas Renaissance Master Development Plan Buffer Zone development standards pertaining to location of structures.

FINDINGS (21-0249-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 requesting to install a trash enclosure structure within the 60-foot no building/structure zone, which does not comply with Las Vegas Renaissance Master Development Plan Buffer Zone development standards. Alternative design would allow conformance to the Las Vegas Renaissance Master Development Plan Buffer Zone 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 Planning, Fire, Bldg., etc.	
09/02/92	The City Council approved a Rezoning (Z-0030-92) from C-1 (Limited Commercial), C-2 (General Commercial) and R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-1 (Single Family Residential) on approximately 105 acres generally located on the east side of Rampart Boulevard between Charleston Boulevard and Alta Drive, which included the subject site. The item included requests for approval of a 103-acre regional mall and a two-acre single family residential development. The Planning Commission and staff recommended approval.
12/31/92	In an official Writ of Mandate from the Clark County District Court, the conditions of approval for Z-0030-92 were modified to (A) extend the Resolution of Intent from 12 months to 24 months; (B) restrict delivery access from local streets; (C) restrict special events on the exterior of the mall to no more than 10 days per year; (D) stipulate that development of each pad site would only be subject to standard city requirements and procedures; (E) stipulate that the Regional Mall shall be permitted to contain 1.1 million square feet of building area; (F) require conformance to the plot plan as amended by the court order; and (G) stipulate that the applicant shall not be required to provide land for future fire and police facilities.
04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.4 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area to the south, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square-feet of retail/office uses, 125 condominium units and two parking garages.
	The City Council approved a Site Development Plan Review [Z-0030-92(5)] for a proposed 433,240 square-foot retail Shopping Center, including 21 retail pad sites, on 48.7 acres at the northeast corner of Rampart Boulevard and Charleston Boulevard (Phase I). This was not a Major Amendment of the Rezoning case (Z-0030-92), but instead replaced that approved plan.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/23/00	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0030-92(16)] for a proposed 10,386 square-foot furniture store within the Phase II portion of the Boca Park Shopping Center site.
11/01/00	The City Council approved a Site Development Plan Review [Z-0012-98(1)] for a proposed 723,150 square-foot retail and office development (Boca Park Phase II) on 41.53 acres at the southeast corner of Alta Drive and Rampart Boulevard. This plan replaced the plan approved as part of Z-0012-98. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.) The Planning Commission and staff recommended approval.
	The City Council approved a Major Modification [Z-0012-98(2)] of the Peccole Town Center Master Development Plan and Development Standards to add additional development standards pertaining to Phase II. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.)
04/18/01	The City Council approved a Master Sign Plan [Z-0012-98(3)] for the Boca Park Phase III area, located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
06/21/01	Planning and Development Department staff administratively approved a Minor Amendment of a previously approved Site Development Plan Review [Z-0012-98(1)] for a proposed 626,005 square-foot development where 723,150 square feet was approved at the southeast corner of Alta Drive and Rampart Boulevard.
11/06/01	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0012-98(4)] for a proposed 50,750 square-foot retail shell building and a 23,047 square-foot retail shell building on a portion of 41.87 acres adjacent to the east side of Rampart Boulevard, approximately 1,200 feet south of Alta Drive.
09/16/04	A Code Enforcement case (#21723) was processed for observed offsite parking on the lot north of Boca Park. The case was resolved on 09/18/04.
04/18/11	A one-lot Parcel Map (PMP-41307) on 23.4 acres at the southeast corner of Alta Drive and Rampart Boulevard that constitutes the subject site was recorded.
06/15/11	A Rezoning from PD (Planned Development) to PD (Planned Development) (ZON-41312) was approved by the City Council. Staff and the Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/15/11	A Site Development Plan Review for a three-story, 773,000 square foot shopping center, four-story parking garage, and six-story, 100-unit multi-family residential development (SDR- 41313) was approved by the City Council. Staff and the Planning Commission recommended approval.
04/01/13	A Code Enforcement case (#127021) was processed for a vacant lot with weeds and debris. The case was resolved on 04/01/13.
05/21/14	An Extension of Time (EOT-52982) for a three-story, 773,000 square foot shopping center, four-story parking garage, and six-story, 100-unit multi-family residential development (SDR-41313) was approved by the City Council. Staff recommended approval.
08/16/17	The City Council approved a request for a Major Modification (MOD-70292) of the Las Vegas Renaissance Master Development Plan and Development Standards dated April 15, 2011 to amend the land use plan and the development standards on 23.40 acres located at the southeast corner of Alta Drive and Rampart Boulevard. Staff and the Planning Commission recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-70293) for a 359-unit Multi-Family Residential development located adjacent to the south side of Alta Drive, 300 feet east of Rampart Boulevard. Staff and the Planning Commission recommended approval.
03/14/18	A Code Enforcement case (#186719) was processed for a vacant lot with graffiti on the wall behind 721 Merialdo Lane. The case was resolved on 04/05/18.
08/23/18	A Code Enforcement case (#192269) was processed for high weeds on a vacant lot at 8971 Alta Drive. The case was resolved on 09/10/18.
09/02/20	The City Council approved a request for a Variance (VAR-78439) to allow two wall signs which are 54 and 74 square feet where 50 square feet is the maximum area allowed; to allow three wall signs that do not face a street frontage where one sign facing the street frontage is allowed and to allow a 12-foot tall, 193 square-foot monument sign where eight feet and 60 square feet are the maximum allowed located at 8791 Alta Drive. Staff recommended denial and the Planning Commission recommended approval of the request.
	The City Council approved a request for a Master Sign Plan (MSP-78440) for an approved Multi-Family Residential development at 8791 Alta Drive. Staff recommended denial and the Planning Commission recommended approval of the request.

Most Recent Change of Ownership	
09/26/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/12/01	A building permit (#01004042) was issued for rough grading on 42 acres at 8855 Alta Drive. A final inspection was not approved and the permit expired 10/06/01.
06/07/01	A building permit (#01010316) was issued for onsite water, sewer and fire improvements at 8855 Alta Drive. A final inspection was not approved and the permit expired 11/16/02.
06/22/01	A building permit (#010101358) was issued for onsite improvements and hardscapes at 680 South Rampart Boulevard. A final inspection was not approved and the permit expired 06/15/02.
06/22/01	A building permit (#01011357) was issued for a parking structure and perimeter landscaping at 680 South Rampart Boulevard. A final inspection was approved on 03/25/02.
06/21/07	A building permit (#07002034) was issued for a new ramp for an existing parking garage at 680 South Rampart Boulevard. A final inspection was approved on 09/24/07.
06/12/19	A building permit (#PRC18-00106) was issued for two multi-family residential buildings with 359 units, six garages and onsite improvements at 8791 Alta Drive. The permit was finalized on 06/12/19.
	A building permit (#C18-02347) was issued for onsite trash enclosures (5), water and sewer (WDS), electrical for light poles, future carports, miscellaneous electrical at 8791 Alta Drive. The permit has not been finalized.
	A building permit (#C18-02348) was issued for garage #1 at 8791 Alta Drive. The permit has not been finalized.
	A building permit (#C18-02349) was issued for garage #2 at 8791 Alta Drive. The permit has not been finalized.
	A building permit (#C18-02350) was issued for garage #3 at 8791 Alta Drive. The permit has not been finalized.
	A building permit (#C18-02351) was issued for garage #4 at 8791 Alta Drive. The permit has not been finalized.
	A building permit (#C18-02352) was issued for garage #5 at 8791 Alta Drive. The permit has not been finalized.
	A building permit (#C18-02353) was issued for garage #6 at 8791 Alta Drive. The permit has not been finalized.

Related Building Permits/Business Licenses	
	A building permit (#C18-02354) was issued for multi-family building #1 at 8791 Alta Drive. The permit has not been finalized.
	A building permit (#C18-02355) was issued for multi-family building #2 at 8791 Alta Drive. The permit has not been finalized.
12/19/19	A building permit (#C19-04981) was issued for a new engineered design retaining wall at 8791 Alta Drive. The permit has not been finalized.
06/09/20	A building permit (#C19-04981-R001) was issued for an added retaining wall height at north side of building two where retaining wall meets building at 8791 Alta Drive. The permit was finalized on 06/09/20.

Pre-Application Meeting	
03/28/21	A pre-application meeting was held via email and telephone with the applicant where the submittal requirements for a Variance were discussed.

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

Field Check	
04/22/21	Staff conducted a routine field check and found the multi-family residential development is currently under construction. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	15.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	PD (Planned Development)
North	Mixed Use	GC (General Commercial)	C-2 (General Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
			RPD-4 (Residential Planned Development – 4 Units per Acre)
West	Shopping Center	SC (Service Commercial)	PD (Planned Development)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

Pursuant to Las Vegas Renaissance Master Plan, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
The northeast portion of the subject property, where it backs up to Tuscany Hills II subdivision, is subject to a 125-foot Buffer Zone.	125 Feet	125 Feet	Y
Adjacent to the 125-foot buffer zone is a 60-foot no building/structure zone.	60 Feet	0 Feet	N*

* The applicant has requested a Variance (21-0249-VAR1) to allow a structure (trash enclosure) within a required 60-foot no building/structure zone.

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0249
Meeting Date	04/22/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 8791 W. Alta

Project Name Elysian at Renaissance **Proposed Use** Multi-Family

Assessor's Parcel #(s) 138-32-723-003 **Ward #**

General Plan: Existing PD Proposed n/a **Zoning:** Existing PD Proposed n/a

Additional Information

Property Owner D C Rampart Owner, LLC **Contact** Josh Nelson
Address 10777 W. Twain Avenue, #115 City Las Vegas State NV Zip 89135
E-mail jnelson@thecalidagroup.com Phone 702-947-2000

Applicant D C Rampart Owner, LLC **Contact** Josh Nelson
Address 10777 W. Twain Avenue, #115 City Las Vegas State NV Zip 89135
E-mail jnelson@thecalidagroup.com Phone 702-947-2000

Representative Kaemper Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Douglas Eisner

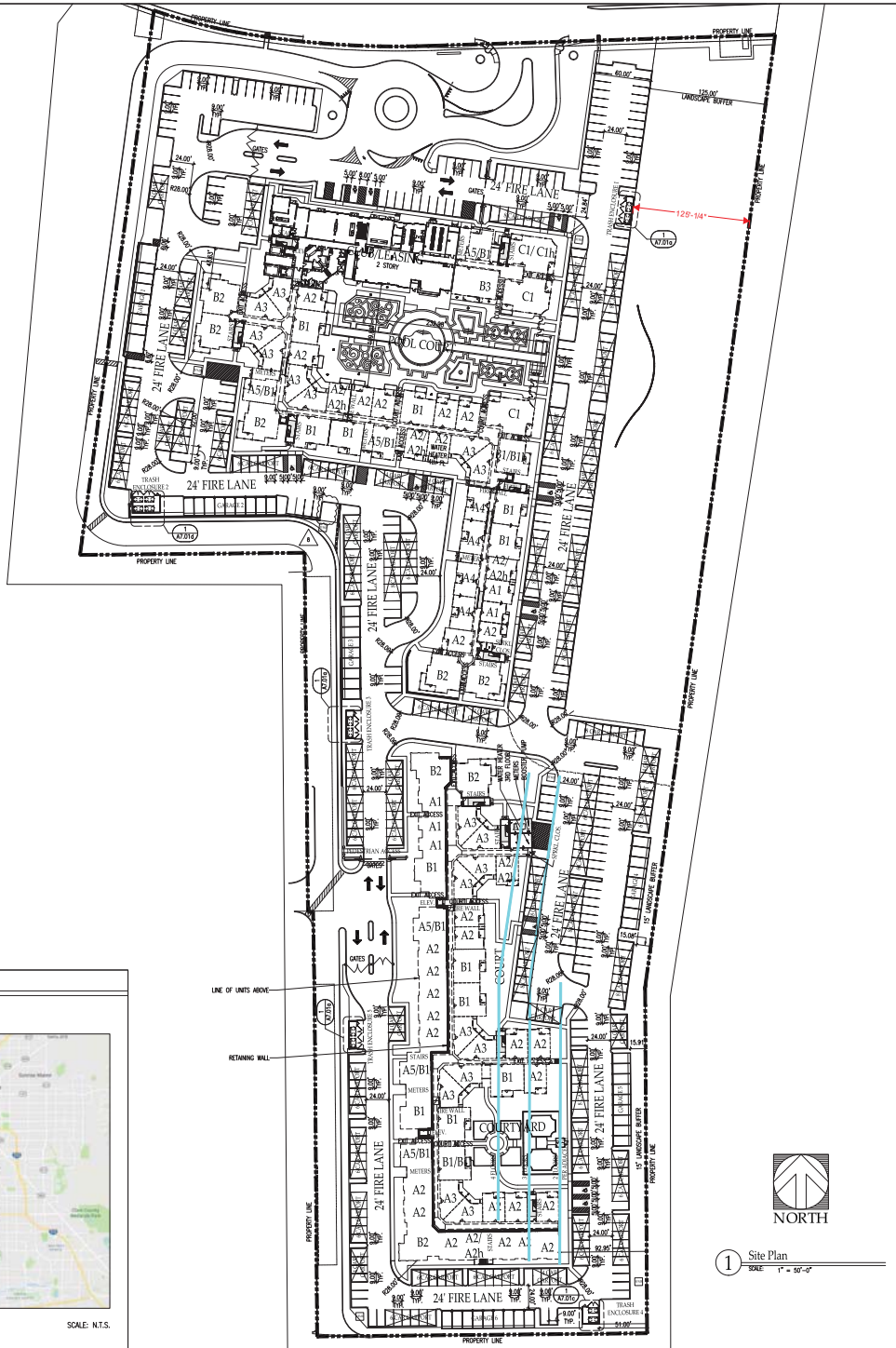
Subscribed and sworn before me

This 22 day of April, 20 21

Teresita Montesinos
Notary Public in and for said County and State

State of Nevada
County of Clark

TERESITA MONTESINOS
Notary Public-State of Nevada
APPT. NO. 20-6563-01
My Appt. Expires 04-12-2024



1 Site Plan
SCALE: 1" = 50'-0"

NOTES:
1) TRASH ENCLOSURE KEYS ADDED
2) PARKING SPACE REMOVED DUE TO NVE TRANSFORMER CLEARANCE REQUIREMENTS.

Project Data

Unit Distribution

Unit	Bldg type Bldg #	Bldg A	Bldg 1a	Bldg 1b	Bldg 1c	Bldg 1d	Bldg 2a	Bldg 2b	Bldg 2c	Totals
A1		0	0	0	0	0	6	0	0	6
A1.1		0	0	0	0	8	0	0	0	8
A1.1b		0	0	0	0	0	3	0	0	3
A2		0	16	11	14	7	0	22	8	78
A2.1		0	0	0	8	4	3	6	15	36
A2.2		0	3	0	0	0	0	0	0	3
A2H		0	0	1	1	1	0	1	0	4
A2H1		0	0	0	0	0	1	0	0	1
A3		0	6	24	8	0	16	16	8	78
A4		0	0	0	0	16	0	0	0	16
A5		1	0	0	1	0	0	2	0	4
A5.1		0	0	1	0	0	0	0	1	3
B1		3	2	8	7	8	0	12	10	50
B1.1		0	2	3	7	0	3	3	2	19
B1H		0	0	0	0	0	0	0	1	1
B1H1		0	0	0	1	0	0	0	0	1
B2		0	2	12	0	8	7	0	3	32
B3		4	0	0	0	0	0	0	0	4
C1		7	0	0	4	0	0	0	0	11
C1H		1	0	0	0	0	0	0	0	1
	Totals	16	31	60	51	52	39	62	48	359

Unit Net and Gross Areas

Unit Name	Unit Type	Unit Count	Total AC Area (net	Balcony Area	Storage Area	Garage Area	Porch Area	Total Unit area (gross	Total Unit All area (gross	Total Unit All Area (net)
A1	1BD/1BA	6	535	80	-	-	-	615	3,690	3,210
A1.1	1BD/1BA	8	535	70	10	-	-	615	4,920	4,280
A1.1b	1BD/1BA	3	535	80	-	-	-	615	1,845	1,605
A2	1BD/1BA	78	673	55	17	-	-	745	58,110	52,494
A2.1	1BD/1BA	36	673	71	-	-	-	744	26,784	24,228
A2.2	1BD/1BA	3	811	55	16	-	-	882	2,646	2,433
A2H	1BD/1BA	4	673	55	17	-	-	745	2,980	2,692
A2H1	1BD/1BA	1	673	71	-	-	-	744	744	673
A3	1BD/1BA	78	735	86	12	-	-	833	64,974	57,330
A4	1BD/1BA	16	773	56	16	-	-	845	13,520	12,368
A5	1BD/1BA	4	779	60	15	-	-	854	3,416	3,116
A5.1	1BD/1BA	3	779	75	-	-	-	854	2,562	2,337
B1	2BD/2BA	50	1,083	60	15	-	-	1,158	57,900	54,150
B1.1	2BD/2BA	19	1,083	75	-	-	-	1,158	22,002	20,577
B1H	2BD/2BA	1	1,083	60	15	-	-	1,158	1,158	1,083
B1H1	2BD/2BA	1	1,083	75	-	-	-	1,158	1,158	1,083
B2	2BD/2BA	32	1,296	178	-	-	-	1,474	47,168	41,472
B3	2BD/2BA	4	1,464	86	15	-	-	1,565	6,260	5,856
C1	3BD/2BA	11	1,590	144	-	-	-	1,734	19,074	17,490
C1H	3BD/2BA	1	1,590	144	-	-	-	1,734	1,734	1,590
	total units	359	22,742	-	-	-	-	20,729	342,645	310,067

Unit Breakdown

0	Eff	0.00%
240	1 BR	66.85%
107	2 BD	29.81%
12	3 BD	3.34%
0	4 BD	0.00%
359		100.00%

Site Data

Average Gross Square Footage	954	
Average Net Square Footage	864	
Land	15.603	Acres
	679,655	S.F.
Density	23.01	Units/Acre

Required Parking

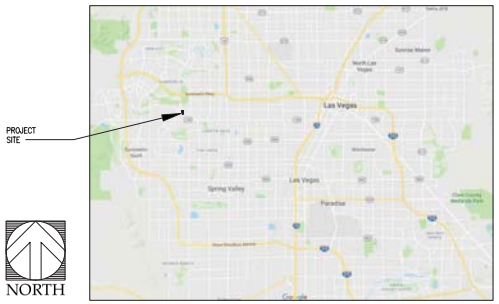
Unit Count	Unit Type	Spaces /unit	Total Spaces	
240	1 BR	1.25	300	
107	2 BD	1.75	188	
12	3 BD	2	24	
	Visitor	0.2	72	
			584	Total Required Parking Spaces
			12	Accessible (2% of total Required Parking)
			2	Van Accessible (12.5% of Required Accesible Parking)

Provided Parking

	Spaces		Accessible	Total	
Carports	349		3	352	Spaces
Garages	52		2	54	Spaces
Surface	177	B	7	184	Spaces
Total	578		12	590	Spaces

B

VICINITY MAP



SCALE: N.T.S.

11-21-2017	S.D. Issue
01-26-2018	D.D. Issue
05-08-2018	Permit
10-15-2018	REV. C-IWE Sub.
12-07-2018	Revision D
12-07-2018	Progress Set
01-15-2019	Delta 1- For Construction- Pending City Submittal
03-12-2019	Delta 1+ For Construction- Pending City Submittal
10-25-2019	Delta 2- For Construction- Pending City Submittal
05-29-2020	Carport Permit
10-15-2020	Delta 8

Elysian at Renaissance
Las Vegas, Nevada

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Saint Louis, Missouri 63103
314.932.2777 ▯ 314.436.7744 Fax
www.SDCstl.com

JOB NO. 2017.029
SHEET DESCRIPTION
SITE PLAN
SHEET NO.
A1.01.1



21-0249-VAR1 - APPLICANT/OWNER: DC RAMPART OWNER, LLC
8791 ALTA DRIVE

04/22/2021

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 21, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter – Variance to Allow Trash Enclosure within the Residential Adjacency Setback
APN: 138-32-723-003 (Rampart/Alta)

To Whom It May Concern:

Our Firm represents Calida (the "Applicant"). By way of background, on August 16, 2017, the Las Vegas City Council approved, via SDR-70293, a 359-unit multi-family development located near the southeast corner of Rampart Boulevard and Alta Drive, more particularly described as APN: 138-32-723-003 (the "Site"). Condition #6 of SDR-70293 states in part that the site plan is "to reflect conformance with the residential adjacency trash enclosure setback." The Applicant is requesting a variance to reduce the residential adjacency setback for the northern most trash enclosure from the 185' to 125'.

The Applicant is requesting this variance for the following reasons:

- The location of the trash enclosure is ideal for residents of the development and for trash pick up.
- There is a 125' wide landscape berm between the nearest residential home and the trash enclosure.
- The trash enclosure cannot be seen from the residential homes because of the intense landscape berm.

Since the location of the trash enclosure will not have a negative impact, the variance is appropriate. We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

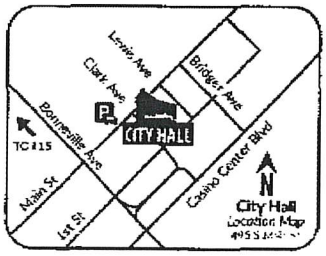
KAEMPFER CROWELL

Anthony J. Celeste

AJC

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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Dept of Planning
City of Las Vegas

21-0249-VAR1
13832614015
TECEDA TRUST
DANTE TERRENCE S & CELINE T TRS
8621 STONE HARBOR AVE
LAS VEGAS NV 89145-5713

59 DRDFNP1 89145

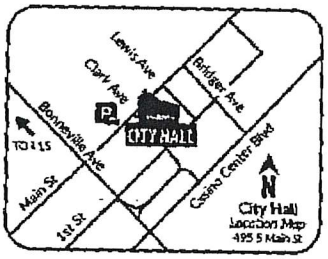
May.29.2021 12:04 T.C. Dante 3605824 PAGE. 1/ 1

31P

PAGE. 1/ 1
7022434917
Jun.03.2021 11:31 AM Nieva

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

RECEIVED
JUN 07 2021
Dept of Planning
City of Las Vegas

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

This is not right! The people who own their home around this will suffer the smells. This will inpact our home values. I oppose.

21-0249-VAR1
13832813004
NIEVA FAMILY TRUST 2007 TRUST
NIEVA NANCY E & THOMAS J TRS
904 VANTAGE LN
LAS VEGAS NV 89145-4803

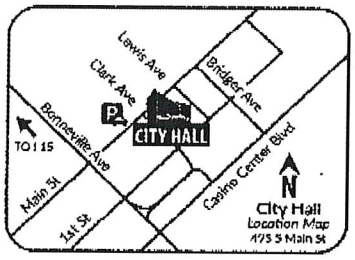
Submitted after final agenda

3IP

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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JUN 07 2021
Dept of Planning
City of Las Vegas

21-0249-VAR1
13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

31P

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

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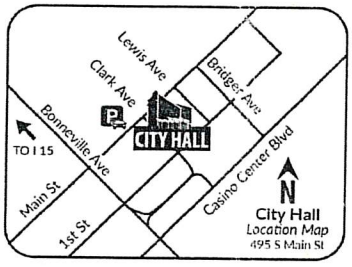

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

21-0249-VAR1
13832213027
HELFREY DAVID B B & HONG C
9101 ALTA DR # 203
LAS VEGAS NV 89145

SS DROFNP1 89145

31P

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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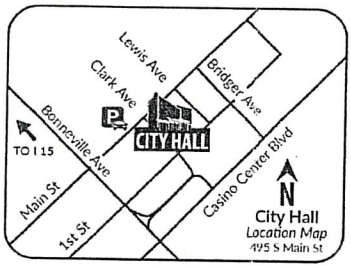

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

21-0249-VAR1
13832213004
HELFREY DAVID B B & HONG C
9101 ALTA DR # 203
LAS VEGAS NV 89145

59 ORDFNP1 89145

31P

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

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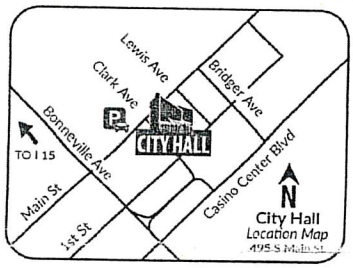

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

21-0249-VAR1
13832614015
TECEDA TRUST
DANTE TERRENCE S & CELINE T TRS
8621 STONE HARBOR AVE
LAS VEGAS NV 89145-5713

59 DRDFNP1 89145

31P

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

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City of Las Vegas

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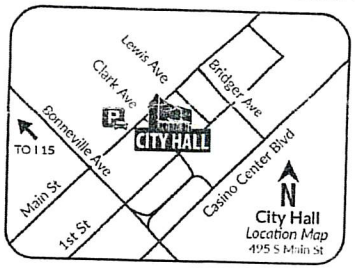

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

21-0249-VAR1
13832812019
STORDEUR ROBERT & SUSAN
801 VANTAGE LN
LAS VEGAS NV 89145-4822

Absolutely not!!!
Too close to existing homes.
Trash odor issue.

59 DRDFNP1 89145

31P

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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COVENANT
5/23/96
Book 960523
INST. 01238

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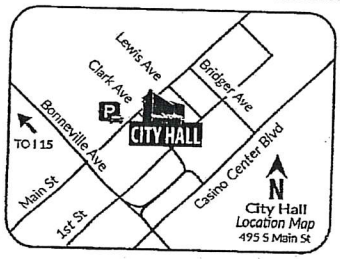
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0249-VAR1
Planning Commission Meeting of **06/08/2021**

21-0249-VAR1
13832719010
DIAMANDIS CHRISTIAN & SHARON
520 TUSCANY VIEW ST
LAS VEGAS NV 89145-4876

WE HAVE A COVENANT AGAINST THIS STRUCTURE

59 DRDFNP1 89145

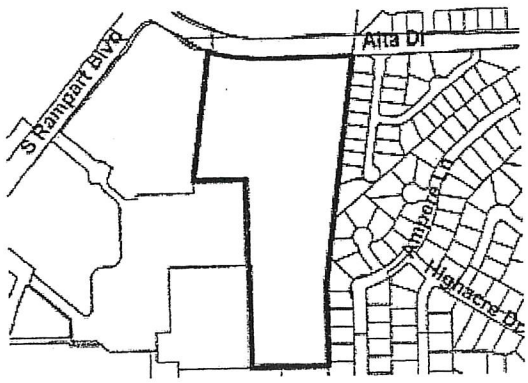
Application Information

21-0249-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DC RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW A STRUCTURE (TRASH ENCLOSURE) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman).

RESTRICTIVE COVENANT
5/23/96
Book 960523
INST. 01238

MY VOTE IS NO.

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*06/08/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

31P

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

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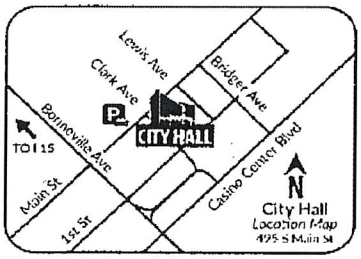

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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Dept of Planning
City of Las Vegas

21-0249-VAR1
13832819241
PARRY JOHN ANDREW II & LINDA L
242 N ENCINITAS AVE
MONROVIA CA 91016

31A

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

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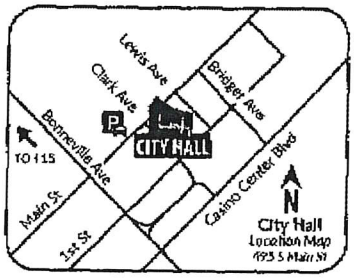

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City of Las Vegas

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☑ *I SUPPORT* this Request ☐ *I OPPOSE* this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

21-0249-VAR1
13832301005
SEVENTY ACRES L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

31A

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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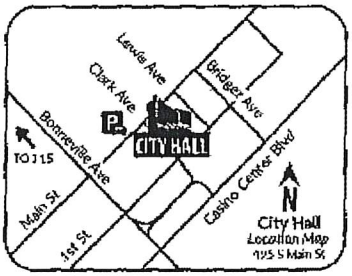
Official Notice of Public Hearing



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☑ *I SUPPORT this Request* ☐ *I OPPOSE this Request*

Please use available blank space on card for your comments.

21-0249-VAR1
Planning Commission Meeting of **06/08/2021**

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Dept of Planning
City of Las Vegas

21-0249-VAR1
13832213152
JAKOBSOHN MEIR
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

31 A

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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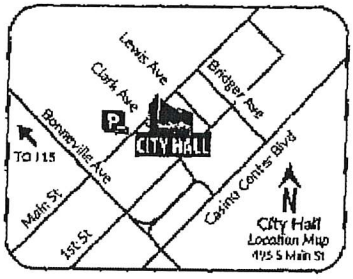

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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City of Las Vegas

21-0249-VAR1
13832213044
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1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

31A

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

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Las Vegas, NV
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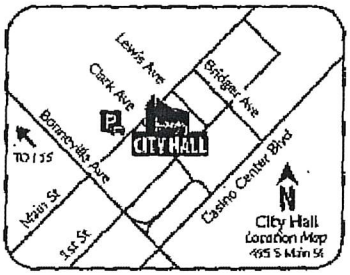

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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City of Las Vegas

21-0249-VAR1
13832213058
QTOWERS 7 L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

31A

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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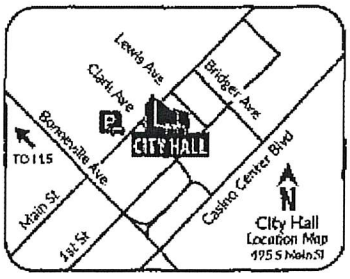

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

21-0249-VAR1
13832213165
RISSIN LIOR & LIAT
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

143 ORDFMP1 89117

31A

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

PRSRT
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Las Vegas, NV
Permit No. 1630

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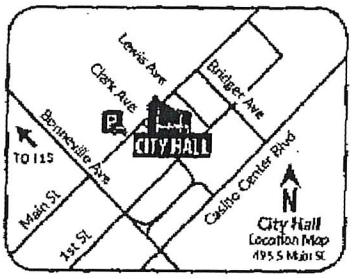

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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City of Las Vegas

21-0249-VAR1
13832213145
HARARI ALON
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

3 1 A

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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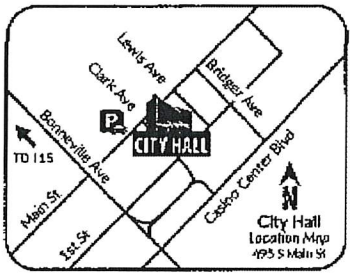

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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City of Las Vegas

21-0249-VAR1
13832213017
Q TOWERS M L L C
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LAS VEGAS NV 89117

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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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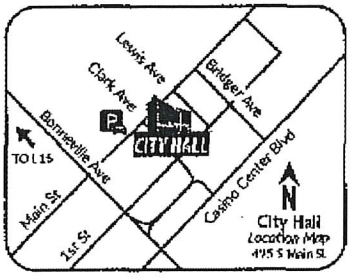

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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City of Las Vegas

21-0249-VAR1
13832213135
Q T T 1 206 L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

31A

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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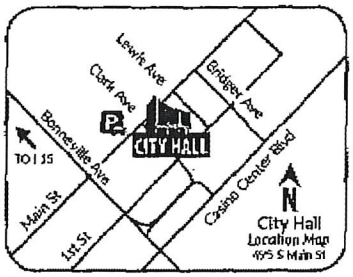

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0249-VAR1

Planning Commission Meeting of **06/08/2021**

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City of Las Vegas

21-0249-VAR1
13832213194
Q TOWERS F12 L L C
1215 S FORT APACHE RD # 120
LAS VEGAS NV 89117

31A

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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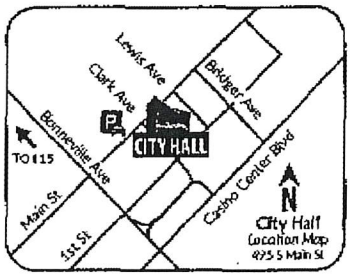

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0249-VAR1
Planning Commission Meeting of **06/08/2021**

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City of Las Vegas

21-0249-VAR1
13832213168
PANKRATZ FAMILY TRUST
PANKRATZ FRANK D & DIANE M TRS
9103 ALTA DR # 801
LAS VEGAS NV 89145

31A

Telephone Protest/ Approval Log

Meeting Date: 06/08/2021 **Case Number:** 21-0249-VAR1

Date: 06/08/2021
Name: Mrs. Karen Thomas
Address: 9103 Alta Drive #1201
Las Vegas NV 89145
Phone: (702)523-2002
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
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Address:
Phone:
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Submitted after final agenda

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Nora Lares

From: noreply@formstack.com
Sent: Monday, June 7, 2021 10:20 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/07/21 10:19 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Deborah Turk
Residential or Business Address:	8609 Grandbank Dr. Las Vegas, NV 89145
Phone:	(702) 881-3803
Email:	GEMHUNTERSINTERNATIONAL@YAHOO.COM
Comments:	The trash proposed location will impact the community as it will devalue the properties on the other side of the wall which will experience the foul odor omissions and the homeless shuffling through it at all time of the day or night. In

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consideration of the residents in the community please do not allow this to progress and find a more suitable location.

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Nora Lares

From: noreply@formstack.com
Sent: Friday, June 4, 2021 7:49 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/04/21 7:48 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Kimberly Esparza
Residential or Business Address:	620 Ampere Lane Las Vegas , NV 89145
Phone:	(630) 770-1322
Email:	kimberly@wearespartan.com

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Nora Lares

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/04/21 2:28 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Linda Newton
Residential or Business Address:	500 Ampere Lane Las Vegas, NV 89145
Phone:	(702) 562-4909
Email:	linlane13@consultant.com
Comments:	City codes were developed to meet requirements of all citizens. This organization's use the variance process continuously during their building process. City codes and neighborhoods mean nothing compared to their bottom line the all mighty dollar.

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Nora Lares

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/04/21 7:32 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Conrad Voigt
Residential or Business Address:	909 Vantage Ln Las Vegs, NV 89145
Phone:	(702) 304-8303
Email:	cvoigt@live.com
Comments:	This project has been a throne in our neighborhoods side, this trash dump will just bring more issues to our neighborhood. They need to find another place for this. Why do we need to suffer for their poor planning.

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 9:44 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Rathbun
Residential or Business Address:	609 Effort Drive Las Vegas , NV 89145

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 1:16 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	210249
Position:	I OPPOSE the project and all related applications.
Name:	Tamaris Cotta
Residential or Business Address:	633 Ampere Lane Las Vegas , NV 89145
Phone:	(775) 343-9423
Email:	tamarisg@hotmail.com
Comments:	Denial based on city codes

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Nora Lares

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 11:28 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Teresa Gurr
Residential or Business Address:	621 Ampere Lane Las Vegas, NV 89145
Phone:	(702) 243-7009
Email:	thegurrs@yahoo.com
Comments:	We don't want trash containers by our neighborhood homes because they will bring more rats (rodents) which we already have issues with because of the commercial properties in close proximity. Also we don't want more noise in our area. We already have enough noise from the commercial business area and now

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even more noise with the new Elysian Appartments. Give our neighborhood a break!!!

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Nora Lares

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 8:41 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Laura Moore
Residential or Business Address:	628 Ampere Ln Las Vegas , NV 89145
Comments:	This project has been trying to push the envelope from the beginning. They have plan approval. Why the need for yet another variance?

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Nora Lares

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 8:26 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Deon Mayhew
Residential or Business Address:	533 Ampere Lane Las Vegas, NV 89145
Phone:	(702) 204-6668
Email:	deonmayhew@gmail.com
Comments:	Trash would be located very close to homes in our neighborhood. It could be relocated on the west side behind commercial buildings where home owners would not have to smell the trash. NO MORE EXCEPTIONS FOR THIS COMPANY. THEY CAN FOLLOW THE RULES THAT HAVE BEEN PUT IN PLACE TO PROTECT NEVADANS!

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Nora Lares

From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 8:19 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Charles Dunn
Residential or Business Address:	505 Ampere LANE Las VEGAS, NV 89145
Email:	ceejaytbb@hotmail.com

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Nora Lares

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 8:07 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Kim Leaver
Residential or Business Address:	724 Vantage Ln Las Vegas, NV 89145
Phone:	(702) 372-6575
Email:	klkleaver@yahoo.com
Comments:	I strongly oppose having a garbage enclosure on the east side of this complex. The single family homes to the east of this complex have already lost the landscaping border that was originally promised, any view they had of the mountains and already have a garishly colored building towering over them. To put a garbage

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Pg 1 of 2

enclosure close to single family homes will bring bugs and rodents along with the odor of rotting trash under the Las Vegas sun.

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Nora Lares

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/03/21 4:33 AM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Christine Ackmann
Residential or Business Address:	805 Merialdo Ln Las Vegas, NV 89145
Phone:	(702) 635-2611
Email:	yackmann@hotmail.com
Comments:	A trash enclosure so close to the residences behind it will create both noise and odor that will impact the nearby neighborhood.

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Nora Lares

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Sent: Wednesday, June 2, 2021 11:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 06/02/21 11:46 PM

Meeting Date:	Tuesday, June 8, 2021
Project Number:	21-0249
Position:	I OPPOSE the project and all related applications.
Name:	Lara Kolberg
Residential or Business Address:	612 Ampere Lane Las Vegas, NV 89145
Comments:	There were trash enclosures shown on the plans that were approved by City Council in 2018. Those enclosures were in a parking lot on the west side of the complex next to the road that goes in and out of Boca Park. That seems like a much better place for a trash enclosure, because the smell, dumpster-dumping noise and rodents won't drift into nearby neighborhoods. Please stick with the original plan and do not grant a variance that goes against City code.

31P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 8, 2021

Agenda Item No.:
32

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.