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

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

Planning Commission Agenda

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

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

June 11, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input have been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action - 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.

6. TMP-75103 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 43-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN IMPROVEMENT STANDARDS on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-75090]. Staff recommends APPROVAL.
7. TMP-76329 - TENTATIVE MAP - RAINBOW PROMENADE (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: RAINBOW PROMENADE NV, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 21.96 acres at 2011, 2021 and 2351 North Rainbow Boulevard (APNs 138-22-503-001 and 002, 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76256]. Staff recommends APPROVAL.
8. TMP-76354 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 25-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN IMPROVEMENT STANDARDS on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (Lots 1 and 2 of File 124 Page 51 of Parcel Maps), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76193]. 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. 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.

9. ABEYANCE - ZON-76105 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acre at 1353 Arville Street (APN 162-06-510-015), Ward 1 (Tarkanian) [PRJ-76094]. Staff recommends APPROVAL.
10. MOD-76339 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan FROM: MC-TC (MONTECITO - TOWN CENTER) TO: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) on a 2.96 acre portion of 5.19 acres generally located east of Grand Montecito Parkway, on the west side of Doe Brook Trail alignment (Portion of APNs 125-20-603-002 and 004), Ward 6 (Fiore) [PRJ-76273]. Staff recommends APPROVAL.

11. VAC-76340 - VACATION RELATED TO MOD-76339 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC - For possible action on a request for a Petition to Vacate public right-of-way, public drainage, public utility and patent easements generally located east of Grand Montecito Parkway, on the west side of Oso Blanca Road (APNs Multiple), Ward 6 (Fiore) [PRJ-76273]. Staff recommends APPROVAL.

12. VAR-76274 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK TO THE HOUSE WHERE 14 FEET IS REQUIRED on 0.11 acres at 409 Breve Court (APN 138-28-821-089), R-CL (Single Family Compact-Lot) Zone, Ward 2 (Vacant) [PRJ-76155]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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

14. ABEYANCE - SDR-76062 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,542 SQUARE-FOOT ADDITION TO AN EXISTING 10,594 SQUARE-FOOT MUSEUM WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY PARKING AND SETBACK STANDARDS on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin) [PRJ-76060]. Staff recommends APPROVAL.

15. VAR-76335 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

16. VAR-76336 - VARIANCE RELATED TO VAR-76335 - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Variance TO ALLOW 30 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

17. SDR-76337 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76335 and VAR-76336 - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT ADDITION TO AN EXISTING BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

18. VAR-76486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a Variance TO ALLOW NO OFF-SITE IMPROVEMENTS WHERE SUCH ARE REQUIRED FOR AN APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.92 acres at the southwest corner of Grand Canyon Drive and Helena Avenue (APN 138-06-301-013), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-76327]. Staff recommends DENIAL.

19. VAR-76293 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CYPRUS SUB 2, LLC - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A 10-FOOT REAR YARD AND A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.14 acres at the northeast corner of Ogden Avenue and 18th Street (APN 139-35-711-013), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-76106]. Staff recommends DENIAL.

20. VAR-76338 - VARIANCE - PUBLIC HEARING - APPLICANT: ALEX MAZZOLA - OWNER: BRANDI MAZZOLA LIVING TRUST - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED PATIO STRUCTURE] WHERE THREE

FEET IS REQUIRED at 8308 West Deer Springs Way (APN 125-21-310-010), T-C (Town Center) Zone [L-TC (Low Density Residential) Special Land Use Designation], Ward 6 (Fiore) [PRJ-76314]. Staff recommends DENIAL.

21. VAR-76344 - VARIANCE - PUBLIC HEARING - APPLICANT: BEN SILLITOE - OWNER: 1800 INDUSTRIAL, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO PROPOSED MONUMENT SIGNS at 1800 Industrial Road (APN 162-04-704-003), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-76245]. Staff recommends DENIAL.

22. VAR-76345 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SS & D PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A 320 SQUARE-FOOT SIGN AREA WHERE 194 SQUARE FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED FREESTANDING SIGN on 0.65 acres at 1809 South Las Vegas Boulevard (APN 162-03-310-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76292]. Staff recommends DENIAL.

23. SUP-76351 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: I NEED CASH NOW - OWNER: RED FEATHER PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,730 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A 59-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 660-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 3281 North Decatur Boulevard, Suites #250 and #260 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76172]. Staff recommends DENIAL.

24. SDR-76332 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HOT DIGGITY DOG DAYCARE - OWNER: THE TASS C. HARDIN AND LOIS I. HARDIN REVOCABLE FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT PET BOARDING FACILITY on 1.36 acres on the south side of Red Coach Avenue, 465 feet west of Rancho Drive (APN 138-02-202-017), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76196]. Staff recommends APPROVAL.

25. SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225]. Staff recommends DENIAL.

Citizens Participation:

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

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **1**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **2**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **3**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **5**

DEPARTMENT: Planning DISCUSSION
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **6**

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

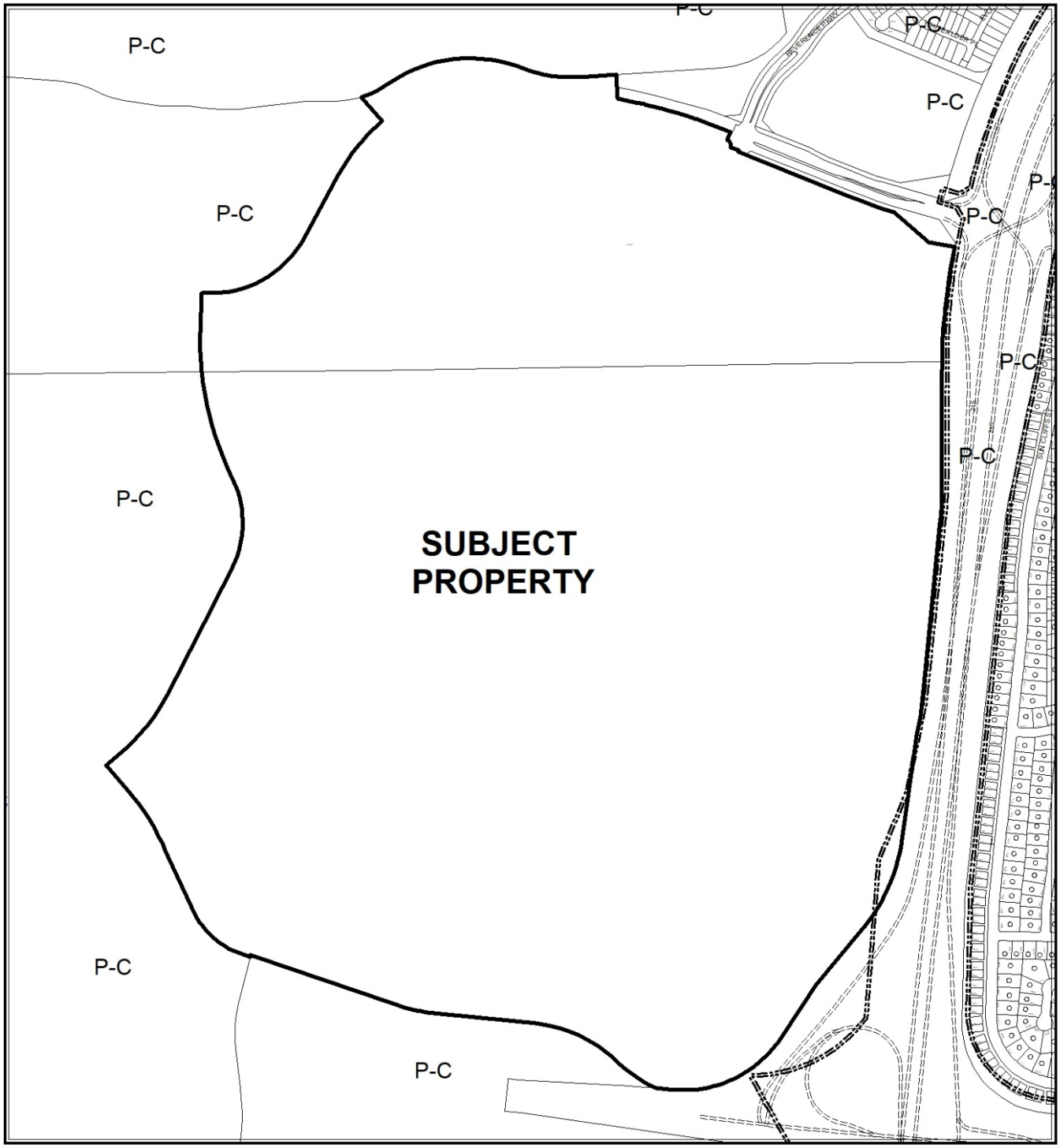
SUBJECT:
TMP-75103 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 43-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN IMPROVEMENT STANDARDS on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-75090]. 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

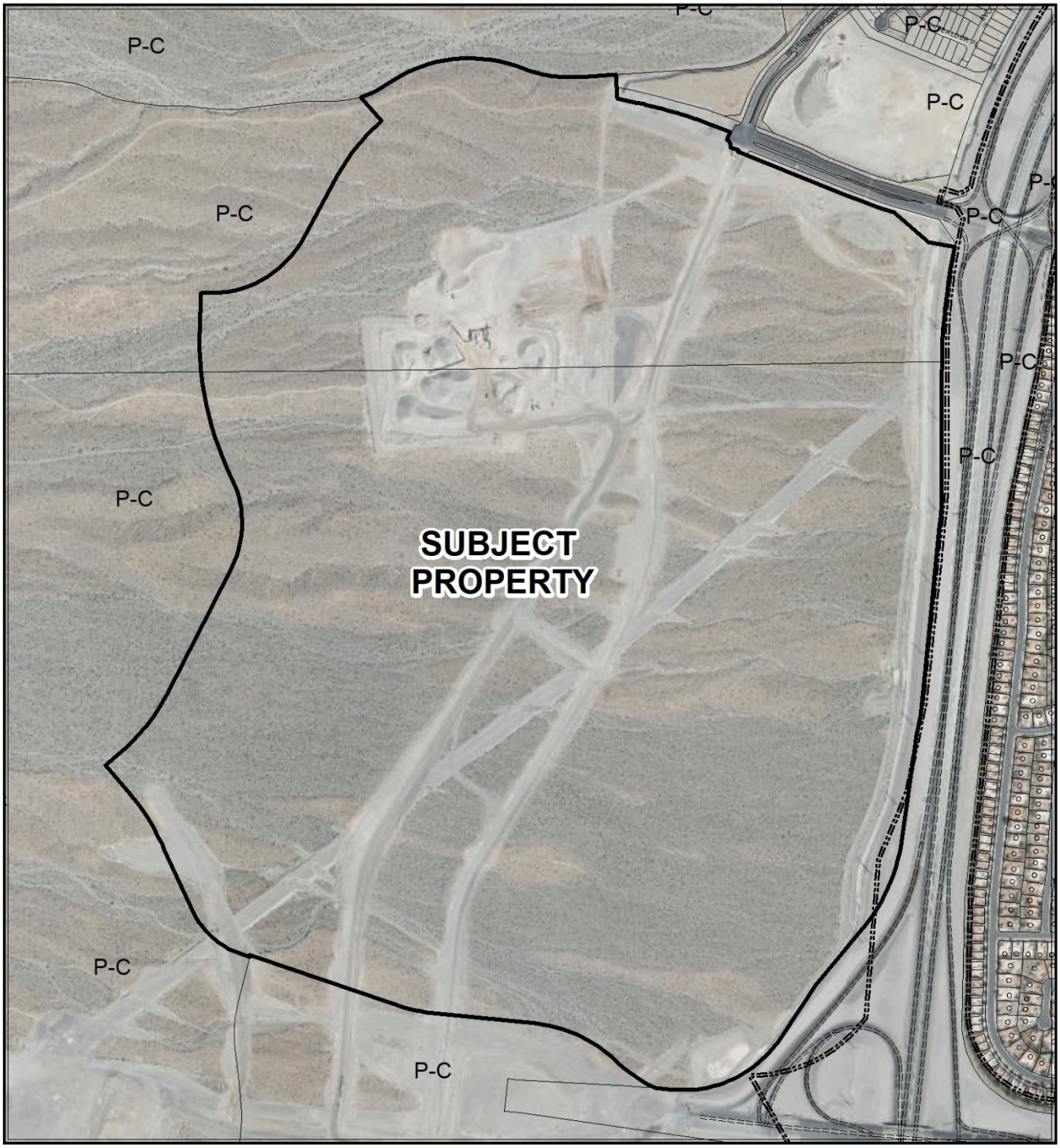
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **TMP-75103 (PRJ-75090)**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[SUMMERIN WEST LAND USE PLAN)



0 625 1,250
Feet

CASE: **TMP-75103 (PRJ-75090)**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[SUMMERIN WEST LAND USE PLAN)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-75103	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED NA

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

TMP-75103 CONDITIONS

Planning

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

2. Conformance to the conditions of approval of the Summerlin West General Development Plan (MDR-72841) and Summerlin Village 22 Development Plan (MDR-73901) as amended by a Minor Modification.

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

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

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

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

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

Public Works

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

9. On street public parking as shown on the approved Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. Street curbing shall be designed to accommodate the exact number of spaces allowed in the approved construction drawings and additional dedication may be required to accommodate future traffic needs.

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

11. Final Maps may not record until the construction drawings for each roadway included in the related Final Map is approved. A Final Map that includes Desert Foothills Drive north of Fleet Wing Avenue may not record until the final intersection geometry of the Kestrel Creek Avenue and Desert Foothills Drive is approved.

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

13. Grant minimum 20-foot wide public sewer easements for all proposed public sewers not located within a public street. All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over three feet tall shall be allowed within the portions of unpaved public sewer easements. Public Sewer Easement widths are required to comply with the Design and Construction Standards for Wastewater Collection Systems DCSWCS Table "A". Easement widths may need to be widened on Parcels “B”, “X”, “II”, and COS and shall match construction plans approved by the Sanitary Sewer Section of the Department of Public Works.

14. Prior to the recordation of a Final Map for this site, coordinate the perpetuation of the Clark County 215 Beltway Trail over Lake Mead Boulevard and over the extension of Summerlin Parkway with the City Engineer. Comply with the recommendation of the City Engineer.

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

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

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

18. Per Condition #10 of MDR-73901, a master 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.

19. Per Condition #11 of MDR-73901, a Master 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.

20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. Although this site shows substandard roadway radii that are conceptually approved, no deviations from adopted City Standards shall be allowed unless appropriate mitigation is provided and 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. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for review of a parent tentative map for Village 22 in Summerlin West, generally located at the southwest corner of Lake Mead Boulevard and Clark County 215. The subdivision will be made up of 43 parcels of varying land uses that may be further mapped individually or in groups in the future. The Development Plan for Village 22 (MDR-73901) was approved 10/17/18.

ISSUES

- The latest revision to the map assumes certain minor changes to the Development Plan for Village 22. Prior to approval of this Tentative Map, a Minor Modification of the Summerlin Village 22 Development Plan that details these changes shall have been approved.
- The subject map includes proposed deviations from the Summerlin Improvement Standards pertaining to roadway cross sections. These deviations apply only to this subdivision, and are subject to approval by the City Engineer prior to recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. The applicant also requests deferral of some utility and offsite improvements until individual pod developments are improved.
- Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria and shall conform to the requirements of the Summerlin Development Standards.

ANALYSIS

The subject property consists of a portion of Summerlin West, the development of which is subject to an existing Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on 11/14/18 prior to submittal to the City for initial review. Since then, multiple revisions have been submitted with the assistance of and prior review by the Master Developer.

The proposed parent tentative map is based on proposed adjustments to the Development Plan for Village 22 (MDR-73901) approved on 10/17/18. The modified Development Plan proposes a maximum of 7,176 units based on density caps for various land use designations that are self-imposed by the Master Developer. Based on 7,176 units, the mapped area would maintain a maximum density of 16.14 dwelling units per acre, including potential school, public facility, commercial and common open space areas. The actual density at full buildout is anticipated to be less than this figure. Density would be spread out across the village between areas of low density single family residential uses and high density multi-family and mixed use development.

As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section and connectivity requirements. The site slopes down from west to east approximately 8% and from south to north approximately 2%. Successive maps within the boundaries of this subdivision will indicate slope of the land and perimeter conditions including wall heights. Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria. Sections are provided for the perimeter and neighborhood arterial streets, which meet the specifications of the Master Developer.

The area will be defined by neighborhood collector streets and the perimeter streets of Lake Mead Boulevard, Scurry Bend Drive, the westbound branch of Summerlin Parkway and Clark County 215. Individual entry points to the pod subdivisions are conceptually indicated on this map but will be further detailed through future mapping actions. Major access is from Desert Foothills Drive, Summerlin Parkway from the east and west, and Lake Mead Boulevard.

The subject map contains proposed deviations from the Summerlin Improvement Standards pertaining to roadway cross sections, roadway curves, medians and other traffic engineering concerns. In particular, Summerlin Parkway is proposed to contain four lanes in each direction, 11-foot wide travel lanes and wide landscaped areas on each side of the travel lanes. Carriage Hill Drive is to contain two lanes in each direction with a 7.5-foot wide parking lane on one side. Desert Foothills Drive is to contain three northbound lanes with a 7.5-foot wide parking lane on one side. Kettle Ridge Drive is to be a similar southbound counterpart. In the mixed use areas, the major streets are to contain curbside parking lanes. These deviations apply only to this subdivision and are subject to approval by the City Engineer prior to recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

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

FINDINGS (TMP-75103)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions. The map will be subject to conformance with the Summerlin Village 22 Development Plan as approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
	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.
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 subject area was labeled as Lot 2 on this map.
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.
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.

Most Recent Change of Ownership	
12/17/97	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 this site.

Pre-Application Meeting	
11/14/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application.

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

Field Check	
11/29/18	The site is undeveloped and contains desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	446.39

Surrounding Property	***Existing Land Use Per Title 19.12/SDS***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped/ Aggregate Processing Batch Plant	Multiple	P-C (Planned Community)
North	Single Family, Detached	SF3 (Single Family Residential)	P-C (Planned Community)
South	Undeveloped	Multiple	P-C (Planned Community)
East	CC 215	Right-of-Way	Right-of-Way
West	Undeveloped	Multiple	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (within the approved Development Plan)	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

The Summerlin Development Standards determines setbacks, building heights and general criteria for development of the subject site. Each subsequent subdivision of the subject map area will be subject to the requirements of this document according to its land use designation.

Each development is reviewed by the Summerlin Design Review Committee or Residential Design Review Committee (whichever applies) prior to submittal to the City of Las Vegas for review. The Master Developer may require conformance to more restrictive standards for a specific development than required by the Summerlin Development Standards.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) North of SUMMERLIN PARKWAY and West of 215 FREEWAY

Project Name Summerlin - Village 22 **Proposed Use** Mixed Uses

Assessor's Parcel #(s) 137-14-401-006 and 137-23-101-002 **Ward #** 6

General Plan: Existing PD Proposed PD **Zoning:** Existing PD Proposed PD

Additional Information MDR-73901 (PRJ-73780)

PROPERTY OWNER HOWARD HUGHES COMPANY LLC

Address 10801 West Charleston Boulevard, 3rd Floor State Nevada Zip 89135

E-mail kevin.orrock@howardhughes.com Phone (702)791-4000

APPLICANT HOWARD HUGHES COMPANY LLC

Address 10801 West Charleston Boulevard, 3rd Floor State Nevada Zip 89135

E-mail kevin.orrock@howardhughes.com Phone (702)791-4000

REPRESENTATIVE VTN-NEVADA

Address 2727 South Rainbow Boulevard State Nevada Zip 89146

E-mail jeffreya@vtnnv.com Phone (702)873-7550

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

Subscribed and sworn before me Rebecca Misty Abasta

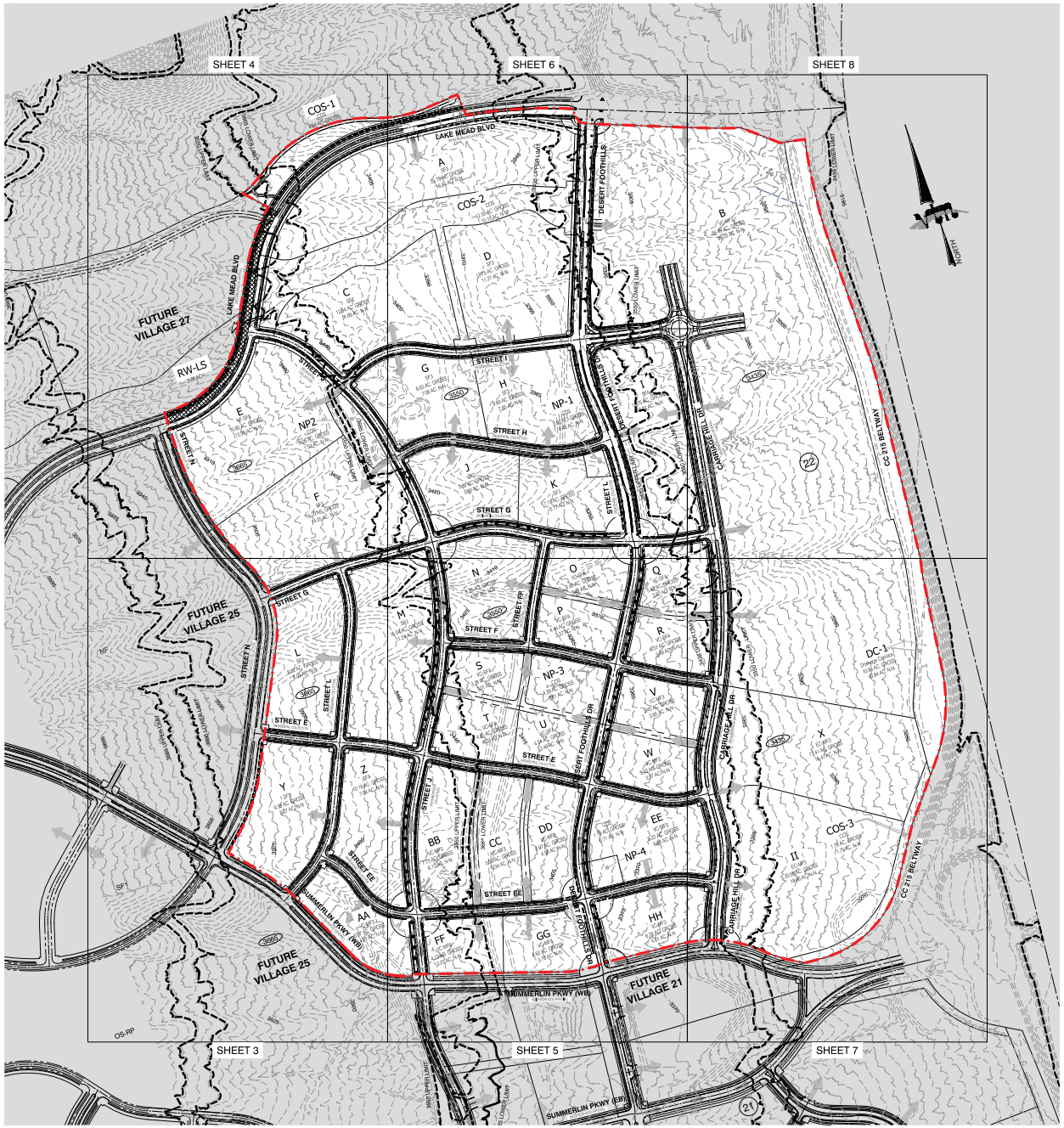
This 12 day of November, 20 18

State of Nevada County of Clark

Notary Public in and for said County and State

REBECCA MISTY ABASTA
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4218-1

PRJ-75090
11/15/18



SITE DATA:

# OF LOTS:	36
APN(s):	137-14-401-006
	137-23-101-002
	137-27-601-002
ZONING:	PLANNED COMMUNITY DISTRICT (P-C)
SITE ACREAGE=	444.19

LEGAL DESCRIPTION:

LOT 2 OF PARCEL MAP PMP-72289, LOCATED WITHIN A PORTION OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

REQUESTED WAIVERS:

THE FOLLOWING WAIVERS ARE REQUESTED:

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

NOTES:

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE VILLAGE 21 MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 21 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY.
4. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT TO BE DETERMINED. ALL HOME OWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES CORPORATION, AT A LATER DATE.
5. ALL UTILITIES SERVICES (STUB'S) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.
6. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

NOTE:

SEE SHEET 2 FOR LAND USE TABULATION TABLE

NOT A PART

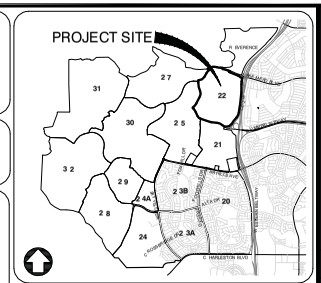
AREA WITHIN VILLAGE 22 BUT NOT INCLUDED IN GROSS PARCEL TABULATION.

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
SILVER STATE DISPOSAL SERVICE, INC.
NEVADA POWER COMPANY
SPRINT TELEPHONE
SOUTHWEST GAS CORPORATION
CABLE TELEVISION

APPROVED DEVIATIONS FROM SUMMERLIN STANDARDS:

1. ADD RAISED MEDIAN TO NEIGHBORHOOD COLLECTOR LEVEL 2 (PER S.I.S. DWG NO S-6) TO ENHANCE MARKETING AND SALES ENTRIES INTO VILLAGE 21. RIGHT-OF-WAY (BC-BC) EXPANDS TO 67.34 FEET TO 84.00 FEET (AS MEDIAN ISLAND VARIES), IN LIEU OF 54.00 FEET. TRAVEL LANES REMAIN UNCHANGED.
2. REDUCE LANDSCAPE MEDIAN ISLAND IN FUTURE "GATED" PARCEL ENTRIES (PER S.I.S. DWG NO S-12A) FROM 15.00 FEET TO 13.34 FEET, IN EXCHANGE FOR WIDER COMMON AREAS WHICH ARE PROPOSED 20 FEET WIDE IN LIEU OF 15 FEET. THIS ADDITIONAL AREA WILL BE UTILIZED FOR GRADING AND SLOPE ADJUSTMENTS. CORRESPONDINGLY, THE RIGHT-OF-WAY IS REDUCED FROM 64.00 FEET TO 61.34 FEET. TRAVEL LANES REMAIN UNCHANGED.



LEGEND:

12" W	EXISTING WATER
12" W	PROPOSED WATER
EX. 48" SD	EXISTING STORM DRAIN
48" SD	PROPOSED STORM DRAIN
8" SS	EXISTING SANITARY SEWER
8" SS	PROPOSED SANITARY SEWER
	PARCEL / LOT LINE
	VILLAGE BOUNDARY
	PARCEL ENTRY
	RIGHT OF WAY
A	PARCEL DESIGNATION
SF3 16.88 AC NN	LAND USE / NET ACREAGE
	5' WIDE ON STREET BIKE LANE
	10' WIDE SEPARATED BIKE LANE
	5' WIDE SIDEWALK
	8' WIDE SIDEWALK
	MULTI-MODAL TRAIL
	EASEMENT
3435	WATER ZONE ELEVATION
	WATER ZONE BOUNDARY

OWNER & DEVELOPER:

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10801 W. CHARLESTON BLVD. 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4450

APPROVED BY:

OF THE HOWARD HUGHES COMPANY, LLC — DATE
A DELAWARE LIMITED LIABILITY CORPORATION

ENGINEER:

VTN
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

SUMMERLIN

PR-I-75090
01/15/19

SUMMERLIN VILLAGE 22
TENTATIVE MAP
JANUARY 2018

REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
10801 W. CHARLESTON BLVD., SUITE 300
LAS VEGAS, NV 89135
(702)791-4000

CITY OF LAS VEGAS

VTN
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CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: —
DESIGNED BY: —
CHECKED BY: MM
DATE: 1/3/2019
SCALE: N/A HORZ, N/A VERT
PROJECT NO: 78-0

PROFESSIONAL ENGINEER — MICHAEL MANN — No. 19874 — STATE OF NEVADA — PRELIMINARY — 1/15/19

SHEET 1 OF 14 SHEETS
DRAWING NO. —

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VILLAGE 22 - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS / ACRES	ACRES (GROSS)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
A	SF3	10	20.79	207
B	VC-MF2	21	93.77	787
C	SF3	10	12.84	128
D	SF3	10	12.75	127
E	NF-SF3	10	15.80	150
F	SF3	10	15.70	157
G	SF3	10	8.83	88
H	SF3	10	9.80	98
I	SFA	18	15.47	278
J	SF3	10	7.89	78
K	SF3	10	7.17	71
L	SF3	10	9.82	98
M	SF3	10	15.04	150
N	SF3	10	8.95	89
O	VC-SFA	18	4.46	76
P	VC-SFA	18	4.44	75
Q	VC-SFA	18	5.43	92
R	VC-SFA	18	5.07	86
S	VC-SFA	18	3.71	63
T	VC-SFA	18	4.85	82
U	VC-SFA	18	4.24	72
V	VC-MF3	40	5.45	207
W	VC-MF3	40	5.53	210
X	EC-MF3	40	17.41	661
Y	SF3	10	9.39	93
Z	SFA	18	10.18	183
AA	VC-MF3	40	6.37	242
BB	VC-MF3	40	7.75	294
CC	VC-MF3	40	5.90	224
DD	VC-MF3	40	5.97	226
EE	VC-MF3	40	9.22	350
FF	VC-MF3	40	4.13	156
GG	VC-MF3	40	4.82	183
HH	VC-MF3	40	6.76	256
II	EC-MF3	40	20.95	796
COS-1	COS	N/A	4.84	N/A
COS-2	COS	N/A	11.55	N/A
COS-3	COS	N/A	1.75	N/A
DC-1	DC	N/A	10.84	N/A
NP-1	COS	N/A	0.90	N/A
NP2	COS	N/A	2.08	N/A
NP-3	COS	N/A	4.39	N/A
NP-4	COS	N/A	1.19	N/A
PROJECT TOTALS -			444.19	7133

LEGEND

SF2 - SINGLE FAMILY DETATCHED
SF3 - SINGLE FAMILY DETACHED
SFA - SINGLE FAMILY ATTACHED
MF2 - MEDIUM DENSITY MULTI-FAMILY
MF3 - HIGH DENSITY MULTI-FAMILY
VC - VILLAGE CENTER
EC - EMPLOYMENT CENTER
NF - NEIGHBORHOOD FOCUS
COS - COMMUNITY OPEN SPACE
DC - DRAINAGE CHANNEL

PRJ-75090
01/15/19

REV | DATE | BY | REVISION

HOWARD HUGHES COMPANY, LLC
10801 W. CHARLESTON BLVD., SUITE 300
LAS VEGAS, NV 89135
(702)791-4000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: JTG 10/15/2018
DESIGNED BY: —
CHECKED BY: MJM 1/3/2019
PROJECT NO: 7861
SCALE: N/A HORIZ. N/A VERT.

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL M. MAHAN
No. 19874
PRELIMINARY
1/15/19

SHEET
2
2 OF 14 SHEETS
DRAWING NO.

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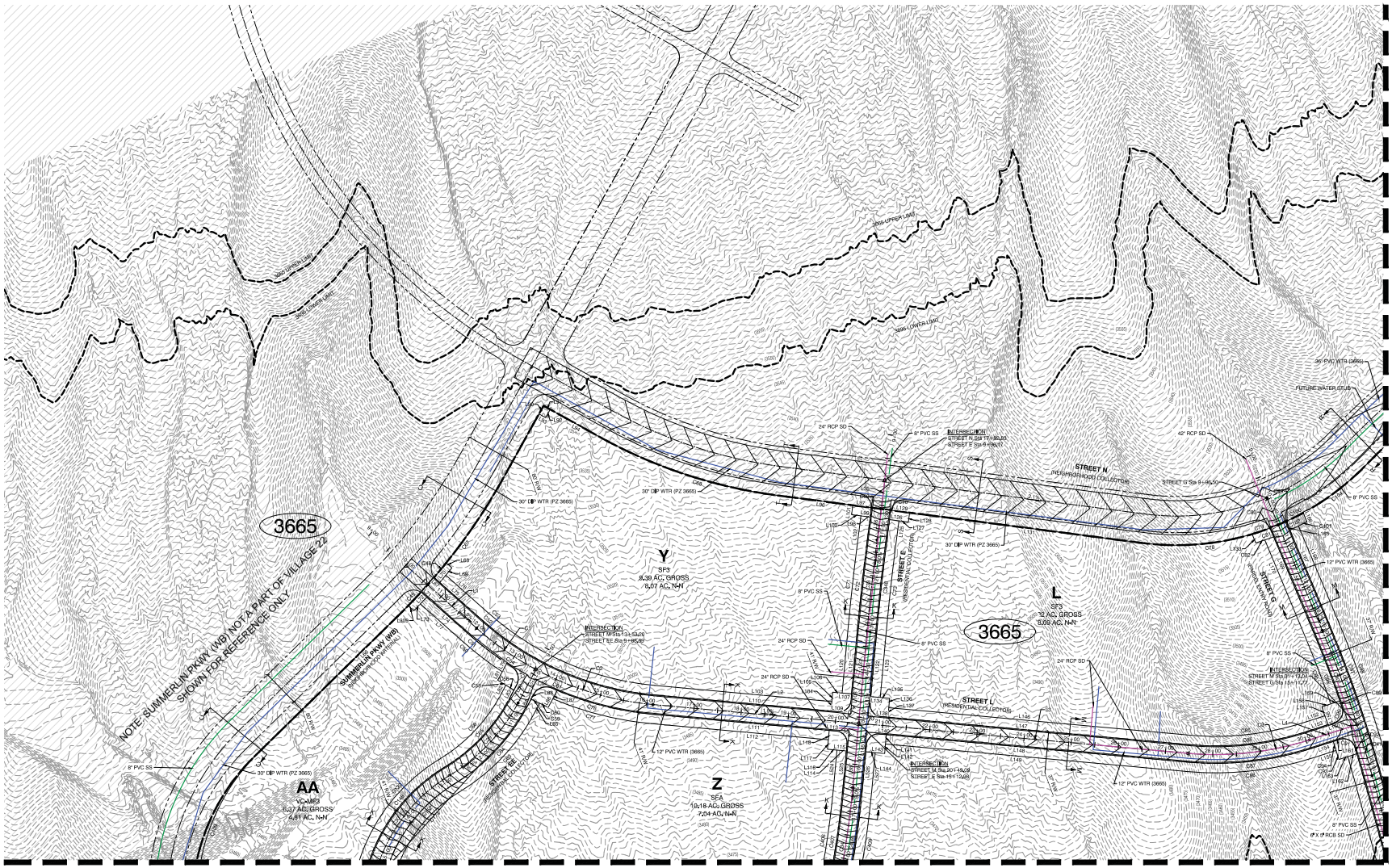


MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 5)

LEGEND:

(436.14') DISTANCE TO INTERSECTION

TRAFFIC FLOW DIRECTION

PARCEL ENTRY

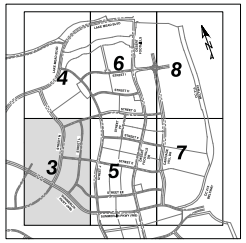
NOT A PART

VILLAGE BOUNDARY

NOTES:

SEE SHEET 11 FOR LINE TABLE

SEE SHEET 12 FOR CURVE TABLE



KEY MAP

NORTH

PRJ-75090
01/15/19

GRAPHIC SCALE

100 0 50 100 200

1" = 100'

REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
10801 W. CHARLESTON BLVD., SUITE 300
LAS VEGAS, NV 89135
(702)791-4000

CITY OF LAS VEGAS

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LAS VEGAS, NEVADA 89146-5148
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CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: JTG	10/15/2018	
DESIGNED BY: DH	10/15/2018	
CHECKED BY: MJM	1/3/2019	
PROJECT NO: 7861	SCALE: 1"=100' N/A	HORIZ. VERT.

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 3
3 OF 14 SHEETS

DRAWING NO. ----

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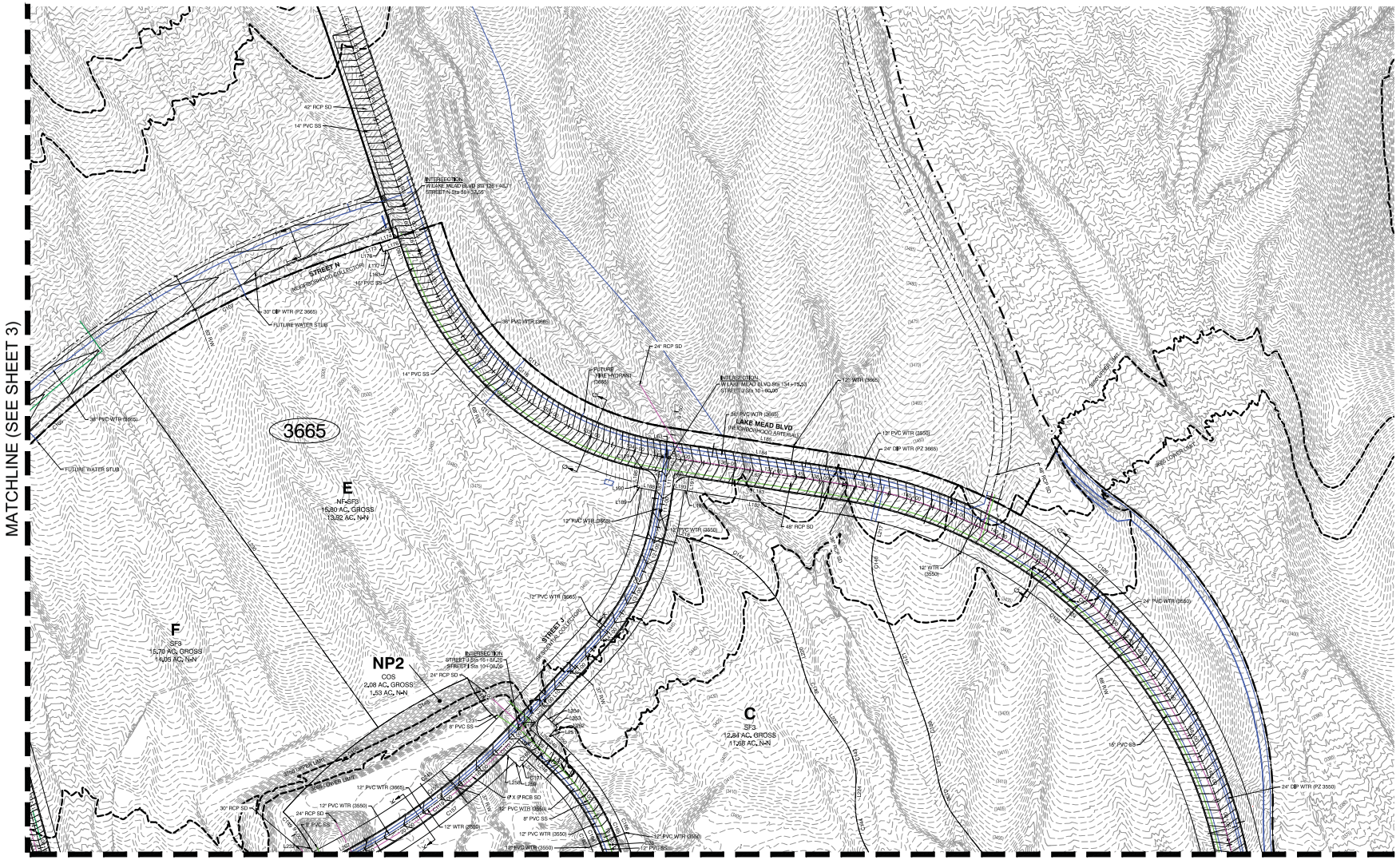


LEGEND:

(436.14') DISTANCE TO INTERSECTION

TRAFFIC FLOW DIRECTION

PARCEL ENTRY

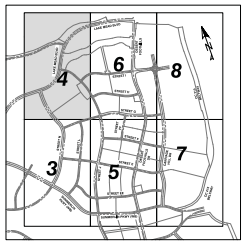
NOT A PART

VILLAGE BOUNDARY

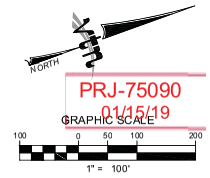
NOTES:

SEE SHEET 11 FOR LINE TABLE

SEE SHEET 12 FOR CURVE TABLE



KEY MAP



PRJ-75090
01/15/19

REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
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LAS VEGAS, NV 89135
(702)791-4000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
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CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: JTG 10/15/2018
DESIGNED BY: DH 10/15/2018
CHECKED BY: MJM 1/3/2019
PROJECT NO: 7861
SCALE: 1" = 100' HORIZ. N/A VERT.

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 4
4 OF 14 SHEETS
DRAWING NO. ----

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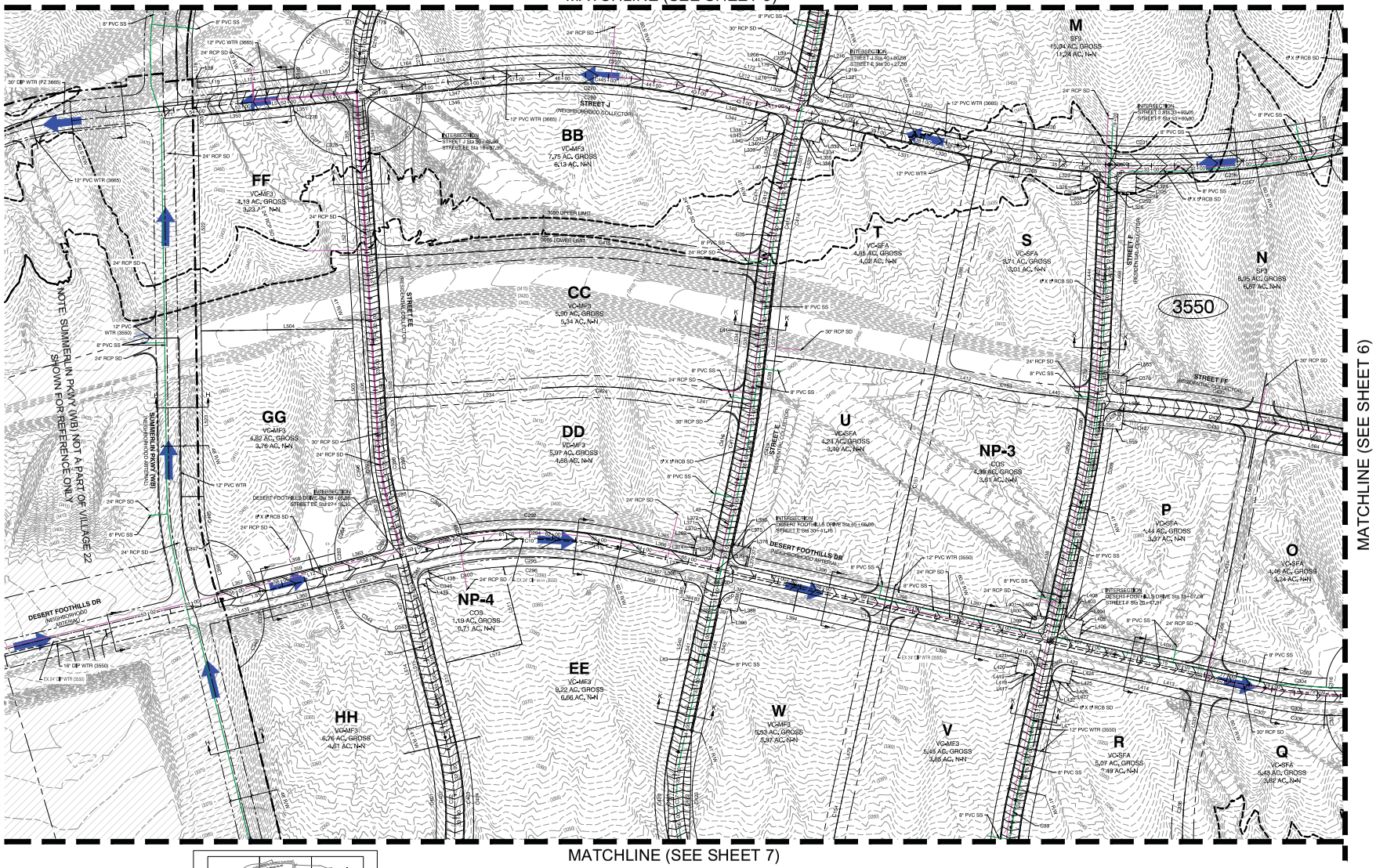


LEGEND:

(436.14) DISTANCE TO INTERSECTION

TRAFFIC FLOW DIRECTION

PARCEL ENTRY

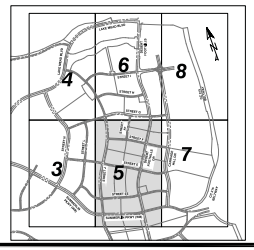
NOT A PART

VILLAGE BOUNDARY

NOTES:

SEE SHEET 11 FOR LINE TABLE

SEE SHEET 12 FOR CURVE TABLE



KEY MAP

NORTH

GRAPHIC SCALE

100 0 50 100 200

1" = 100'

PRJ-75090
01/15/19

HOWARD HUGHES COMPANY, LLC
1980 W. CHARLESTON BLVD., SUITE 300
LAS VEGAS, NEVADA 89135
(702)791-4000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX: (702) 362-2507 WEB: WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN
VILLAGE 22

REV	DATE	BY	REVISION

DRAWN BY: STS 30/15/2018
DESIGNED BY: SK 30/15/2018
CHECKED BY: MJM 1/3/2019
PROJECT NO: 78C-1 SCALE: 1" = 100' HORZ, N/A VERT

PROFESSIONAL ENGINEER STATE OF NEVADA
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EXP. 12/31/19
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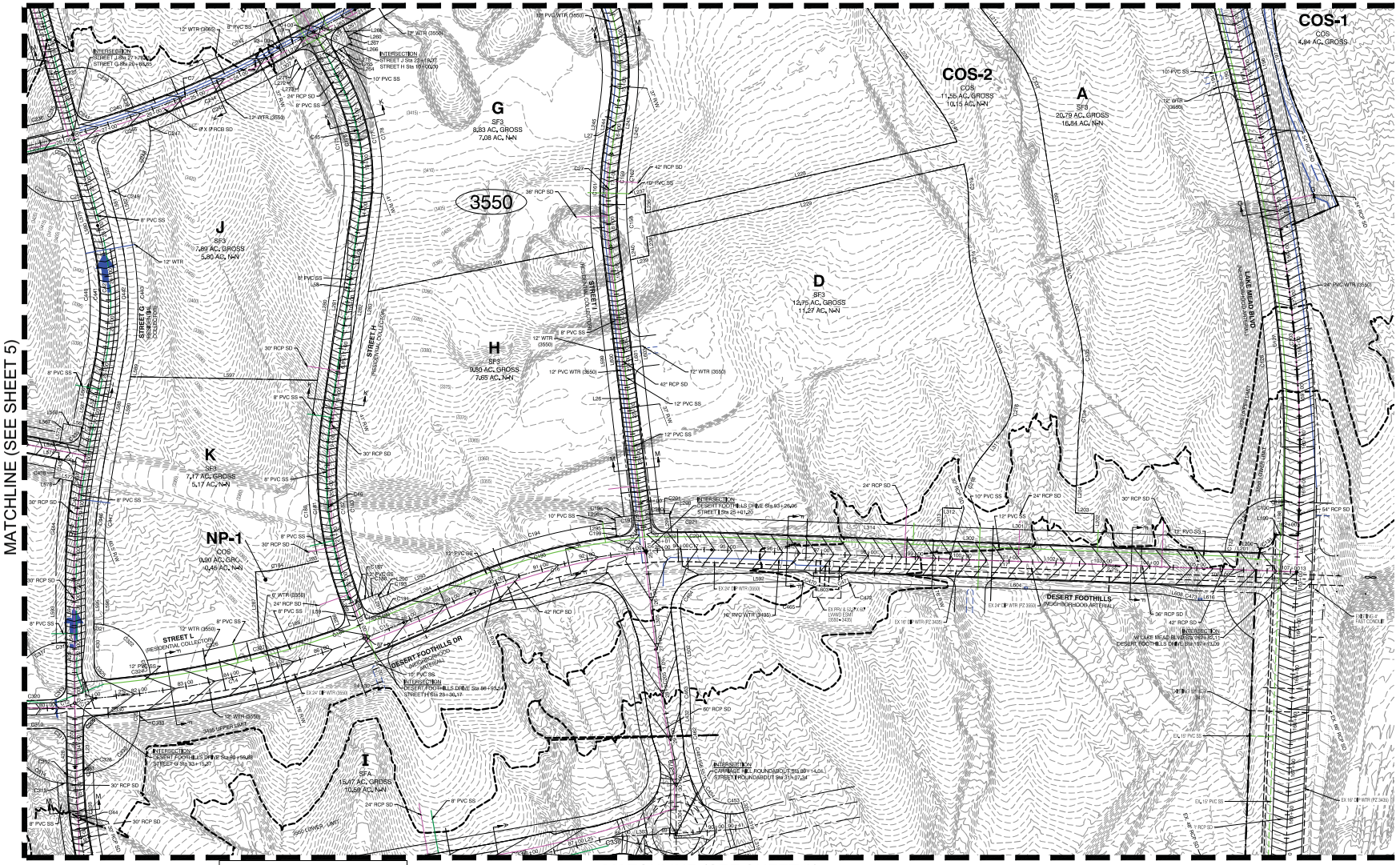
SHEET 5
5 OF 14 SHEETS
DRAWING NO. ---

H:\78C\Planning\Tentative Maps\Village 22\78C-TM.dwg

MATCHLINE (SEE SHEET 4)



MATCHLINE (SEE SHEET 8)

LEGEND:

(436.14) DISTANCE TO INTERSECTION

TRAFFIC FLOW DIRECTION

PARCEL ENTRY

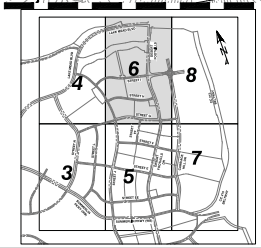
NOT A PART

VILLAGE BOUNDARY

NOTES:

SEE SHEET 11 FOR LINE TABLE

SEE SHEET 12 FOR CURVE TABLE



KEY MAP

NORTH

PRJ-75090
01/15/19

GRAPHIC SCALE

100 0 50 100 200

1" = 100'

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TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: JTG 10/15/2018
DESIGNED BY: DH 10/15/2018
CHECKED BY: MJM 1/3/2019
PROJECT NO: 7861
SCALE: 1" = 100' HORIZ. N/A VERT.

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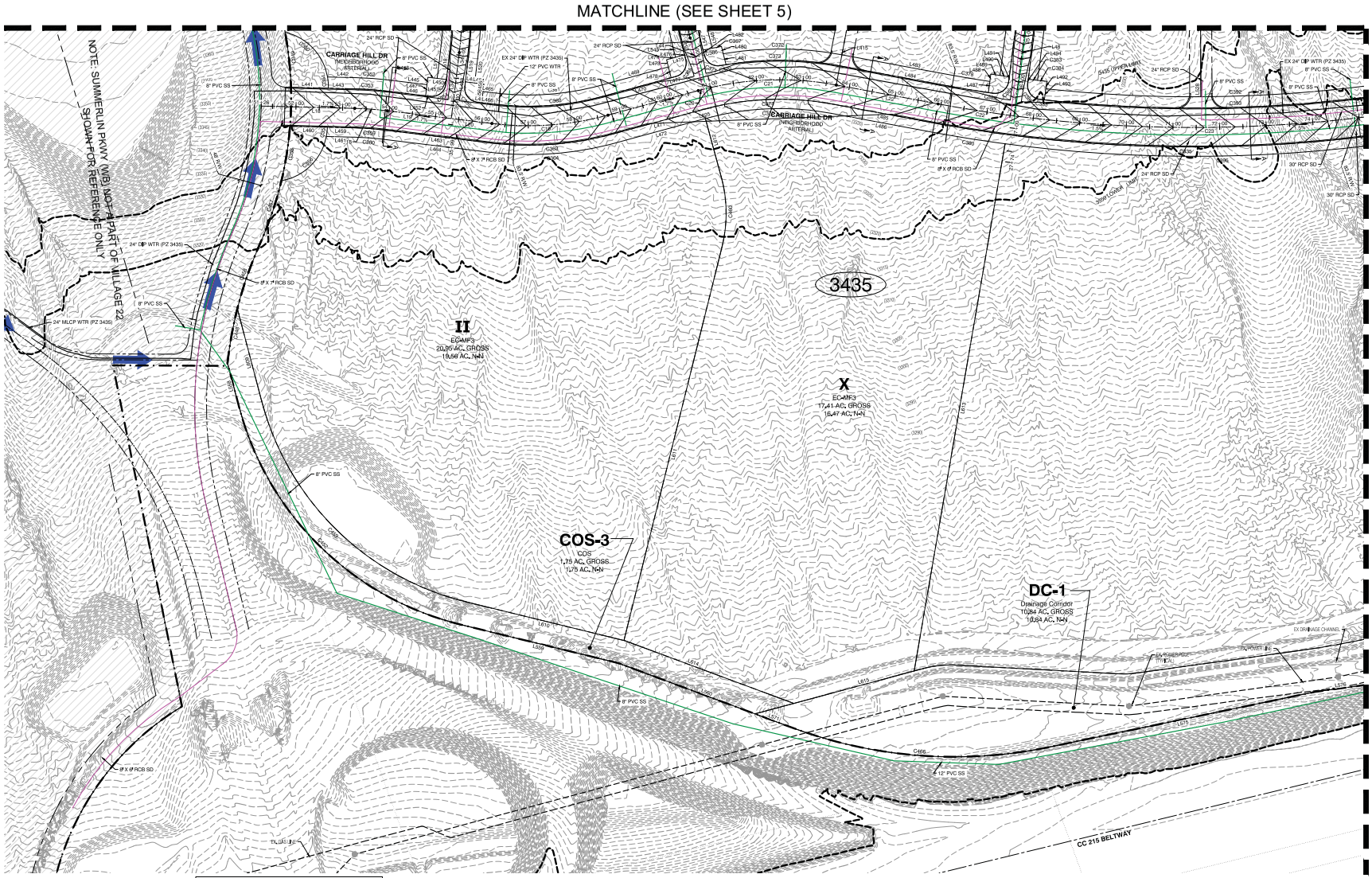
No. 19874

SHEET
6
6 OF 14 SHEETS
DRAWING NO.

H:\7809\Planning\Tentative Map\Village 22\7861-TM.dwg

MATCHLINE (SEE SHEET 5)



MATCHLINE (SEE SHEET 8)

LEGEND:

(436.14') DISTANCE TO INTERSECTION

TRAFFIC FLOW DIRECTION

PARCEL ENTRY

NOT A PART

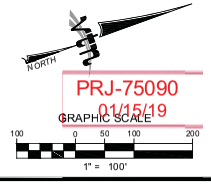
VILLAGE BOUNDARY

NOTES:

SEE SHEET 11 FOR LINE TABLE

SEE SHEET 12 FOR CURVE TABLE

KEY MAP



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01/15/19

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TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: JTG 10/15/2018
DESIGNED BY: DH 10/15/2018
CHECKED BY: MJM 1/3/2019
PROJECT NO: 7861
SCALE: 1" = 100' HORIZ. N/A VERT.

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EXP: 12/31/19
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No. 19874

SHEET 7
7 OF 14 SHEETS
DRAWING NO. ----

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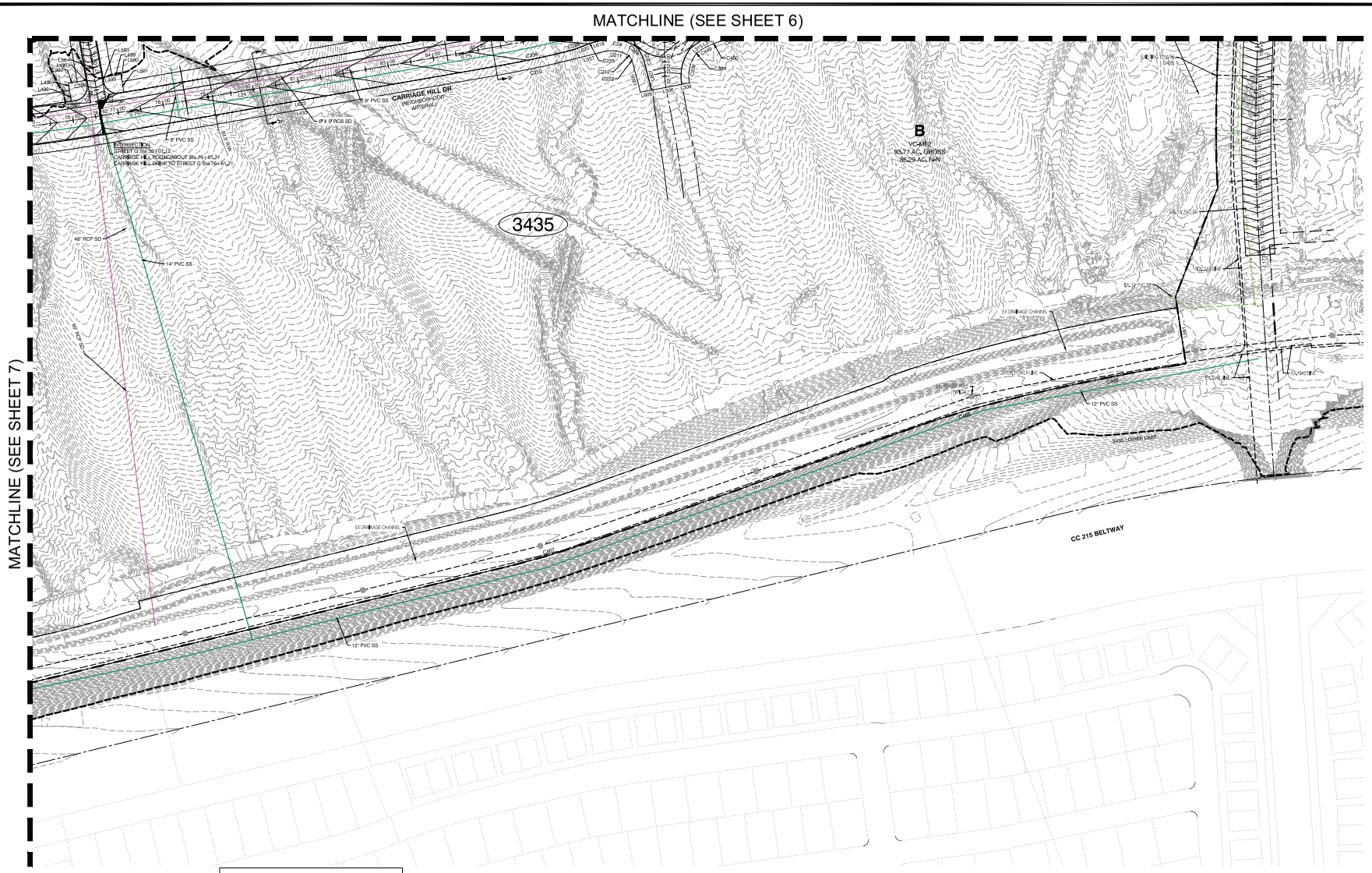
MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 7)



LEGEND:

(436.14') DISTANCE TO INTERSECTION

TRAFFIC FLOW DIRECTION

PARCEL ENTRY

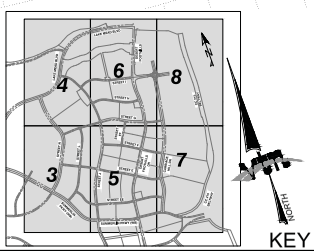
NOT A PART

VILLAGE BOUNDARY

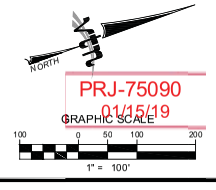
NOTES:

SEE SHEET 11 FOR LINE TABLE

SEE SHEET 12 FOR CURVE TABLE



KEY MAP



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01/15/19

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TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: JTG 10/15/2018
DESIGNED BY: DH 10/15/2018
CHECKED BY: MJM 1/3/2019
PROJECT NO: 7861
SCALE: 1" = 100' HORIZ. N/A VERT.

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MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 8
8 OF 14 SHEETS
DRAWING NO. ---

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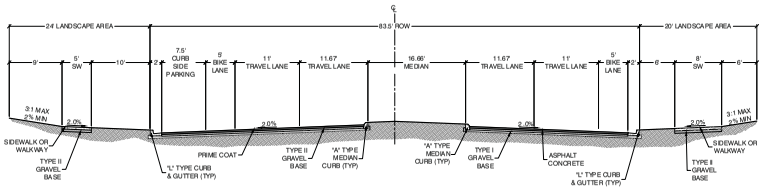
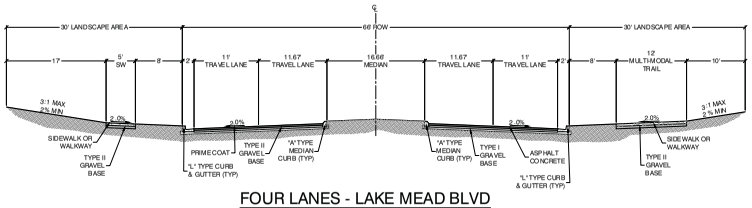
SECTION A-A



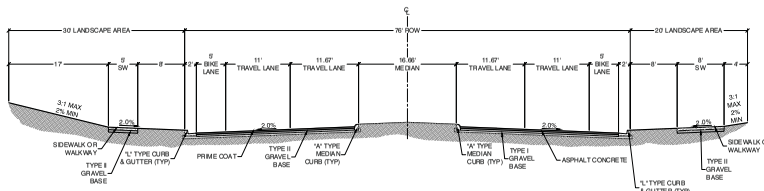
FOUR LANES - WITH MEDIAN & PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-5A
NTS

SECTION G-G



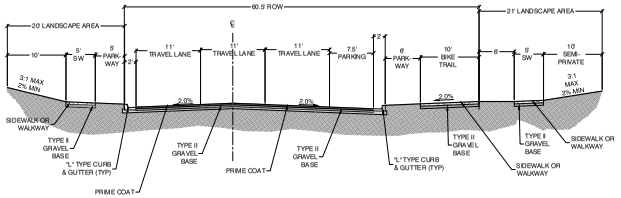
FOUR LANES - LAKE MEAD BLVD
PER SUMMERLIN STD DWG S-5
NTS

SECTION F-F



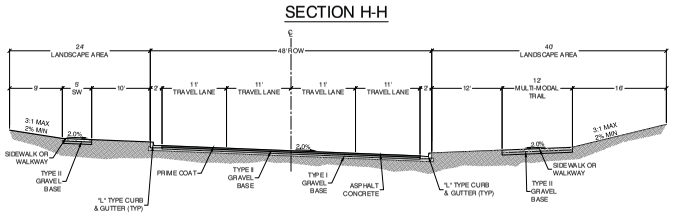
FOUR LANES - WITH MEDIAN
PER SUMMERLIN STD DWG S-5A
NTS

SECTION I-I



THREE LANES - ONE WAY WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-6
NTS

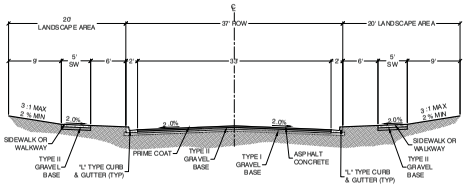
SECTION H-H



FOUR LANES - ONE WAY
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-5A
NTS

SUMMERLIN PARKWAY (WB) NOT A PART OF VILLAGE 22
STREET SECTION SHOWN FOR REFERENCE ONLY

SECTION M-M



37' RESIDENTIAL COLLECTOR
PER SUMMERLIN STD DWG S-7
NTS

PRJ-75090
01/15/19

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TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY:	TES	10/15/2018
DESIGNED BY:	BH	10/15/2018
CHECKED BY:	MJM	1/3/2019
PROJECT NO:	7809	
SCALE:	N/A	HORIZ
	N/A	VERT

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SHEET
9
9 OF 14 SHEETS

DRAWING NO.
—

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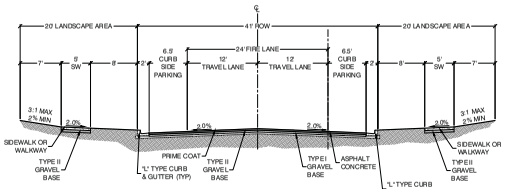
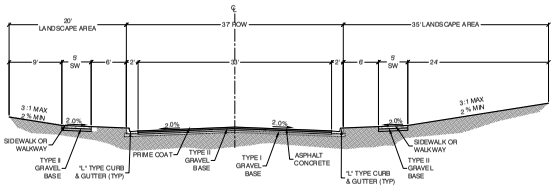
SECTION K-K



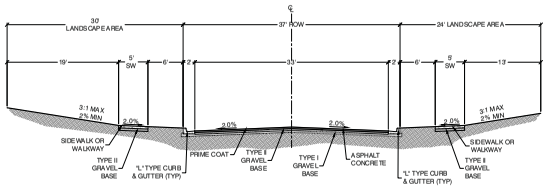
TWO LANES - WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-13
NTS

SECTION P-P



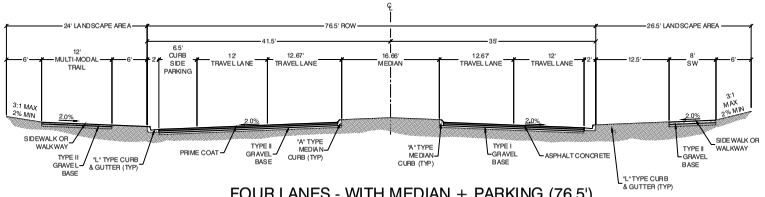
37' RESIDENTIAL COLLECTOR
PER SUMMERLIN STD DWG S-7
NTS

SECTION O-O



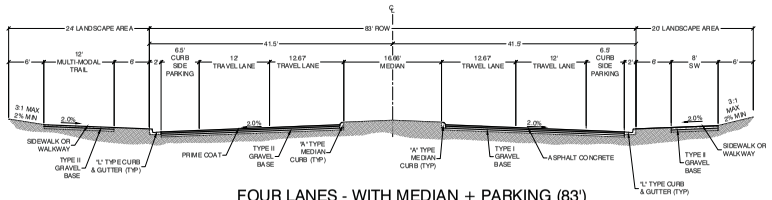
37' RESIDENTIAL COLLECTOR
PER SUMMERLIN STD DWG S-7
NTS

SECTION S-S



FOUR LANES - WITH MEDIAN + PARKING (76.5')
PER GCW VILLAGE 25 STREET SECTIONS
NTS

SECTION R-R



FOUR LANES - WITH MEDIAN + PARKING (83')
PER GCW VILLAGE 25 STREET SECTIONS
NTS

SUMMERLIN PARKWAY (WB) NOT A PART OF VILLAGE 22
STREET SECTION SHOWN FOR REFERENCE ONLY

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01/15/19

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TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY:	JTS	10/15/2018	
DESIGNED BY:	JTS	10/15/2018	
CHECKED BY:	MJM	1/3/2019	
PROJECT NO:	7860	SCALE:	N/A HORIZ N/A VERT

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No. 19871

SHEET
10
10 OF 14 SHEETS

DRAWING NO.

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COURSE TABLE

NO.	BEARING	LENGTH
L1	N61°36'34"E	138.27'
L2	N25°12'47"E	436.14'
L3	N25°12'47"E	697.56'
L4	N2°11'49"E	105.27'
L5	S14°08'12"W	364.35'
L6	S14°08'12"W	276.33'
L7	S32°13'33"W	202.58'
L8	S32°13'33"W	366.10'
L9	N8°30'53"W	100.86'
L10	S26°58'57"E	238.51'
L11	S61°16'06"E	113.57'
L12	N6°18'16"E	399.84'
L13	N32°17'46"E	223.51'
L14	N32°17'46"E	740.22'
L15	N32°17'46"E	477.07'
L16	N2°58'14"W	155.15'
L17	N22°10'11"E	1247.21'
L18	N21°25'34"E	136.52'
L19	N26°56'46"E	138.23'
L20	N26°56'46"E	87.60'

COURSE TABLE

NO.	BEARING	LENGTH
L21	N4°48'24"E	200.36'
L22	N30°31'36"E	221.93'
L23	S70°23'09"E	79.85'
L24	S10°07'43"W	869.38'
L25	N05°57'02"E	68.64'
L26	S76°39'43"E	655.14'
L27	S62°27'53"E	113.92'
L28	N63°01'03"E	106.65'
L29	S41°53'26"E	80.14'
L30	S26°58'57"E	81.89'
L31	S73°30'04"E	774.51'
L32	S83°43'07"E	134.33'
L33	S83°43'07"E	407.09'
L34	S63°03'14"E	142.43'
L35	S62°34'14"E	57.67'
L36	S62°34'14"E	66.00'
L37	S64°47'13"E	195.90'
L38	S64°47'13"E	466.10'
L39	S57°29'18"E	123.44'
L40	S57°29'18"E	173.29'

COURSE TABLE

NO.	BEARING	LENGTH
L41	S63°31'01"E	227.63'
L42	S57°42'16"E	199.39'
L43	S57°42'16"E	408.37'
L44	S84°15'19"E	113.56'
L45	S67°25'19"E	399.68'
L46	S57°42'16"E	309.07'
L47	S57°42'16"E	354.95'
L48	S62°36'49"E	210.79'
L49	N87°20'33"E	58.00'
L50	N87°20'33"E	241.99'
L51	N85°13'39"W	464.46'
L52	S85°13'39"E	200.63'
L53	S89°09'16"E	201.17'
L54	S70°23'09"E	260.18'
L55	S70°23'09"E	130.00'
L56	S79°52'17"E	188.91'
L57	N81°29'07"E	107.23'
L58	S61°55'41"E	463.10'
L59	N89°52'33"E	91.10'
L60	S85°10'57"E	58.00'

COURSE TABLE

NO.	BEARING	LENGTH
L61	S88°10'57"E	42.00'
L62	N28°43'54"E	377.32'
L63	N28°43'54"E	14.54'
L64	N83°15'35"W	333.00'
L65	S67°49'49"E	129.51'
L66	S24°23'35"E	412.29'
L67	N61°35'34"E	138.09'
L68	N61°35'34"E	16.02'
L69	S30°13'35"E	20.01'
L70	S30°13'35"E	40.02'
L71	N61°35'34"E	138.09'
L72	N26°35'38"W	40.02'
L73	N26°35'38"W	20.01'
L74	N61°35'34"E	122.43'
L75	N61°35'34"E	122.43'
L76	N61°35'34"E	123.07'
L77	N61°35'34"E	123.07'
L78	S70°51'48"E	60.18'
L79	N41°53'26"W	20.08'
L80	N41°53'26"W	31.46'

COURSE TABLE

NO.	BEARING	LENGTH
L81	N41°53'26"W	20.08'
L82	N41°53'26"W	20.79'
L83	N41°53'26"W	19.93'
L84	N41°53'26"W	31.46'
L85	N41°53'26"W	20.79'
L86	N41°53'26"W	40.15'
L87	N41°53'26"W	20.08'
L88	N41°53'26"W	11.53'
L89	N14°08'12"E	232.30'
L90	S40°52'32"E	20.00'
L91	S49°07'28"W	16.00'
L92	N40°52'32"W	20.00'
L93	S49°07'28"W	16.00'
L94	S49°07'28"W	116.67'
L95	N14°08'12"E	232.30'
L96	S27°25'46"W	160.33'
L97	S27°25'46"W	38.28'
L98	N62°34'14"W	10.00'
L99	N27°25'46"E	40.00'
L100	N27°25'46"E	20.00'

COURSE TABLE

NO.	BEARING	LENGTH
L101	N62°34'14"W	20.00'
L102	N62°34'14"W	46.00'
L103	N25°12'47"E	375.64'
L104	N64°47'13"W	20.00'
L105	N64°47'13"W	20.00'
L106	N25°12'47"E	20.00'
L107	N25°12'47"E	40.00'
L108	N64°47'13"W	150.40'
L109	N25°12'47"E	15.00'
L110	N25°12'47"E	375.64'
L111	N25°12'47"E	375.64'
L112	S25°12'47"W	375.64'
L113	N25°12'47"E	390.64'
L114	N64°47'13"W	15.00'
L115	N25°12'47"E	40.00'
L116	N25°12'47"E	20.00'
L117	S64°47'13"E	20.00'
L118	S64°47'13"E	20.00'
L119	N70°51'48"W	21.08'
L120	N64°47'13"W	135.40'

COURSE TABLE

NO.	BEARING	LENGTH
L121	N64°47'13"W	135.40'
L122	N64°47'13"W	137.40'
L123	S64°47'13"E	137.40'
L124	N14°08'12"E	211.24'
L125	S62°34'14"E	46.00'
L126	S27°25'46"W	40.00'
L127	S27°25'46"W	20.00'
L128	N62°34'14"W	20.00'
L129	S27°25'46"W	38.28'
L130	N62°34'14"W	56.00'
L131	S27°25'46"W	495.71'
L132	N87°30'33"E	11.76'
L133	N87°30'33"E	20.11'
L134	N25°12'47"E	40.00'
L135	N25°12'47"E	20.00'
L136	S64°47'13"E	20.00'
L137	S64°47'13"E	20.00'
L138	N25°12'47"E	15.00'
L139	N64°47'13"W	192.40'
L140	N25°12'47"E	652.06'

COURSE TABLE

NO.	BEARING	LENGTH
L141	N64°47'13"W	20.00'
L142	N64°47'13"W	20.00'
L143	N25°12'47"E	40.00'
L144	N25°12'47"E	20.00'
L145	N64°47'13"W	92.81'
L146	N25°12'47"E	637.06'
L147	N25°12'47"E	637.06'
L148	N25°12'47"E	637.06'
L149	S25°12'47"W	568.54'
L150	N65°51'48"W	17.69'
L151	N14°08'12"E	91.77'
L152	N21°11'45"E	46.38'
L153	N21°11'45"E	46.70'
L154	N21°11'45"E	46.70'
L155	N21°11'45"E	46.46'
L156	S88°42'28"E	40.00'
L157	S88°42'28"E	20.00'
L158	N21°11'45"E	20.01'
L159	N21°11'45"E	20.01'
L160	N21°11'45"E	61.38'

COURSE TABLE

NO.	BEARING	LENGTH
L161	N21°11'45"E	14.68'
L162	N21°11'45"E	20.01'
L163	N21°11'45"E	20.01'
L164	N14°08'12"E	84.25'
L165	N87°20'33"E	11.78'
L166	N87°20'33"E	20.11'
L167	N87°20'33"E	222.29'
L168	N87°20'33"E	223.28'
L169	N87°20'33"E	222.29'
L170	S87°20'33"W	223.28'
L171	N14°08'12"E	129.96'
L172	N32°13'33"E	142.40'
L173	S14°49'03"W	82.23'
L174	S14°49'03"W	38.28'
L175	S88°10'57"E	32.00'
L176	N14°49'03"E	40.00'
L177	N14°49'03"E	10.00'
L178	N88°10'57"W	20.00'
L179	N57°29'18"W	19.00'
L180	S88°10'57"E	22.00'

COURSE TABLE

NO.	BEARING	LENGTH
L181	N88°10'57"W	22.00'
L182	S28°43'54"W	334.82'
L183	N28°43'54"E	328.82'
L184	N28°43'54"E	391.86'
L185	N28°43'54"E	391.86'
L186	N61°16'06"W	30.06'
L187	S61°16'06"E	50.38'
L188	N30°37'34"E	40.02'
L189	N30°37'34"E	10.01'
L190	N61°16'06"W	10.15'
L191	S61°16'06"E	30.00'
L192	S28°43'54"W	334.82'
L193	N28°43'54"E	24.00'
L194	N83°15'35"W	333.00'
L195	N83°15'35"W	333.00'
L196	N83°15'35"W	333.00'
L197	N83°15'35"W	333.00'
L198	S67°49'49"E	51.84'
L199	S22°10'11"W	14.98'
L200	S67°49'49"E	9.67'

COURSE TABLE

NO.	BEARING	LENGTH
L201	S22°10'11"W	75.02'
L202	S67°49'49"E	40.00'
L203	N22°10'11"E	40.00'
L204	S67°49'49"E	176.47'
L205	N32°13'33"E	20.00'
L206	N57°29'18"W	10.15'
L207	S84°27'40"E	82.12'
L208	N32°13'33"E	152.44'
L209	S78°50'55"E	327.43'
L210	N57°29'18"W	21.00'
L211	N72°08'56"E	195.34'
L212	N32°13'33"E	142.29'
L213	S81°43'16"E	89.17'
L214	N14°08'12"E	128.10'
L215	N89°32'16"E	276.00'
L216	N32°13'33"E	20.00'
L217	S66°00'42"E	36.59'
L218	N33°23'52"E	33.21'
L219	N32°13'33"E	20.00'
L220	S86°04'08"E	84.53'

COURSE TABLE

NO.	BEARING	LENGTH
L221	S57°29'18"E	19.00
L222	N75°20'23"E	96.23'
L223	S57°29'18"E	21.00
L224	S67°35'53"E	40.09'
L225	N32°13'33"E	305.24'
L226	N74°26'02"E	243.23'
L227	N57°29'18"W	51.19'
L228	N7°03'59"E	680.84'
L229	S7°03'59"W	693.31'
L230	N74°20'13"E	943.57'
L231	N64°19'42"E	26.70'
L232	S81°11'48"W	19.24'
L233	N32°13'33"E	295.29'
L234	S16°29'56"W	357.73'
L235	N32°13'33"E	295.39'
L236	S70°28'06"E	40.97'
L237	N7°03'59"E	41.14'
L238	S76°31'07"E	40.25'
L239	S7°03'59"W	40.15'
L240	S76°35'43"E	34.69'

COURSE TABLE

NO.	BEARING	LENGTH
L241	S27°32'38"W	187.76'
L242	S62°27'53"E	113.92'
L243	S62°27'53"E	113.92'
L244	S62°27'53"E	113.92'
L245	S62°27'53"E	113.92'
L246	S85°13'39"E	391.84'
L247	N63°01'03"E	48.60'
L248	N63°01'03"E	48.24'
L249	N63°01'03"E	48.15'
L250	N63°01'03"E	48.15'
L251	S26°58'57"E	20.00'
L252	S26°58'57"E	20.00'
L253	S63°01'03"W	16.00'
L254	S63°01'03"W	24.00'
L255	S26°58'57"E	190.01'
L256	N63°01'03"E	10.00'
L257	N63°01'03"E	58.90'
L258	S63°01'03"W	24.02'
L259	S63°01'03"W	16.01'
L260	N8°30'53"W	39.68'

COURSE TABLE

NO.	BEARING	LENGTH
L261	N8°30'53"W	39.68'
L262	S8°30'53"E	201.09'
L263	N8°30'53"W	49.68'
L264	S81°29'07"W	10.00'
L265	N8°30'53"W	20.00'
L266	N8°30'53"W	20.00'
L267	S81°29'07"W	16.00'
L268	S81°29'07"W	24.00'
L269	S81°29'07"W	58.73'
L270	S8°30'53"E	50.36'
L271	S81°29'07"W	24.00'
L272	S81°29'07"W	16.00'
L273	S8°30'53"E	20.00'
L274	S8°30'53"E	40.00'
L275	S81°29'07"W	48.73'
L276	S81°29'07"W	48.73'
L277	S81°29'07"W	48.73'
L278	S81°29'07"W	48.73'
L279	S85°13'39"E	89.48'
L280	N61°59'41"W	379.20'

COURSE TABLE

NO.	BEARING	LENGTH
L281	N61°59'41"W	463.10'
L282	N61°59'41"W	463.10'
L283	N61°59'41"W	286.09'
L284	S8°30'53"E	40.36'
L285	N6°55'20"E	48.11'
L286	S57°42'16"E	461.91'
L287	N70°01'39"W	141.25'
L288	N80°07'37"W	30.00'
L289	S89°52'33"W	22.84'
L290	S89°52'33"W	10.01'
L291	S89°52'33"W	30.02'
L292	S89°52'33"W	9.27'
L293	S2°58'14"E	155.15'
L294	N2°58'14"W	155.15'
L295	S76°35'43"E	30.00'
L296	S76°35'43"E	10.00'
L297	S76°35'43"E	9.76'
L298	S76°35'43"E	10.03'
L299	S76°35'43"E	30.10'
L300	S76°35'43"E	11.84'

COURSE TABLE

NO.	BEARING	LENGTH
L301	S22°10'11"W	322.88'
L302	S22°10'11"W	1093.21'
L303	N16°51'33"E	123.08'
L304	S69°52'39"E	127.06'
L305	S76°35'43"E	242.75'
L306	N19°00'04"E	67.23'
L307	S8°30'53"E	40.36'
L308	N19°00'04"E	17.00'
L309	N61°35'24"E	16.02'
L310	N89°57'40"E	166.35'
L311	S31°42'34"E	70.56'
L312	S22°10'11"W	40.11'
L313	S67°49'49"E	40.00'
L314	S22°10'11"W	1097.02'
L315	N1°48'53"W	10.81'
L316	N3°50'09"W	8.68'
L317	N4°48'24"E	0.92'
L318	N89°06'35"W	17.00'
L319	S86°06'35"E	66.00'
L320	N89°06'35"W	21.00'

COURSE TABLE

NO.	BEARING	LENGTH
L321	S85°58'13"E	28.89'
L322	S85°13'39"E	90.84'
L323	N89°13'39"W	90.50'
L324	N67°29'15"W	20.01'
L325	N67°29'15"W	20.01'
L326	N67°29'15"W	10.53'
L327	S67°29'15"E	10.53'
L328	S67°29'15"E	20.01'
L329	S67°29'15"E	20.01'
L330	N32°13'33"E	295.79'
L331	N32°13'33"E	295.79'
L332	N57°46'27"W	20.00'
L333	N57°46'27"W	20.00'
L334	S32°13'33"W	20.10'
L335	S32°13'33"W	20.00'
L336	N57°29'18"W	10.15'
L337	N32°13'33"E	305.84'
L338	S32°13'33"W	9.86'
L339	N57°29'18"W	9.86'
L340	N32°13'33"E	20.00'

COURSE TABLE

NO.	BEARING	LENGTH
L341	N32°13'33"E	20.00
L342	S57°29'18"E	20.00
L343	S57°29'18"E	20.00
L344	S32°13'33"W	141.89'
L345	N26°44'58"E	349.16'
L346	S14°08'12"W	138.25'
L347	S14°08'12"W	136.57'
L348	S32°13'33"W	141.89'
L349	N75°30'04"W	91.21'
L350	S14°08'12"W	91.21'
L351	S14°08'12"W	88.74'
L352	N75°30'04"W	88.74'
L353	S14°08'12"W	208.66'
L354	N14°08'12"E	212.09'
L355	S70°51'48"E	20.08'
L356	S83°43'07"E	46.50'
L357	N6°18'16"E	80.00'
L358	N6°18'16"E	182.72'
L359	N6°18'16"E	176.36'
L360	N57°42'16"W	10.00'

COURSE TABLE

NO.	BEARING	LENGTH
L361	N6°18'16"E	183.04'
L362	N83°41'44"W	87.18'
L363	N6°18'16"E	90.00'
L364	N83°41'44"W	87.18'
L365	N32°17'46"E	163.00'
L366	N32°17'46"E	163.00'
L367	N32°17'46"E	173.01'
L368	N32°17'46"E	163.01'
L369	N57°42'16"W	20.00'
L370	N32°17'46"E	20.00'
L371	N32°17'46"E	20.00'
L372	N57°42'16"W	10.00'
L373	N32°17'46"E	10.00'
L374	N57°42'16"W	20.00'
L375	N32°17'46"E	20.00'
L376	N32°17'46"E	20.00'
L377	S57°42'14"E	20.00'
L378	S57°42'14"E	20.00'
L379	N32°17'46"E	10.00'
L380	N57°42'16"W	10.00'

COURSE TABLE

NO.	BEARING	LENGTH
L381	N32°17'46"E	173.01'
L382	N57°42'16"W	10.00'
L383	N32°17'46"E	40.00'
L384	N32°17'46"E	40.00'
L385	N57°42'16"W	19.00'
L386	N57°42'16"W	21.00'
L387	N32°17'46"E	639.22'
L388	N57°42'14"W	40.00'
L389	N57°42'14"W	19.00'
L390	S32°17'44"W	20.00'
L391	S32°17'44"W	20.00'
L392	S57°42'16"E	336.37'
L393	N32°17'46"E	619.22'
L394	N32°17'46"E	309.61'
L395	N32°17'46"E	309.61'
L396	N32°17'46"E	309.61'
L397	N32°17'46"E	329.61'
L398	N32°17'46"E	629.22'
L399	N57°42'14"W	20.00'
L400	N32°17'46"E	329.61'

COURSE TABLE

NO.	BEARING	LENGTH
L401	N57°42'16"W	270.57'
L402	S32°17'44"W	20.00'
L403	N32°17'46"E	20.00'
L404	N32°17'46"E	20.00'
L405	S57°42'16"E	20.00'
L406	S57°42'16"E	20.00'
L407	N32°17'46"E	426.57'
L408	S57°42'16"E	10.00'
L409	N32°17'46"E	277.33'
L410	N32°17'46"E	127.10'
L411	N32°13'33"E	20.00
L412	N32°10'41"E	129.70'
L413	N10°07'45"E	869.38'
L414	S83°43'07"E	113.12'
L415	N6°18'16"E	349.34'
L416	N32°17'46"E	639.22'
L417	N57°42'16"W	10.00'
L418	N32°17'46"E	20.00
L419	N32°17'46"E	20.00
L420	N57°42'16"W	19.00'

COURSE TABLE

NO.	BEARING	LENGTH
L421	N57°42'16"W	21.00'
L422	S57°42'16"E	10.00'
L423	N32°17'46"E	436.57'
L424	S57°42'16"E	21.00'
L425	S57°42'16"E	19.00'
L426	N32°17'46"E	20.00'
L427	N32°17'46"E	20.00'
L428	N70°23'09"W	54.46'
L429	S70°23'09"E	226.62'
L430	S70°23'09"E	87.42'
L431	S70°23'09"E	79.86'
L432	N7°13'24"W	68.82'
L433	N10°07'45"E	869.38'
L434	S83°43'07"E	113.12'
L435	N6°18'16"E	349.34'
L436	N6°18'16"E	349.34'
L437	N83°41'44"W	90.00'
L438	S84°11'13"E	21.03'
L439	N6°18'16"E	20.00'
L440	N25°50'07"E	92.13'

COURSE TABLE

NO.	BEARING	LENGTH
L441	S21°25'34"W	79.94'
L442	S21°25'34"W	60.15'
L443	S21°25'34"W	57.72'
L444	S67°25'19"E	341.58'
L445	S26°56'46"W	77.73'
L446	S26°56'46"W	77.73'
L447	N63°03'14"W	24.00'
L448	N63°03'14"W	16.00'
L449	S26°56'46"W	20.00'
L450	S26°56'46"W	40.00'
L451	N63°03'14"W	10.00'
L452	S26°56'46"W	87.73'
L453	N26°56'46"E	20.00'
L454	N26°56'46"E	20.00'
L455	N63°03'14"W	40.00'
L456	N63°03'14"W	40.00'
L457	N26°56'46"E	10.00'
L458	N63°03'14"W	71.12'
L459	S21°25'34"W	57.72'
L460	S21°25'34"W	79.94'

COURSE TABLE

NO.	BEARING	LENGTH
L461	N21°25'34"E	59.40'
L462	S67°25'15"E	351.81'
L463	S26°56'46"W	225.83'
L464	N26°56'46"E	225.83'
L465	N26°56'46"E	27.10'
L466	N26°56'46"E	27.10'
L467	N67°25'15"W	351.81'
L468	N67°25'15"W	341.58'
L469	N4°48'24"E	151.83'
L470	S4°48'24"W	161.93'
L471	S4°48'24"W	200.36'
L472	N4°48'24"E	199.44'
L473	S84°15'15"E	16.00'
L474	S4°48'24"W	20.00'
L475	S4°48'24"W	40.01'
L476	S84°15'15"E	10.49'
L477	S4°48'24"W	161.93'
L478	S84°15'15"E	24.00'
L479	N57°42'16"W	157.77'
L480	S84°15'15"E	16.05'

COURSE TABLE

NO.	BEARING	LENGTH
L481	S84°15'15"E	24.09'
L482	S84°15'15"E	11.45'
L483	S30°31'36"W	221.93'
L484	N30°31'36"E	221.93'
L485	S30°31'36"W	221.93'
L486	N30°31'36"E	221.93'
L487	N62°36'45"W	24.01'
L488	N62°36'45"W	16.00'
L489	N28°10'58"E	20.00'
L490	N28°10'58"E	20.00'
L491	N62°36'45"W	9.64'
L492	S62°36'45"E	16.00'
L493	S62°36'45"E	24.01'
L494	S62°36'45"E	9.64'
L495	N79°52'17"W	24.00'
L496	N79°52'17"W	16.00'
L497	N79°52'17"W	9.66'
L498	N10°07'43"E	40.00'
L499	N10°07'43"E	20.00'
L500	S79°52'17"E	16.00'

COURSE TABLE

NO.	BEARING	LENGTH
L501	S79°52'17"E	24.00'
L502	S76°35'43"E	164.88'
L503	S79°52'17"E	10.00'
L504	N19°08'12"E	330.26'
L505	N73°30'04"W	259.64'
L506	N73°30'04"W	635.52'
L507	N73°30'04"W	728.42'
L508	N73°30'04"W	638.89'
L509	N73°30'04"W	638.89'
L510	N83°41'44"W	336.63'
L511	N83°41'44"W	173.42'
L512	S6°18'16"W	170.00'
L513	N83°41'44"W	336.63'
L514	N83°41'44"W	248.31'
L515	N83°41'44"W	246.63'
L516	N83°41'44"W	336.63'
L517	N83°03'14"W	61.12'
L518	N83°03'14"W	61.12'
L519	N83°03'14"W	61.12'
L520	S63°03'14"E	61.12'

COURSE TABLE

NO.	BEARING	LENGTH
L521	N73°30'04"W	377.56'
L522	S70°51'48"E	447.56'
L523	S70°51'48"E	360.52'
L524	N64°47'13"W	75.81'
L525	N64°47'13"W	75.81'
L526	N64°47'13"W	77.81'
L527	S64°47'13"E	77.81'
L528	N70°17'40"W	135.37'
L529	N57°29'18"W	114.59'
L530	N57°29'18"W	114.69'
L531	N57°29'18"W	114.89'
L532	N57°29'18"W	114.99'
L533	N57°42'14"W	86.44'
L534	N63°31'01"W	227.63'
L535	N63°31'01"W	227.63'
L536	N63°31'01"W	227.63'
L537	N63°31'01"W	227.63'
L538	N57°42'16"W	270.57'
L539	N63°31'01"W	227.63'
L540	N57°42'16"W	336.37'

COURSE TABLE

NO.	BEARING	LENGTH
L541	N57°42'16"W	326.37'
L542	S57°42'16"E	326.36'
L543	N57°42'16"W	326.36'
L544	S57°42'16"E	260.57'
L545	N84°15'15"W	32.38'
L546	S84°15'15"E	42.54'
L547	S84°15'15"E	32.09'
L548	N84°15'15"W	32.91'
L549	N16°29'56"E	361.97'
L550	S57°42'16"E	250.57'
L551	S57°42'16"E	250.57'
L552	N25°50'07"E	20.01'
L553	N25°50'07"E	20.01'
L554	N25°50'07"E	111.94'
L555	N25°50'07"E	20.01'
L556	N25°50'07"E	40.02'
L557	N5°57'02"E	68.64'
L558	S84°43'48"E	97.21'
L559	S33°14'06"W	348.27'
L560	N40°22'16"E	312.45'

COURSE TABLE

NO.	BEARING	LENGTH
L561	N30°50'44"E	253.86'
L562	N30°50'44"E	253.94'
L563	N30°50'44"E	264.99'
L564	N30°50'44"E	254.72'
L565	S59°04'06"E	222.82'
L566	S57°42'14"E	138.53'
L567	N59°09'16"W	20.00
L568	N30°50'44"E	20.00
L569	N30°50'44"E	20.00
L570	N59°09'16"W	192.70'
L571	N40°22'16"E	84.67'
L572	N30°50'44"E	263.94'
L573	N59°09'16"W	20.00
L574	N30°50'44"E	264.99'
L575	S8°16'11"W	581.99'
L576	N12°10'28"E	112.09'
L577	N30°50'44"E	40.04'
L578	N30°50'44"E	20.02'
L579	S85°13'39"E	63.90'
L580	N85°13'39"W	62.22'

COURSE TABLE

NO.	BEARING	LENGTH
L581	S85°13'39"E	62.58'
L582	S85°13'39"E	64.43'
L583	S6°18'02"W	1059.18'
L584	S7°31'47"W	743.19'
L585	S84°39'55"E	54.35'
L586	S59°09'16"E	142.70'
L587	N59°09'16"W	142.70'
L588	S59°09'16"E	201.17'
L589	S59°09'16"E	17.76'
L590	S59°09'16"E	183.42'
L591	S78°45'35"E	124.39'
L592	N18°35'53"E	207.45'
L593	N70°23'09"W	135.97'
L594	S70°23'09"E	226.62'
L595	S70°23'09"E	96.12'
L596	S70°23'09"E	97.97'
L597	N21°06'22"E	398.33'
L598	N8°47'02"E	487.43'
L599	S76°35'43"E	576.35'
L600	S76°35'43"E	576.59'

COURSE TABLE

NO.	BEARING	LENGTH
L601	S76°39'43"E	577.86'
L602	S76°39'43"E	544.31'
L603	S22°10'11"W	50.00'
L604	N22°10'11"E	664.90'
L605	S84°39'55"E	60.63'
L606	N9°06'04"E	25.05'
L607	N84°39'55"W	62.25'
L608	N31°13'55"E	59.37'
L609	N84°43'39"W	204.58'
L610	S33°44'06"W	348.56'
L611	S86°00'29"E	868.49'
L612	S85°11'36"E	128.92'
L613	S60°13'02"E	1146.26'
L614	N40°22'16"E	365.61'
L615	N4°56'05"E	267.20'
L616	N22°10'11"E	70.22'
L617	S5°57'02"W	12.20'
L620	S72°22'23"E	9.64'
L621	S10°07'43"W	869.38'
L625	N4°48'24"E	0.92'

PRJ-75090
01/15/19

HOWARD HUGHES COMPANY, LLC
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CITY OF LAS VEGAS
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CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 22

REV	DATE	BY

DRAWN BY: EDS — 10/15/2018
DESIGNED BY: SH — 10/15/2018
CHECKED BY: MJM — 1/3/2019
PROJECT NO: 7890
SCALE: N/A HORIZ / N/A VERT

PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 19874 — MICHAEL J. MARKVAN — EXP. 12/31/19 — CIVIL

SHEET 11 OF 14 SHEETS

DRAWING NO. ---

H:\7890\Planning\Tentative Map\Village 22\7890-TM.dwg

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	650.00'	13°28'50"	152.93'	76.82'
C2	650.00'	22°53'47"	259.79'	131.63'
C3	650.00'	23°01'02"	261.12'	132.35'
C4	1350.00'	18°05'22"	489.36'	246.73'
C5	1975.00'	9°38'49"	332.53'	166.66'
C6	1975.00'	17°46'24"	613.80'	309.39'
C7	1975.00'	13°17'14"	458.02'	230.04'
C8	1350.00'	18°28'04"	435.14'	219.47'
C9	550.00'	34°17'08"	329.12'	169.65'
C10	924.92'	25°59'00"	419.39'	213.37'
C11	805.92'	16°10'08"	227.31'	114.42'
C12	100.00'	18°29'37"	48.42'	24.42'
C13	100.00'	17°42'19"	46.33'	23.36'
C14	212.20'	15°51'28"	587.30'	295.54'
C15	212.20'	2°26'52"	90.66'	45.34'
C16	1200.00'	18°17'06"	382.96'	193.12'
C17	1200.00'	6°40'34"	139.82'	69.99'
C18	725.00'	9°31'11"	69.89'	34.99'
C19	650.00'	22°08'22"	251.16'	127.17'
C20	665.00'	0°56'21"	10.90'	5.45'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C21	665.00'	24°46'52"	287.62'	146.09'
C22	3000.00'	3°08'21"	164.37'	82.21'
C23	3000.00'	17°11'33"	903.67'	455.28'
C24	98.00'	44°45'55"	76.57'	40.36'
C25	120.00'	95°03'22"	199.08'	131.09'
C26	1200.00'	0°10'45"	3.75'	1.88'
C27	800.00'	14°07'50"	197.30'	99.15'
C28	450.00'	54°37'04"	428.18'	231.85'
C29	400.00'	30°37'16"	213.78'	109.51'
C30	350.00'	54°35'38"	333.50'	180.63'
C31	608.27'	10°11'30"	108.47'	54.38'
C32	764.78'	20°39'53"	272.22'	137.61'
C33	6000.00'	2°12'59"	193.41'	96.72'
C34	2000.00'	7°17'55"	254.77'	127.56'
C35	2000.00'	6°01'44"	210.45'	105.32'
C36	2000.00'	5°48'45"	202.90'	101.54'
C37	450.00'	26°32'59"	208.52'	106.17'
C38	2000.00'	9°42'19"	339.17'	169.99'
C39	700.00'	4°54'29"	59.96'	30.00'
C40	2500.00'	4°51'12"	211.77'	105.95'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C41	2500.00'	2°34'36"	112.42'	56.22'
C42	650.00'	26°04'23"	295.79'	150.50'
C43	1350.00'	11°13'52"	264.63'	132.74'
C44	1000.00'	9°29'08"	165.55'	82.97'
C45	450.00'	36°35'12"	287.35'	148.77'
C46	775.00'	28°11'46"	381.39'	194.64'
C47	651.00'	63°05'09"	716.79'	399.60'
C48	1262.00'	1°49'01"	40.02'	20.01'
C49	1262.00'	1°49'01"	40.02'	20.01'
C50	690.50'	8°27'14"	101.88'	51.03'
C51	700.82'	8°56'28"	109.37'	54.79'
C52	629.50'	34°22'37"	399.67'	206.83'
C53	609.50'	34°22'37"	386.97'	200.26'
C54	700.82'	8°56'28"	109.37'	54.79'
C55	30.00'	85°51'57"	44.96'	27.91'
C56	710.50'	3°13'33"	40.07'	20.04'
C57	999.00'	68°00'31"	1185.79'	673.94'
C58	710.50'	1°37'01"	20.05'	10.03'
C59	710.50'	1°36'52"	20.02'	10.01'
C60	710.50'	1°37'01"	20.05'	10.03'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C61	670.50'	18°45'44"	219.56'	110.77'
C62	30.00'	85°51'57"	44.96'	27.91'
C63	440.50'	30°37'16"	235.42'	120.59'
C64	420.50'	30°37'16"	224.73'	115.12'
C65	379.50'	30°37'16"	202.82'	103.89'
C66	359.50'	30°37'16"	192.13'	98.42'
C67	1262.00'	9°40'04"	214.04'	107.28'
C68	1058.00'	21°41'43"	400.61'	202.73'
C69	30.00'	19°28'16"	10.20'	5.15'
C70	30.00'	19°28'16"	10.20'	5.15'
C71	5040.50'	2°12'59"	194.97'	97.50'
C72	5020.50'	2°12'59"	194.20'	97.11'
C73	4959.50'	2°12'59"	191.84'	95.93'
C74	25.00'	90°00'00"	39.27'	25.00'
C75	25.00'	90°00'00"	39.27'	25.00'
C76	670.50'	17°43'10"	207.36'	104.51'
C77	690.50'	17°52'11"	215.36'	108.56'
C78	958.00'	24°04'08"	234.41'	118.96'
C79	958.00'	3°09'54"	38.94'	19.48'
C80	30.00'	16°00'21"	8.38'	4.22'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C81	576.00'	3°58'29"	40.10'	20.06'
C82	576.00'	1°59'23"	20.07'	10.04'
C83	25.00'	90°00'00"	39.27'	25.00'
C84	25.00'	90°00'00"	39.27'	25.00'
C85	611.50'	23°01'02"	245.85'	124.51'
C86	631.50'	23°01'02"	253.69'	128.58'
C87	668.50'	23°01'02"	268.55'	136.11'
C88	688.50'	23°01'02"	276.59'	140.18'
C89	2481.50'	3°50'20"	166.36'	83.16'
C90	25.00'	91°05'53"	39.71'	25.45'
C91	25.00'	91°05'53"	39.71'	25.45'
C92	2481.50'	1°33'43"	67.69'	33.83'
C93	2441.50'	0°28'11"	20.00'	10.00'
C94	2441.50'	0°28'11"	20.00'	10.00'
C95	2461.50'	3°29'30"	150.00'	75.03'
C96	2481.50'	3°30'09"	151.70'	75.87'
C97	2518.50'	7°29'48"	326.59'	163.53'
C98	2538.50'	7°29'48"	329.19'	164.83'
C99	30.00'	16°00'21"	8.38'	4.22'
C100	558.00'	3°59'54"	38.94'	19.48'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C101	576.00'	1°99'23"	20.07'	10.04'
C102	390.50'	43°17'51"	295.09'	154.99'
C103	2900.00'	15°25'46"	780.99'	392.85'
C104	598.00'	171°00'00"	167.19'	84.22'
C105	1742.00'	9°27'38"	287.63'	144.14'
C106	1742.00'	0°33'07"	16.78'	8.39'
C107	1742.00'	17°38'50"	536.54'	270.41'
C108	30.00'	19°28'16"	10.20'	5.15'
C109	438.00'	46°27'53"	355.20'	188.02'
C110	120.00'	103°51'07"	217.51'	193.18'
C111	120.00'	103°51'07"	217.51'	193.18'
C112	120.00'	103°51'07"	217.51'	193.18'
C113	370.50'	54°35'38"	353.03'	191.20'
C114	715.00'	59°33'38"	743.26'	409.16'
C115	685.00'	60°21'48"	721.67'	398.39'
C116	617.00'	63°05'09"	679.35'	378.73'
C117	587.00'	63°05'09"	646.32'	360.32'
C118	30.00'	80°00'00"	41.89'	25.17'
C119	685.00'	60°21'48"	721.67'	398.39'
C120	30.00'	87°16'39"	45.70'	28.61'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C121	30.00'	90°00'00"	47.12'	30.00'
C122	390.50'	43°17'51"	295.09'	154.99'
C123	935.00'	62°49'08"	1024.04'	570.19'
C124	965.00'	68°00'31"	1146.43'	651.01'
C125	1033.00'	68°00'31"	1226.15'	696.88'
C126	1063.00'	46°52'45"	869.74'	460.87'
C127	2866.00'	14°13'13"	743.30'	373.75'
C128	2836.00'	14°55'53"	739.06'	371.64'
C129	120.00'	89°55'57"	188.39'	119.86'
C130	2866.00'	0°34'11"	28.49'	14.25'
C131	30.00'	90°00'00"	47.12'	30.00'
C132	120.00'	89°55'57"	188.39'	119.86'
C133	120.00'	89°55'57"	188.39'	119.86'
C134	2246.50'	2°04'07"	81.11'	40.56'
C135	400.00'	21°05'59"	146.72'	74.19'
C136	500.00'	9°36'45"	48.88'	24.51'
C137	300.00'	29°00'09"	151.88'	77.59'
C138	200.00'	26°07'48"	91.21'	46.41'
C139	350.00'	8°44'28"	53.40'	26.75'
C140	200.00'	34°27'02"	120.23'	62.01'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C141	300.00'	60°32'01"	316.96'	175.07'
C142	200.00'	18°39'30"	64.90'	32.74'
C143	150.00'	36°43'44"	96.16'	49.80'
C144	200.00'	37°38'05"	131.37'	68.15'
C145	350.00'	13°49'03"	84.00'	42.20'
C146	1100.62'	11°22'08"	218.39'	109.59'
C147	358.50'	17°28'50"	81.68'	41.16'
C148	370.50'	42°37'11"	275.60'	144.53'
C149	276.41'	18°14'29"	88.00'	44.38'
C150	1100.62'	14°09'59"	272.13'	136.76'
C151	6958.18'	2°11'28"	250.79'	125.41'
C152	329.50'	39°50'48"	229.15'	119.43'
C153	1000.00'	5°30'30"	96.16'	48.12'
C154	5000.00'	1°46'08"	154.36'	77.18'
C155	1331.50'	18°28'04"	429.17'	216.46'
C156	1368.50'	16°35'51"	396.43'	199.61'
C157	1392.50'	16°10'40"	393.18'	197.90'
C158	761.50'	7°18'11"	97.06'	48.60'
C159	761.50'	14°07'50"	192.74'	96.86'
C160	818.50'	14°07'50"	201.86'	101.46'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C161	838.50'	14°07'50"	206.80'	103.93'
C162	761.50'	6°49'39"	90.74'	45.43'
C163	411.50'	54°31'04"	391.55'	212.02'
C164	431.50'	54°31'04"	410.58'	222.32'
C165	468.50'	54°31'04"	445.78'	241.39'
C166	488.50'	54°31'04"	464.82'	251.69'
C167	30.00'	90°00'00"	47.12'	30.00'
C168	1408.50'	1°37'40"	40.01'	20.01'
C169	30.00'	88°07'47"	46.14'	29.04'
C170	1368.50'	16°35'51"	396.43'	199.61'
C171	1408.50'	0°48'50"	20.01'	10.01'
C172	30.00'	90°00'00"	47.12'	30.00'
C173	30.00'	90°00'00"	47.12'	30.00'
C174	338.50'	39°32'18"	233.58'	111.24'
C175	409.50'	36°35'12"	261.49'	135.58'
C176	429.50'	36°35'12"	274.26'	141.99'
C177	470.50'	36°35'12"	300.44'	155.54'
C178	490.50'	36°35'12"	313.21'	162.15'
C179	130.00'	74°48'37"	156.68'	91.76'
C180	815.50'	12°01'24"	171.13'	85.88'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C181	795.50'	28°11'46"	391.48'	199.79'
C182	754.50'	28°11'46"	371.30'	189.49'
C183	734.50'	28°11'46"	361.46'	184.47'
C184	500.00'	10°03'01"	87.71'	43.97'
C185	2054.00'	4°28'51"	159.44'	79.76'
C186	30.00'	90°99'50"	47.63'	30.53'
C187	2044.00'	0°33'39"	20.00'	10.00'
C188	2044.00'	0°33'39"	20.01'	10.01'
C189	2084.00'	1°01'33"	37.31'	18.65'
C190	30.00'	91°49'14"	48.08'	30.97'
C191	2084.00'	0°46'3"	28.26'	14.13'
C192	120.00'	74°48'37"	156.68'	91.76'
C193	2054.00'	0°44'48"	26.77'	13.38'
C194	1268.00'	15°42'30"	347.64'	174.91'
C195	1238.00'	16°09'36"	349.17'	175.75'
C196	1278.00'	0°53'48"	20.00'	10.00'
C197	1278.00'	1°47'36"	40.00'	20.00'
C198	30.00'	89°47'06"	47.01'	29.89'
C199	1238.00'	0°28'09"	10.11'	5.06'
C200	1278.00'	0°53'53"	20.03'	10.02'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C201	1278.00'	0°53'56"	20.09'	10.03'
C202	1238.00'	4°35'36"	99.29'	49.65'
C203	30.00'	89°49'42"	44.94'	27.89'
C204	1238.00'	4°35'36"	99.29'	49.65'
C205	2246.00'	5°19'35"	208.79'	104.47'
C206	81.00'	46°48'04"	66.16'	35.09'
C207	981.50'	0°42'25"	12.11'	6.05'
C208	981.50'	8°46'43"	150.38'	75.34'
C209	30.00'	89°45'41"	44.90'	27.86'
C210	2332.00'	4°10'41"	170.05'	85.06'
C211	73.00'	44°45'55"	57.04'	30.06'
C212	5.00'	27°03'40"	2.36'	1.20'
C213	350.00'	14°19'39"	87.11'	43.78'
C214	500.00'	13°49'06"	120.61'	60.59'
C215	130.00'	7°44'37"	156.68'	91.76'
C216	100.00'	58°19'39"	101.80'	55.81'
C217	30.00'	100°10'23"	52.37'	35.77'
C218	200.00'	34°15'02"	119.56'	61.62'
C219	329.50'	14°43'27"	84.68'	42.57'
C220	1613.00'	18°09'22"	509.25'	256.76'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C221	1368.00'	4°08'29"	91.63'	45.83'
C222	73.00'	17°37'27"	22.45'	11.32'
C223	98.00'	17°37'27"	30.14'	15.19'
C224	30.00'	27°03'40"	14.17'	7.22'
C225	170.00'	8°19'29"	24.70'	12.37'
C226	30.00'	89°42'51"	46.97'	29.85'
C227	1992.00'	18°05'22"	502.62'	253.42'
C228	172.00'	8°23'06"	25.20'	12.62'
C229	30.00'	90°17'09"	47.27'	30.15'
C230	191.00'	9°38'49"	321.92'	161.34'
C231	1983.00'	23°20'51"	787.68'	399.38'
C232	130.00'	87°40'22"	183.62'	115.22'
C233	130.00'	87°40'22"	183.62'	115.22'
C234	130.00'	87°40'22"	183.62'	115.22'
C235	30.00'	91°37'37"	47.89'	30.77'
C236	1983.00'	2°38'44"	89.25'	44.63'
C237	130.00'	87°42'03"	183.68'	115.28'
C238	130.00'	87°42'03"	183.68'	115.28'
C239	130.00'	87°42'03"	183.68'	115.28'
C240	1956.50'	2°38'50"	89.26'	44.64'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C241	30.00'	91°26'33"	47.88'	30.77'
C242	1926.50'	6°32'57"	220.21'	110.22'
C243	1301.50'	8°36'03"	194.99'	97.68'
C244	1993.50'	8°37'50"	300.29'	150.43'
C245	2017.50'	8°42'14"	307.07'	153.83'
C246	1993.50'	2°37'03"	91.07'	45.54'
C247	120.00'	11°34'37"	24.22'	12.16'
C248	120.00'	92°55'05"	194.64'	126.30'
C249	120.00'	10°04'43"	21.11'	10.58'
C250	30.00'	87°57'39"	46.06'	28.95'
C251	1993.50'	15°00'11"	522.01'	262.50'
C252	30.00'	88°37'06"	46.40'	29.29'
C253	120.00'	92°15'23"	193.32'	124.82'
C254	120.00'	92°15'23"	193.32'	124.82'
C255	120.00'	9°37'21"	20.19'	10.10'
C256	1993.50'	12°05'11"	420.52'	211.04'
C257	2013.50'	12°10'08"	427.64'	214.63'
C258	2033.50'	0°33'49"	20.01'	10.00'
C259	2033.50'	0°33'49"	20.01'	10.00'
C260	30.00'	88°34'12"	46.38'	29.26'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C261	1993.50'	8°13'00"	285.89'	143.19'
C262	30.00'	88°34'12"	46.38'	29.26'
C263	2033.50'	0°33'49"	20.00'	10.00'
C264	2033.50'	0°33'49"	20.01'	10.00'
C265	1993.50'	7°54'28"	275.13'	137.79'
C266	2013.50'	6°18'19"	221.58'	110.90'
C267	30.00'	89°42'51"	46.97'	29.85'
C268	30.00'	90°17'09"	47.27'	30.15'
C269	1511.50'	18°05'22"	477.21'	240.61'
C270	1531.50'	18°05'22"	483.52'	243.79'
C271	120.00'	92°12'44"	193.44'	125.05'
C272	120.00'	92°12'44"	193.44'	125.05'
C273	120.00'	92°12'44"	193.44'	125.05'
C274	30.00'	87°38'16"	45.89'	28.79'
C275	30.00'	92°12'44"	48.26'	31.26'
C276	120.00'	87°38'16"	183.55'	115.15'
C277	120.00'	87°38'16"	183.55'	115.15'
C278	120.00'	87°38'16"	183.55'	115.15'
C279	1959.50'	3°19'22"	111.36'	55.70'
C280	1979.50'	9°42'59"	335.69'	168.25'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C281	120.00'	70°16'21"	147.19'	84.45'
C282	120.00'	70°16'21"	147.19'	84.45'
C283	120.00'	90°00'11"	188.50'	120.01'
C284	120.00'	90°00'11"	188.50'	120.01'
C285	120.00'	90°00'11"	188.50'	120.01'
C286	30.00'	90°00'00"	47.12'	30.00'
C287	120.00'	91°43'06"	192.09'	123.65'
C288	120.00'	91°43'06"	192.09'	123.65'
C289	120.00'	91°43'06"	192.09'	123.65'
C290	943.00'	25°59'30"	427.78'	217.64'
C291	30.00'	90°00'00"	47.12'	30.00'
C292	943.00'	21°08'59"	395.48'	179.78'
C293	1959.50'	6°27'31"	220.94'	110.59'
C294	943.00'	25°59'30"	427.78'	217.64'
C295	882.50'	25°59'30"	400.34'	203.67'
C296	861.50'	15°48'01"	237.57'	119.55'
C297	30.00'	90°00'02"	47.12'	30.00'
C298	30.00'	89°59'58"	47.12'	30.00'
C299	30.00'	89°59'58"	47.12'	30.00'
C300	30.00'	90°00'02"	47.12'	30.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C301	30.00'	90°00'02"	47.12'	30.00'
C302	30.00'	89°59'58"	47.12'	30.00'
C303	767.00'	9°36'00"	128.51'	64.41'
C304	787.00'	9°36'21"	131.72'	66.01'
C305	847.50'	15°47'04"	233.50'	117.49'
C306	868.50'	10°01'58"	152.08'	76.23'
C307	868.50'	10°01'58"	152.08'	76.23'
C308	30.00'	89°59'58"	47.12'	30.00'
C309	30.00'	90°00'02"	47.12'	30.00'
C310	847.50'	15°47'04"	233.50'	117.49'
C311	30.00'	93°06'13"	48.75'	31.67'
C312	1018.50'	1°52'21"	33.28'	16.64'
C313	120.00'	9°37'11"	20.15'	10.10'
C314	120.00'	89°04'19"	186.55'	118.07'
C315	120.00'	89°04'19"	186.55'	118.07'
C316	120.00'	91°16'47"	191.18'	122.71'
C317	120.00'	91°16'47"	191.18'	122.71'
C318	120.00'	91°16'47"	191.18'	122.71'
C319	30.00'	86°24'07"	45.24'	28.17'
C320	787.00'	6°41'28"	91.91'	46.01'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C321	120.00'	84°04'29"	176.09'	108.19'
C322	120.00'	84°04'29"	176.09'	108.19'
C323	120.00'	84°04'29"	176.09'	108.19'
C324	2084.00'	2°23'50"	87.20'	43.61'
C325	30.00'	95°10'40"	49.83'	32.84'
C326	2084.00'	6°48'01"	243.78'	122.03'
C327	2084.00'	11°09'58"	406.19'	203.72'
C328	981.50'	0°42'25"	12.11'	6.05'
C329	30.00'	85°49'41"	44.90'	27.86'
C330	2160.00'	18°20'46"	691.63'	348.80'
C331	120.00'	95°03'22"	199.08'	131.09'
C332	120.00'	95°03'22"	199.08'	131.09'
C333	120.00'	9°37'12"	20.15'	10.10'
C334	2312.00'	4°08'30"	165.78'	82.92'
C335	3041.75'	20°23'53"	1082.90'	547.24'
C336	1000.00'	12°35'26"	219.79'	110.32'
C337	2270.25'	4°10'41"	165.59'	82.81'
C338	134.75'	10°54'31"	25.66'	12.87'
C339	120.00'	70°30'20"	147.67'	84.82'
C340	120.00'	70°30'20"	147.67'	84.82'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C341	120.00'	90°00'00"	188.50'	120.00'
C342	30.00'	90°00'00"	47.12'	30.00'
C343	120.00'	90°00'00"	188.50'	120.00'
C344	120.00'	90°00'00"	188.50'	120.00'
C345	30.00'	90°00'00"	47.12'	30.00'
C346	861.50'	11°21'36"	170.81'	85.68'
C347	536.00'	2°35'56"	24.31'	12.16'
C348	4979.50'	2°12'59"	192.61'	96.32'
C349	764.00'	8°03'51"	118.64'	59.44'
C350	120.00'	78°19'20"	163.90'	97.62'
C351	120.00'	78°19'20"	163.90'	97.62'
C352	790.75'	5°31'11"	76.18'	38.12'
C353	766.75'	5°31'11"	73.87'	36.96'
C354	30.00'	90°00'00"	47.12'	30.00'
C355	30.00'	90°00'00"	47.12'	30.00'
C356	120.00'	78°19'20"	163.90'	97.62'
C357	120.00'	78°19'20"	163.90'	97.62'
C358	764.00'	8°53'51"	118.64'	59.44'
C359	683.25'	5°31'11"	65.82'	32.94'
C360	663.25'	5°31'11"	63.90'	31.97'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C361	584.25'	22°08'22"	225.76'	114.30'
C362	608.25'	22°08'22"	235.03'	119.00'
C363	691.75'	22°08'22"	267.30'	135.34'
C364	711.75'	22°08'22"	275.02'	139.25'
C365	30.00'	89°03'39"	46.63'	29.51'
C366	746.79'	3°04'26"	40.06'	20.04'
C367	746.79'	1°32'17"	20.05'	10.02'
C368	2020.50'	5°08'17"	180.02'	90.07'
C369	2040.50'	4°49'02"	171.56'	85.83'
C370	706.79'	20°51'02"	257.19'	130.04'
C371	30.00'	86°04'11"	45.07'	28.01'
C372	750.79'	27°01'55"	259.49'	129.06'
C373	706.79'	19°52'13"	245.10'	123.79'
C374	623.25'	25°43'12"	279.78'	142.29'
C375	603.25'	25°43'12"	270.80'	137.72'
C376	2060.50'	0°33'23"	20.01'	10.00'
C377	2060.50'	1°06'45"	40.01'	20.00'
C378	2984.25'	1°57'28"	100.26'	50.14'
C379	131.00'	12°02'39"	27.54'	13.82'
C380	3051.78'	2°56'03"	156.79'	78.41'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C381	30.00'	90°59'17"	47.64'	30.52'
C382	2958.25'	1°03'13"	54.39'	27.20'
C383	2918.25'	0°23'14"	20.00'	10.00'
C384	2918.25'	0°23'14"	20.00'	10.00'
C385	2958.25'	1°01'19"	791.07'	397.91'
C386	30.00'	90°59'17"	47.64'	30.52'
C387	2918.25'	0°23'14"	20.00'	10.00'
C388	2918.25'	0°47'08"	40.00'	20.00'
C389	30.00'	90°59'56"	47.62'	30.50'
C390	2958.25'	1°01'19"	791.07'	397.91'
C391	30.00'	90°00'00"	47.12'	30.00'
C392	2934.25'	3°22'18"	172.67'	86.36'
C393	2958.25'	1°45'14"	772.09'	388.25'
C394	13.00'	19°16'09"	4.38'	2.21'
C395	3061.78'	17°27'50"	933.23'	470.26'
C396	640.50'	10°05'31"	112.82'	56.56'
C397	620.50'	9°56'02"	107.58'	53.93'
C398	579.50'	9°54'52"	100.29'	50.27'
C399	559.50'	10°04'38"	98.41'	49.33'
C400	861.50'	11°21'36"	170.81'	85.68'

CURVE TABLE

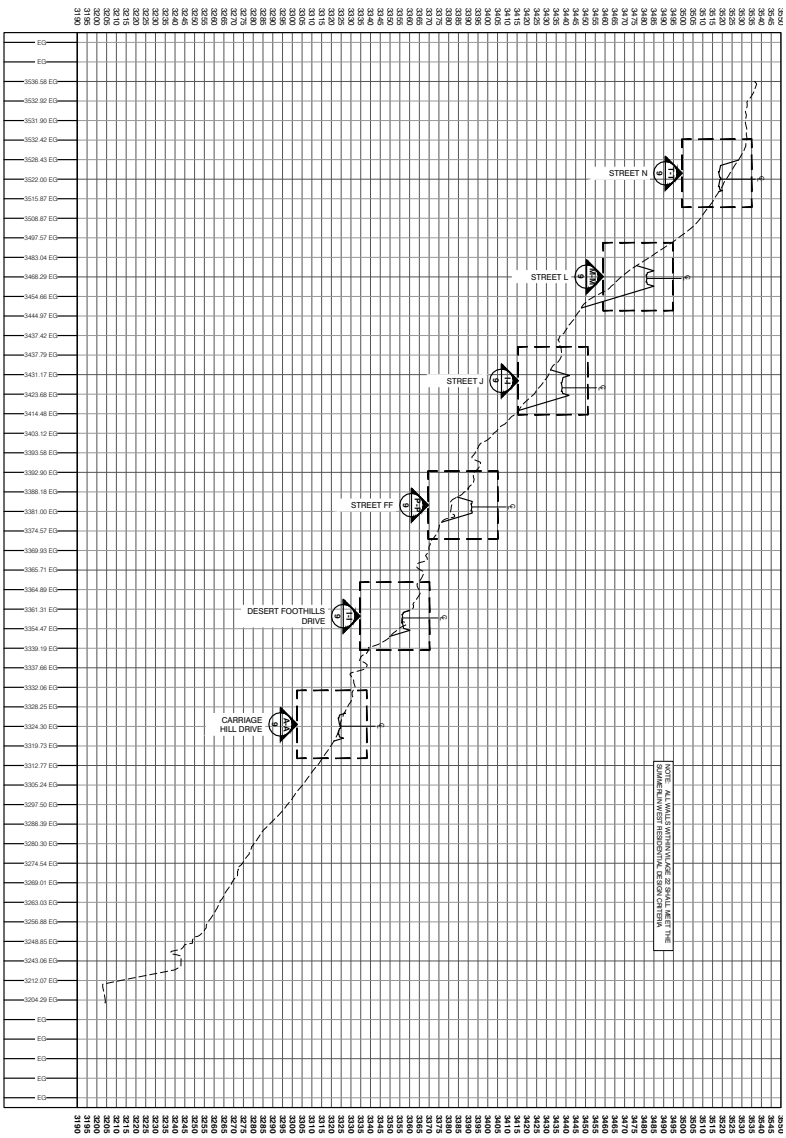
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C401	709.50'	20°38'29"	255.61'	129.20'
C402	729.50'	20°38'29"	262.81'	132.85'
C403	770.50'	20°38'29"	277.58'	140.31'
C404	790.50'	20°38'29"	284.79'	143.95'
C405	536.00'	10°15'33"	95.99'	48.10'
C406	1959.50'	7°17'59"	249.61'	124.98'
C407	1979.50'	7°17'59"	252.16'	126.25'
C408	2020.50'	7°17'59"	257.38'	128.87'
C409	2040.50'	7°17'59"	259.93'	130.14'
C410	30.00'	88°38'41"	46.41'	29.30'
C411	2040.50'	4°59'28"	177.75'	88.93'
C412	2020.50'	6°01'44"	212.60'	106.40'
C413	1979.50'	6°01'44"	208.29'	104.24'
C414	1959.50'	6°01'44"	206.19'	103.19'
C415	1000.00'	11°01'19"	192.37'	96.48'
C416	1959.50'	4°41'6"	162.60'	81.35'
C417	1979.50'	5°48'45"	200.82'	100.50'
C418	2020.50'	5°48'45"	204.98'	102.58'
C419	2040.50'	5°48'45"	207.01'	103.59'
C420	490.50'	26°32'59"	227.29'	115.72'

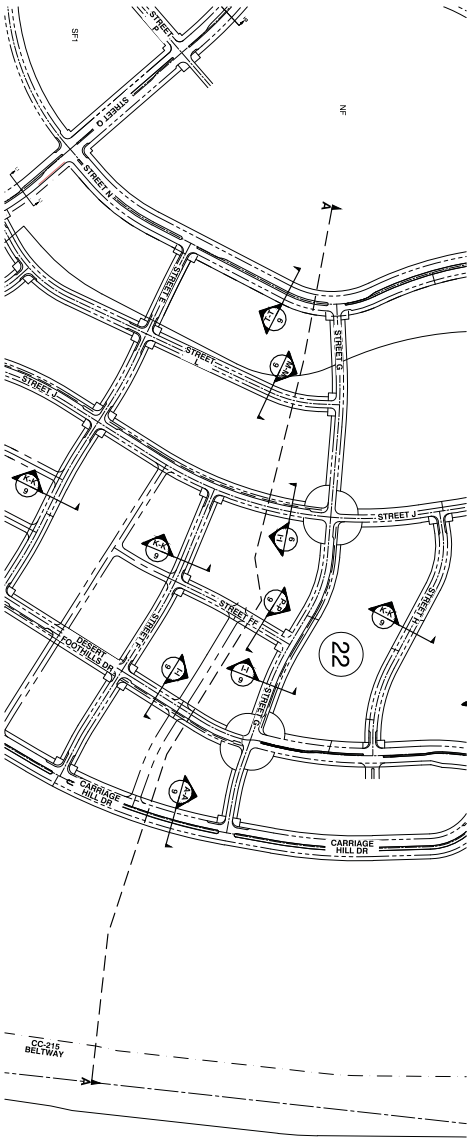
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C421	470.50'	26°32'59"	218.02'	111.00'
C422	429.50'	26°32'59"	199.02'	101.33'
C423	409.50'	26°32'59"	189.75'	96.61'
C424	1000.00'	11°02'32"	192.72'	96.66'
C425	2030.50'	1°54'03"	67.03'	33.52'
C426	2060.50'	1°06'49"	40.01'	20.00'
C427	2060.50'	0°33'23"	20.01'	10.00'
C428	2030.50'	5°06'17"	180.02'	90.07'
C429	30.00'	88°38'41"	46.41'	29.30'
C430	2058.61'	5°30'19"	197.80'	98.98'
C431	2038.61'	5°30'22"	195.90'	98.06'
C432	2001.61'	5°30'44"	192.57'	96.36'
C433	1981.61'	5°30'53"	190.73'	95.44'
C434	5000.00'	1°27'03"	126.60'	63.30'
C435	30.00'	90°00'00"	47.12'	30.00'
C436	30.00'	88°00'41"	46.08'	28.98'
C437	1368.50'	9°14'34"	220.76'	110.62'
C438	1408.50'	0°48'51"	20.01'	10.01'
C439	1408.50'	1°37'40"	40.02'	20.01'
C440	611.50'	26°04'23"	278.27'	141.59'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C441	631.50'	26°04'23"	287.37'	146.22'
C442	692.00'	26°04'23"	314.90'	160.22'
C443	713.00'	26°04'23"	324.46'	165.09'
C444	1388.50'	8°48'56"	213.63'	107.03'
C445	1388.50'	9°14'34"	220.76'	110.62'
C446	1308.00'	11°13'52"	256.40'	128.61'
C447	1287.00'	11°13'52"	252.28'	126.55'
C448	846.00'	8°01'43"	118.54'	59.37'
C449	81.00'	10°58'44"	15.52'	7.78'
C450	181.00'	6°26'39"	20.36'	10.19'
C451	2174.00'	1°16'54"	48.63'	24.32'
C452	650.00'	61°32'15"	698.12'	387.00'
C453	77.00'	52°51'26"	71.03'	38.27'
C454	77.00'	22°44'58"	30.57'	15.49'
C455	170.00'	3°02'51"	9.04'	4.52'
C456	2202.94'	1°22'02"	52.57'	26.29'
C457	764.00'	10°44'22"	143.20'	71.81'
C458	846





PRJ-75090
01/15/19

SHEET 13 OF 14 SHEETS DRAWING NO. ----	DRAWN BY: --- DESIGNED BY: --- CHECKED BY: MJM 1/3/2019 PROJECT NO: 7861 SCALE: 1" = 300' HORIZ. 1" = 30' VERT.	**TENTATIVE MAP** **SUMMERLIN VILLAGE 22**	**HOWARD HUGHES COMPANY, LLC** 10801 W. CHARLESTON BLVD., SUITE 300 LAS VEGAS, NV 89135 (702)791-4000 **CITY OF LAS VEGAS**	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	REV / DATE / BY / REVISION

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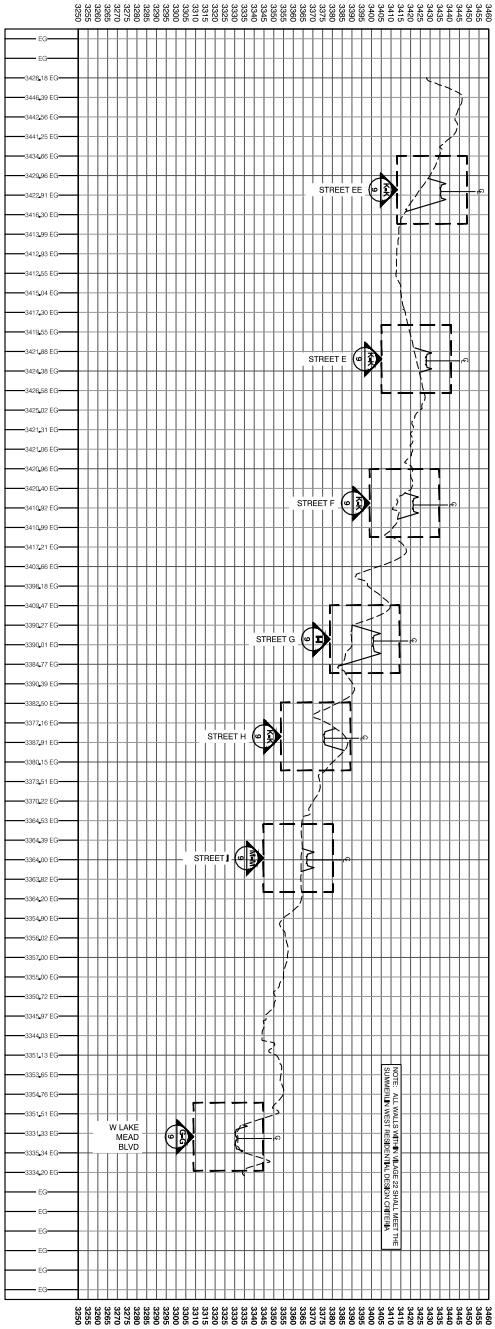

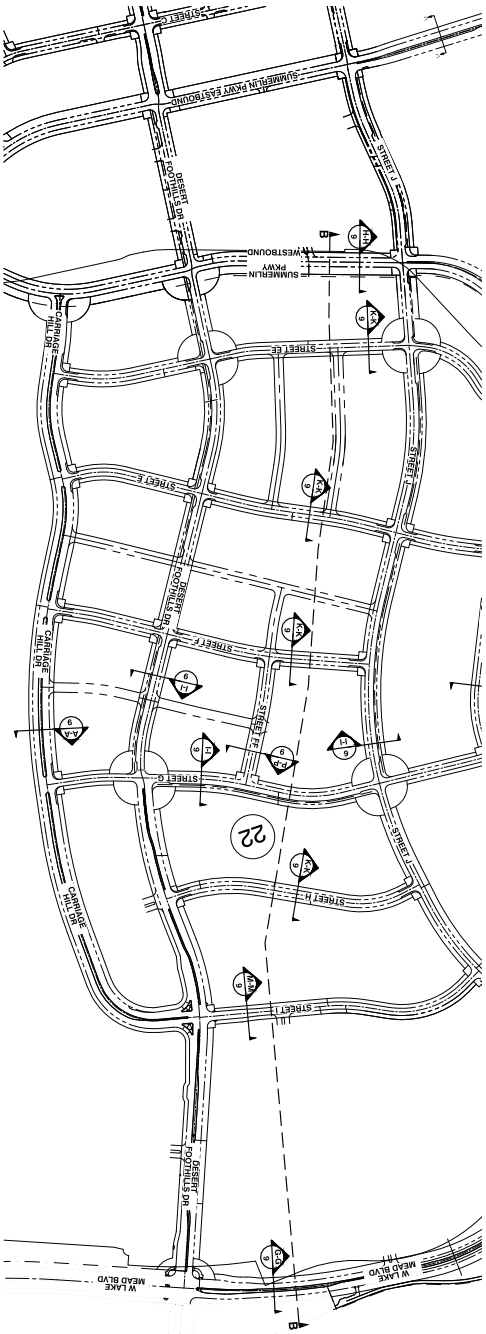

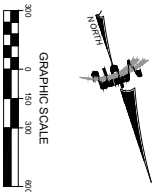

PRJ-75090
01/15/19

SHEET 14 OF 14 SHEETS	DRAWN BY: ---	TENTATIVE MAP	HOWARD HUGHES COMPANY, LLC 10801 W. CHARLESTON BLVD., SUITE 300 LAS VEGAS, NV 89135 (702)791-4000 CITY OF LAS VEGAS
DRAWING NO. ---	DESIGNED BY: ---		
	CHECKED BY: MJM 1/3/2019	SUMMERLIN VILLAGE 22	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
	PROJECT NO: 7861 SCALE: 1" = 300' HORIZ. 1" = 30' VERT.		REV / DATE / BY / REVISION

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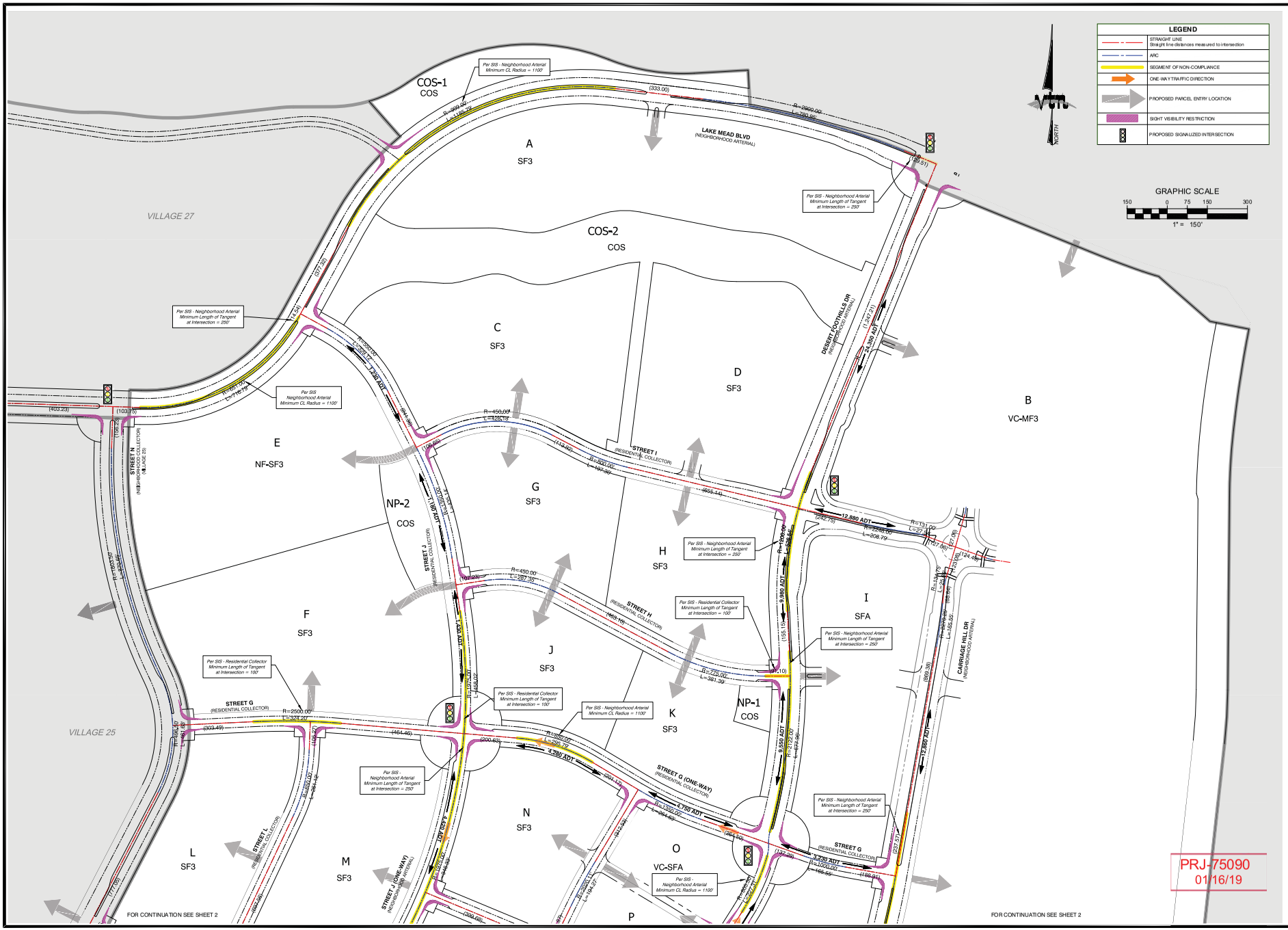

REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
10801 W. CHARLESTON BLVD., SUITE 300
LAS VEGAS, NV 89135
(702)791-4000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
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CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

ROADWAY CENTERLINE COMPLIANCE EXHIBIT

VILLAGE 22

DRAWN BY: 1/15/19
DESIGNED BY: —
CHECKED BY: MJM 10/16/2018
PROJECT NO: 7809
SCALE: 1" = 150' HORIZ. N/A VERT.

SHEET
CMP1
1 OF 2 SHEETS
DRAWING NO.

H:\7809\Planning\Exhibits\V22 Roadway Compliance\7881-Roadway Compliance.dwg, Jan 15, 2019

FOR CONTINUATION SEE SHEET 1
FOR CONTINUATION SEE SHEET 1
VILLAGE 25
VILLAGE 22
VILLAGE 21
VILLAGE 25
STREET G (RESIDENTIAL COLLECTOR)
STREET G (ONE-WAY) (RESIDENTIAL COLLECTOR)
STREET J (ONE-WAY) (RESIDENTIAL COLLECTOR)
STREET I (RESIDENTIAL COLLECTOR)
STREET H (NEIGHBORHOOD ARTERIAL) (VILLAGE 25)
STREET F (RESIDENTIAL COLLECTOR)
STREET E (RESIDENTIAL COLLECTOR)
STREET K (ONE-WAY) (NEIGHBORHOOD ARTERIAL)
STREET EE (RESIDENTIAL COLLECTOR)
STREET O (VILLAGE 25)
DESERT FOOTHILLS DR (NEIGHBORHOOD ARTERIAL)
CARRIAGE HILL DR (NEIGHBORHOOD ARTERIAL)
SUMMERLIN PKWY (NEIGHBORHOOD ARTERIAL) (VILLAGE 21)
STREET J (ONE-WAY) (NEIGHBORHOOD ARTERIAL) (VILLAGE 21)
DESERT FOOTHILLS DR (ONE-WAY) (NEIGHBORHOOD ARTERIAL) (VILLAGE 21)
L SF3
M SF3
N SF3
K SF3
NP-1 COS
O VC-SFA
P VC-SFA
Q VC-SFA
R VC-SFA
S VC-SFA
T VC-SFA
U VC-SFA
V VC-MF3
W VC-MF3
X EC-MF3
Y SF3
Z SFA
BB VC-SF3
CC VC-MF3
DD VC-MF3
EE VC-MF3
FF VC-MF3
GG VC-MF3
HH VC-MF3
II EC-MF3
AA VC-MF3
NP-3 COS
NP-4 COS
DC-1 Drainage Corridor
COS-3 COS
Per SIS - Residential Collector Minimum Length of Tangent at Intersection = 100'
Per SIS - Residential Collector Minimum CL Radius = 450'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum CL Radius = 1100'
Per SIS - Residential Collector Minimum CL Radius = 450'
Per SIS - Residential Collector Minimum Length of Tangent at Intersection = 100'
Per SIS - Residential Collector Minimum Length of Tangent at Intersection = 100'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum CL Radius = 1100'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum CL Radius = 1100'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum CL Radius = 1100'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum CL Radius = 1100'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Neighborhood Arterial Minimum CL Radius = 1100'
Per SIS - Neighborhood Arterial Minimum Length of Tangent at Intersection = 250'
Per SIS - Residential Collector Minimum Length of Tangent at Intersection = 100'
Per SIS - Residential Collector Minimum CL Radius = 450'
Per SIS - Residential Collector Minimum Length of Tangent at Intersection = 100

TMP-75103 [PRJ-75090] - TENTATIVE MAP - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

03/20/2019

TMP-75103 [PRJ-75090] - TENTATIVE MAP - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

03/20/2019

TMP-75103 [PRJ-75090] - TENTATIVE MAP - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

03/20/2019

Howard Hughes.

November 14, 2018

Steve Swanton, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: SDRC Approval of Village 22 Tentative Map in Summerlin West

Dear Mr. Swanton:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Tentative Map for Village 22 in Summerlin West.

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

Sincerely,

Julie Cleaver
Senior Vice President, Planning & Design

cc: Kevin Orrock, HHC
Dave Edwards, VTN

The Howard Hughes Corporation – Summerlin
Julie Cleaver, Senior Vice President of Planning and Design
10801 West Charleston Blvd., 3rd Floor
Las Vegas, NV 89135

TMP-75103

PRJ-75090 1
11/15/18

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **7**

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

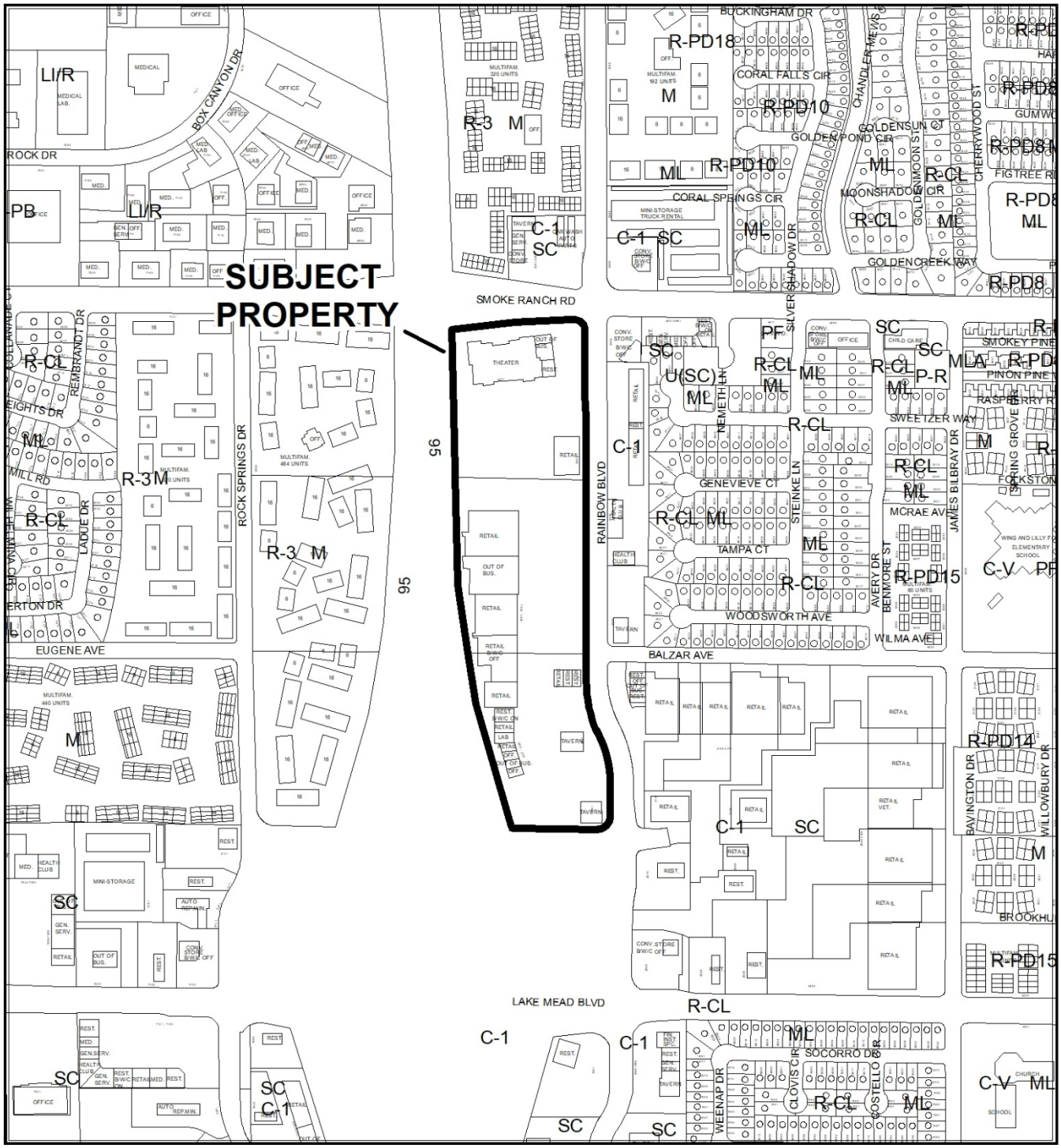
SUBJECT:
TMP-76329 - TENTATIVE MAP - RAINBOW PROMENADE (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: RAINBOW PROMENADE NV, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 21.96 acres at 2011, 2021 and 2351 North Rainbow Boulevard (APNs 138-22-503-001 and 002, 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76256]. 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:

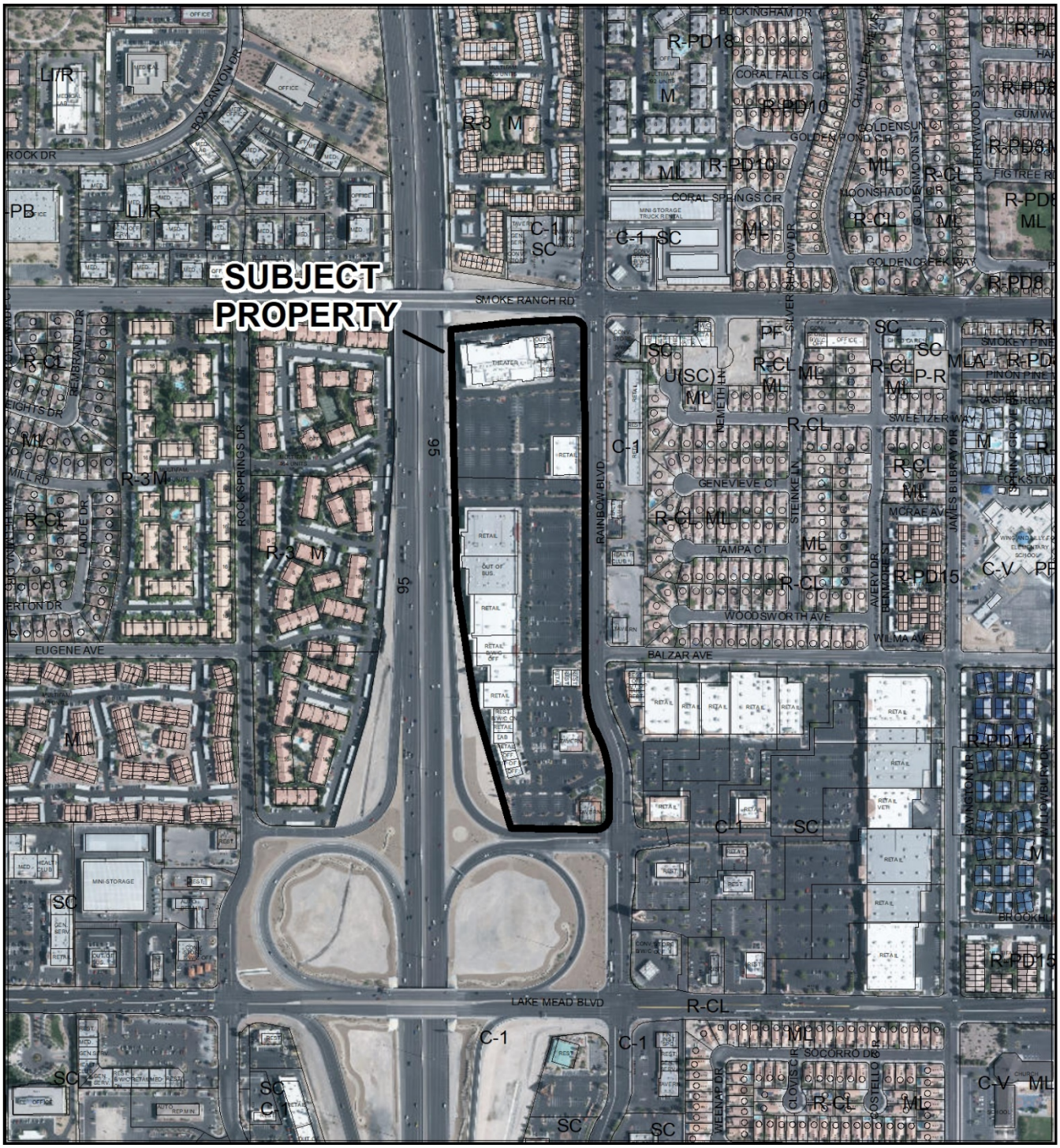
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **TMP-76329 (PRJ-76256)**

RADIUS: 1000 FEET

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



CASE: **TMP-76329 (PRJ-76256)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RAINBOW PROMENADE NV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-76329	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED NA

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

TMP-76329 CONDITIONS

Planning

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

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

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

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

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

Public Works

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 21.96 acres at 2011, 2021 and 2351 North Rainbow Boulevard.

ISSUES

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

ANALYSIS

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

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

FINDINGS (TMP-76329)

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

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/18/87	The City Council approved a Rezoning (Z-0100-87) request from N-U (Non-Urban with a portion under Resolution of Intent to R-3 (Limited Multiple residence) to C-1 (Limited Commercial) with the proposed use of a Shopping Center with a Minor Auto Service and Repair Center on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard.
11/16/88	The City Council approved an Extension of Time [Z-0100-87 (1)] for a proposed retail commercial center on the property located on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/15/89	The City Council approved an Extension of Time [Z-0100-87 (2)] for a proposed retail commercial center on the property located on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
12/05/90	The City Council approved an Extension of Time [Z-0100-87 (3)] for a proposed retail commercial center on the property located on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
12/04/91	The City Council approved an Extension of Time [Z-0100-87 (4)] for a proposed retail commercial center on the property located on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/16/94	The City Council approved an Extension of Time [Z-0100-87 (5)] for a proposed retail commercial center on the property located on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
08/15/95	The Planning Commission approved an Extension of Time [Z-0100-87 (7)] for a proposed retail commercial center and Plot Plan Review [Z-0174-94(1)] for a proposed commercial shopping center on the property located on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/11/95	The City Council approved an Extension of Time [Z-0100-87 (8)] for a proposed retail commercial center on the property located on the west side of Rainbow Boulevard, between Smoke Ranch Road and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
03/24/97	The City Council adopted Ordinance 4073, an amendment from Title 19A, which established the Off-Premise Exclusionary Zone.
02/21/01	The City Council approved a request for a Required Five-Year Review [V-0164-95(1)] of an approved Variance (V-0164-95) that allowed an existing Off-Premise Sign to be raised to 55-feet and to be relocated within 200 feet of a residential zone where 300 feet is the minimum distance separation required at the south side of Smoke Ranch Road, east of U.S. 95 Freeway.
05/02/01	The City Council approved a request for a Special Use Permit (U-0033-01) for a proposed 60-foot tall Wireless Communication Facility, Non-Stealth Design (Monopole) at the southwest corner of the intersection of Smoke Ranch Road and Rainbow Boulevard. The Planning Commission recommended approval.
06/17/09	The City Council approved a request for a Required Two-Year Review (RQR-33992) of an approved Variance (V-0164-95) that allowed an existing Off-Premise Sign to be raised to 55-feet and to be relocated within 200 feet of a residential zone where 300 feet is the minimum distance separation required at 2021 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
06/17/10	The Department of Planning administratively approved Minor Site Development Plan Review (SDR-38605) to install a 24-foot by 5-foot embellishment on an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2021 North Rainbow Boulevard.
02/01/11	The Department of Planning administratively approved Minor Site Development Plan Review (SDR-40826) to install a 43.72 square-foot embellishment (Heart) on an existing 55-foot tall, 14-foot by 48-foot Off-Premise Sign at 2021 North Rainbow Boulevard.
12/19/12	The City Council approved for a request for a Required Five-Year Review (RQR-46134) that allowed an existing Off-Premise Sign to be raised to 55-feet and to be relocated within 200 feet of a residential zone where 300 feet is the minimum distance separation required at 2021 North Rainbow Boulevard. The Planning Commission and recommended approval.

Most Recent Change of Ownership	
04/18/19	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/15/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
05/02/19	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	21.96

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)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Interstate - 95	Interstate - 95	Interstate - 95
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Interstate - 95	Interstate - 95	Interstate - 95

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

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/Smoke Ranch

Project Name Rainbow Promenade **Proposed Use** Retail

Assessor's Parcel #(s) 138-22-503-001, 138-22-503-002, & 138-22-603-001 **Ward #** 5

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

Additional Information _____

Property Owner Rainbow Promenade NV, LLC Contact Jonathon Reeser
Address 130 W 42nd Street, 10th Floor City New York State NY Zip 10036
E-mail jon@someraroadinc.com Phone 646-859-2978

Applicant Rainbow Promenade NV, LLC Contact Jonathon Reeser
Address 130 W 42nd Street, 10th Floor City New York State NY Zip 10036
E-mail jon@someraroadinc.com Phone 646-859-2978

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 Jonathon Reeser

Subscribed and sworn before me

This 19 day of APRIL, 20 19

Notary Public in and for said County and State CLARK, NEVADA

JOSH HARNEY
Notary Public State of Nevada
No. 16-3906-1
My Appt. Exp. Sept. 27, 2020

PRJ-76256
04/02/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- [x] 1. Name of the proposed subdivision.
- [x] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [x] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [x] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 5. Identification of adjoining properties.
- [x] 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- [x] 7. Existing structures and other physical features.
- [x] 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- [x] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [x] 10. Existing and proposed street names.
- [ ] 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.

PED

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

PED

PRJ-76256
04/22/19

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

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

☑ 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 Baker

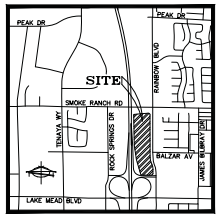
Date: 4/15/19

PRJ-76256
04/22/19

TENTATIVE MAP
OF
RAINBOW PROMENADE
(A ONE LOT COMMERCIAL SUBDIVISION)

SITE DATA LOT 1 - COMMERCIAL

ASSESSORS PARCEL NUMBER	138-22-503-001 & 002 / 138-22-603-001
SECTION/TOWNSHIP/RANGE	SEC. 22, T 20 SOUTH, R 60 EAST, M.D.M.
EXISTING ZONING	C-1 (LIMITED COMMERCIAL DISTRICT)
TOTAL ACREAGE	GROSS – 21.11 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

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

LEGEND

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

OWNER / DEVELOPER

RAINBOW PROMENADE NV, LLC
130 W. 42ND STREET, 10TH FLOOR
NEW YORK, NY 10036

BASIS OF BEARING:

SOUTH 00°04'46" EAST – BEING THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN IN FILE 137, PAGE 74 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

OLV00145WS – RIVET & PLATE IN TOP OF CURB AT THE NORTHEAST CORNER OF SMOKE RANCH ROAD AND RAINBOW BOULEVARD.

ELEVATION: 708.710 METERS
2325.16 FEET
NAVD88

FLOOD ZONE DATA

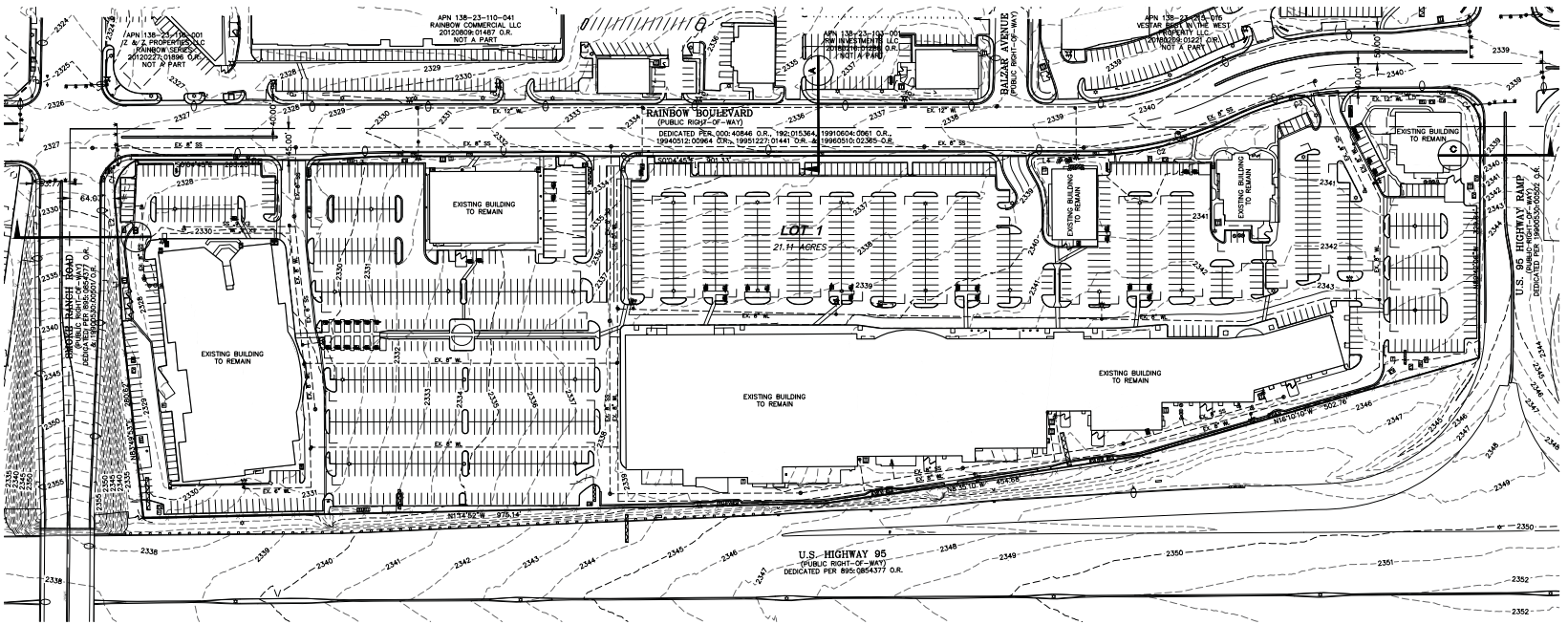
BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 32003C2155F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD.

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22 AND THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) SOUTH 00°10'47" WEST, 117.25 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°49'13" WEST, 40.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RAINBOW BOULEVARD AND POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING AND CONTINUING SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF RAINBOW BOULEVARD; THENCE SOUTH 00°10'47" WEST, 1224.68 FEET; THENCE SOUTH 00°10'59" WEST, 104.73 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET, THROUGH A CENTRAL ANGLE OF 25°50'31" FOR AN ARC LENGTH DISTANCE OF 221.00 FEET; THENCE SOUTHERLY ALONG A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIAL BEARING AT THIS POINT OF SOUTH 64°20'28" WEST, A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 25°50'31", FOR AN ARC LENGTH DISTANCE OF 184.92 FEET; THENCE SOUTH 00°10'59" WEST, 124.52 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH DISTANCE OF 78.54 FEET; THENCE NORTH 89°26'34" WEST, 329.64 FEET; THENCE NORTH 15°54'38" WEST, 502.76 FEET; THENCE NORTH 08°18'36" WEST, 454.68 FEET; THENCE NORTH 00°59'20" WEST, 975.12 FEET; THENCE NORTH 84°05'25", 280.60 FEET; THENCE NORTH 87°33'26" EAST, 110.15 FEET; THENCE NORTH 85°41'29" EAST, 69.10 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 54.00 FEET, THROUGH A CENTRAL ANGLE OF 94°27'39" FOR AN ARC LENGTH DISTANCE OF 89.03 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO CITY OF LAS VEGAS BY A GRANT DEED RECORDED JUNE 18, 2002 IN BOOK 20020618 AS INSTRUMENT NO. 02003, OF OFFICIAL RECORDS (PREVIOUSLY ERRANTLY IDENTIFIED BY WAY OF SCRIVENER'S ERROR AS DEED RECORDED JUNE 18, 2003 IN BOOK 20020618 AS INSTRUMENT NO. 02003, OF OFFICIAL RECORDS)



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 FOR THIS PROJECT
7. THERE ARE NO AREAS SUBJECT TO INUNDATION OR STORM WATER OVERFLOW FOR THIS SITE.
8. THIS PROJECT IS NOT PART OF A LARGER HOLDING.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	65.61'	54.00'	69°36'34"	37.54'
C2	221.00'	490.00'	25°50'31"	112.41'
C3	184.92'	410.00'	25°50'31"	94.06'
C4	78.54'	50.00'	90°00'00"	50.00'

LINE TABLE		
Line #	LENGTH	BEARING
L1	110.15'	N87°17'54"E
L2	69.10'	N85°25'57"E
L3	83.00'	S03°31'59"E
L4	104.73'	S00°04'33"E
L5	124.52'	S00°04'33"E

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 costly & dangerous utility line hits. It's easy.
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 before you dig
UnderGround
1-702-432-5300
NEVADA AND CALIFORNIA
811 SYSTEM OF TRANSPORTATION

PRJ-72758
04/26/19

PREPARED FOR :
RAINBOW PROMENADE NV, LLC
130 W. 42ND STREET, 10TH FLOOR
NEW YORK, NY 10036

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
PHONE:(702) 870-8771 FAX:(702) 876-2695

DATE	04-08-2019
DESIGN	JRG
DRAWN	SEB
CHECK	JRG
SCALE	1" = 80'

DATE	No.	REVISIONS	APP'D

RAINBOW PROMENADE
TENTATIVE MAP
SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
CITY OF LAS VEGAS
APN 138-22-503-001, 138-22-503-002 & 138-22-603-001

SHEET
TM01
OF
1 of 1
PROJ. NO.
R134

TMP-76329 [PRJ-76256] - TENTATIVE MAP - APPLICANT/OWNER: RAINBOW PROMENADE NV, LLC
2011, 2021 AND 2351 NORTH RAINBOW BOULEVARD

05/02/2019

TMP-76329 [PRJ-76256] - TENTATIVE MAP - APPLICANT/OWNER: RAINBOW PROMENADE NV, LLC
2011, 2021 AND 2351 NORTH RAINBOW BOULEVARD

05/02/2019

TMP-76329 [PRJ-76256] - TENTATIVE MAP - APPLICANT/OWNER: RAINBOW PROMENADE NV, LLC
2011, 2021 AND 2351 NORTH RAINBOW BOULEVARD

05/02/2019

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST. PHONE (702) 870-8771

LAS VEGAS, NEVADA 89102-1604 FAX (702) 878-2695

April 8, 2019

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

Re: Rainbow Promenade (APN 138-22-503-001, 138-22-503-002, & 138-22-603-001)

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 and a movie theater. 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

PRJ-76256
04/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **8**

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

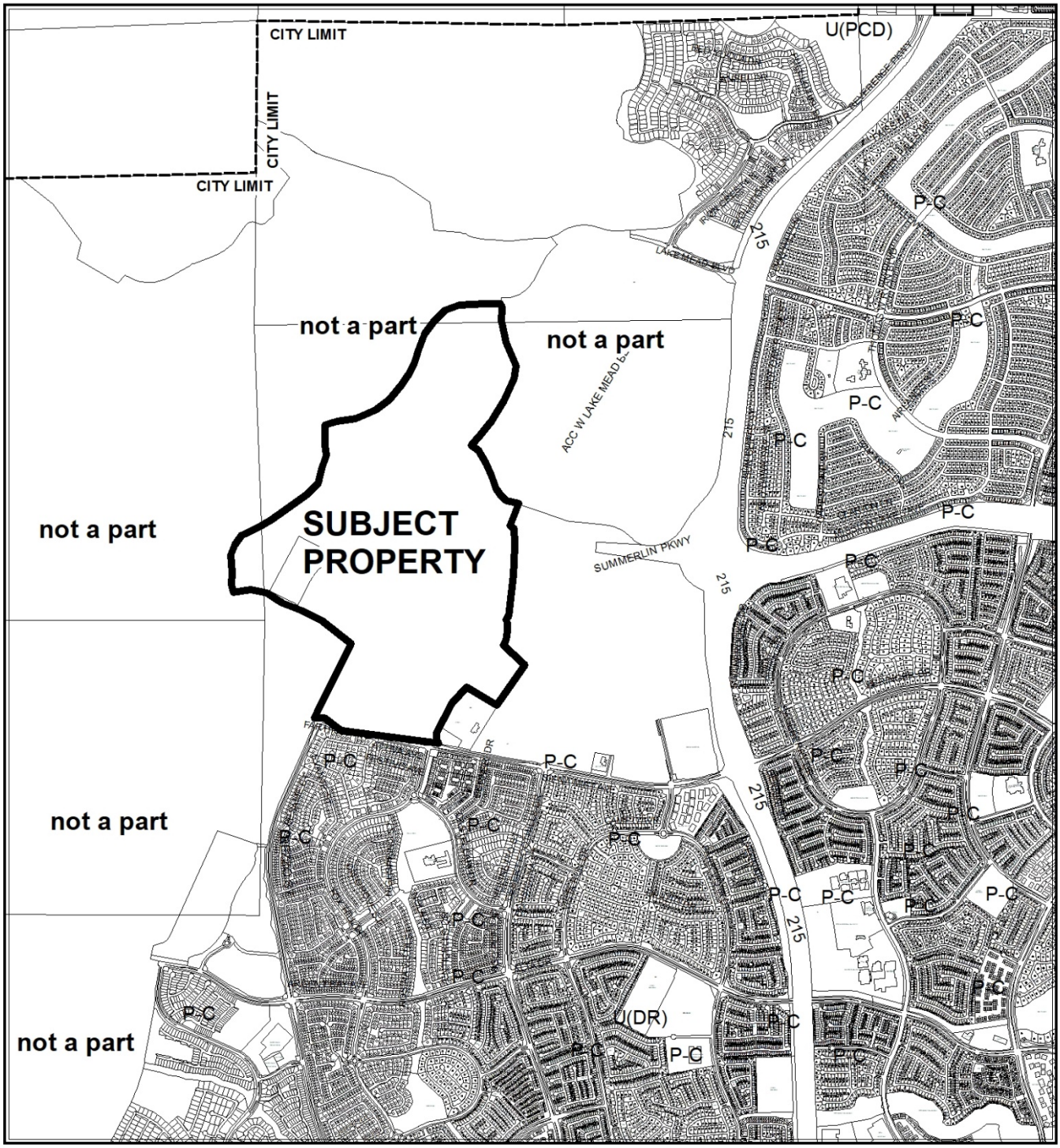
SUBJECT:
TMP-76354 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Parent Tentative Map FOR A 25-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN IMPROVEMENT STANDARDS on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (Lots 1 and 2 of File 124 Page 51 of Parcel Maps), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76193]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

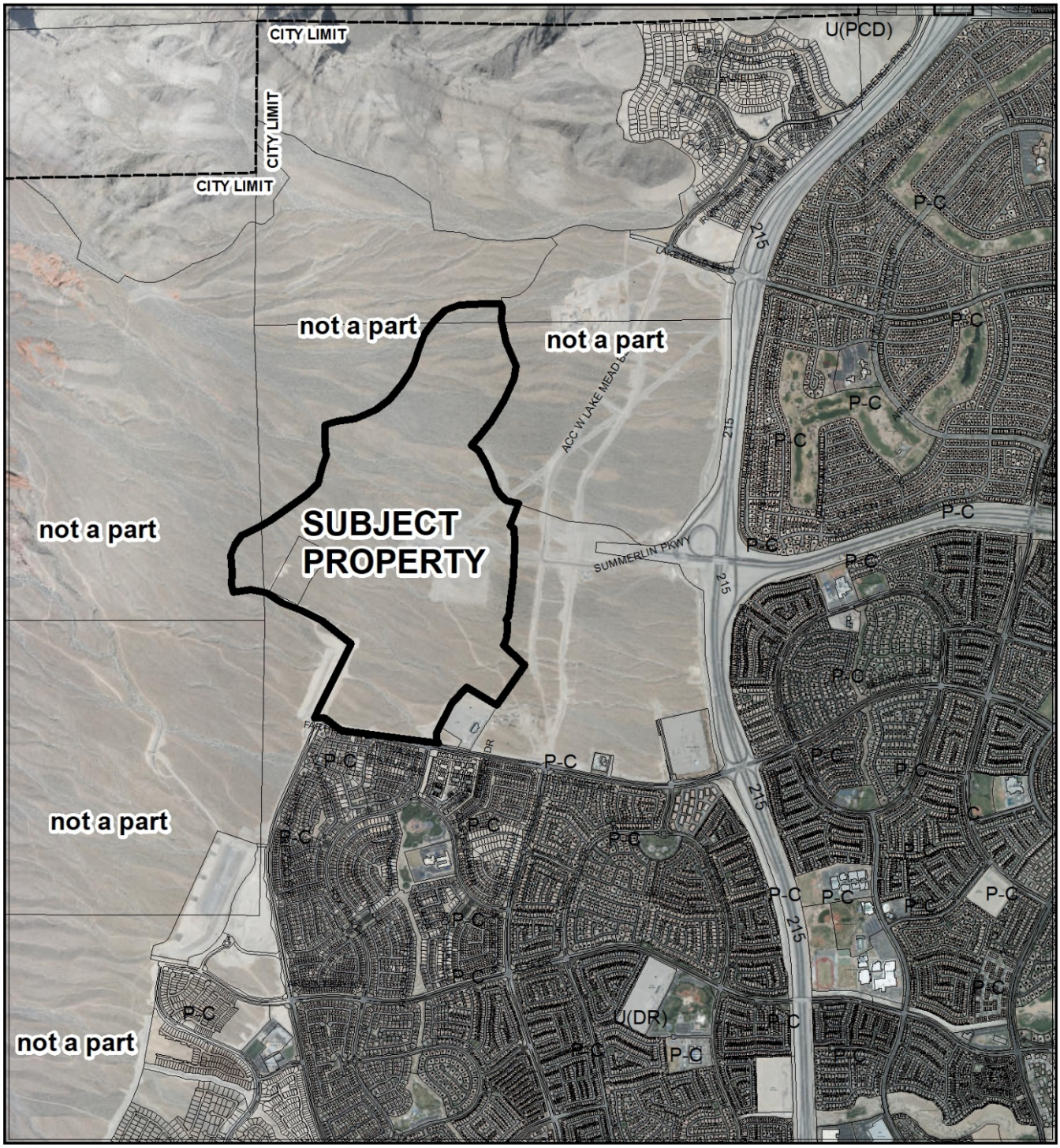


0 2,050 4,100 Feet

CASE: **TMP-76354 (PRJ-76193)**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



CASE: **TMP-76354 (PRJ-76193)**

0 2,050 4,100 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-76354	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED NA

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

TMP-76354 CONDITIONS

Planning

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

2. Conformance to the conditions of approval of the Summerlin West General Development Plan (MDR-72841) and Summerlin Village 25 Development Plan (MDR-75107) as amended by a Minor Modification.

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

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

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

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

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

Public Works

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

9. On street public parking as shown on the approved Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. Street curbing shall be designed to accommodate the exact number of spaces allowed in the approved construction drawings and additional dedication may be required to accommodate future traffic needs.

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

11. Final Maps may not record until the construction drawings for each roadway included in the related Final Map is approved.

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

13. Grant minimum 20-foot wide public sewer easements for all proposed public sewers not located within a public street. All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over three feet tall shall be allowed within the portions of unpaved public sewer easements. Public Sewer Easement widths are required to comply with the Design and Construction Standards for Wastewater Collection Systems DCSWCS Table "A". Easement widths may need to be widened on Parcels “B”, “X”, “II”, COS-1 and COS-2 and shall match construction plans approved by the Sanitary Sewer Section of the Department of Public Works.

14. Prior to submitting construction drawings for Park Drift Trail, a Master Sewer study must be approved for Summerlin Village 30.

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

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

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

18. Per MDR-75107 Condition #10, a master 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.

19. Per MDR-75107 Condition #11, a Master 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.

20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. Although this site shows substandard roadway radii that are conceptually approved, no deviations from adopted City Standards shall be allowed unless appropriate mitigation is provided and 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. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for review of a parent tentative map for Village 25 in Summerlin West, generally located at the northwest corner of Far Hills Avenue and Fox Hill Drive. The subdivision will be made up of 25 parcels of various land uses that may be further mapped individually or in groups in the future. The Development Plan for Village 25 (MDR-75107) was approved February 6, 2019.

ISSUES

- The latest revision to the map assumes certain minor changes to the Development Plan for Village 25. Prior to approval of this Tentative Map, a Minor Modification of the Summerlin Village 25 Development Plan that details these changes shall have been approved.
- The subject map includes proposed deviations from the Summerlin Improvement Standards pertaining to roadway cross sections. These deviations apply only to this subdivision, and are subject to approval by the City Engineer prior to recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
- Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria and shall conform to the requirements of the Summerlin Development Standards.
- Assessor's Parcels Numbers 137-22-301-001 and 137-22-401-001 were assigned to this site after this agenda was publicly noticed.

ANALYSIS

The subject property consists of a portion of Summerlin West, the development of which is subject to an existing Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on April 3, 2019 prior to submittal to the City for initial review. Some minor adjustments were made to the village boundary that will require approval of a Minor Modification of the Village 25 Development Plan prior to approval of the Village 25 Tentative Map.

The proposed parent tentative map is in substantial conformance with the Village 25 Development Plan. A total of 3,674 potential dwelling units are proposed for a gross density of 6.87 dwelling units per acre. This area includes potential school, public facility and common open space areas. Density is primarily low throughout the village. One multi-family developer parcel is proposed along Summerlin Parkway in the east central portion of the village.

As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section and connectivity requirements. The site slopes down from west to east approximately 6% and from north to south approximately 3%. Successive maps within the boundaries of this subdivision will indicate slope of the land and perimeter conditions including wall heights. Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria. Sections are provided for the perimeter and neighborhood arterial streets, which meet the specifications of the Master Developer.

The area will be defined by neighborhood arterial and collector streets as well as the perimeter streets of Lake Mead Boulevard, Park Drift Trail, Sandstone Rise Drive, Sky Vista Drive, Far Hills Avenue, Kettle Ridge Drive and Scurry Bend Drive. Major access is from Sky Vista Drive, Summerlin Parkway, Scurry Bend Drive and Lake Mead Boulevard.

The subject map contains proposed deviations from the Summerlin Improvement Standards pertaining to roadway cross sections and other traffic engineering concerns. In particular, many of the neighborhood arterial and collector streets are proposed to feature curbside parking lanes on one or both sides. In some cases, the parking lanes will be added in lieu of detached sidewalks. These deviations apply only to this subdivision and are subject to approval by the City Engineer prior to recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

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

FINDINGS (TMP-76354)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions. The map will be subject to conformance with the Summerlin Village 25 Development Plan as amended.

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.
	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.
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.
02/06/19	The City Council approved a request for a Development Plan Review (MDR-75107) for Summerlin Village 25 on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. The Planning Commission and staff recommended approval.
04/04/19	A three-lot Parcel Map (PMP-74780) on 4,176.26 acres generally located at the northwest corner of Far Hills Avenue and Fox Hill Drive was recorded. The subject area was labeled as Lots 1 and 2 on this map.

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 or business licenses pertaining to the subject site.

Pre-Application Meeting	
04/03/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application. The Department of Public Works indicated that it would not review the map or consider any deviations until a traffic study is received and commented on.

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

Field Check	
05/02/19	The site is undeveloped with desert vegetation. Other than the adjacent Las Vegas Valley Water District facility, the only development in the area is located south of Far Hills Drive in Village 23B.

Details of Application Request	
Site Area	
Gross Acres	535.04

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	Multiple (Summerlin Designations)	P-C (Planned Community)
North	Undeveloped (Village 27)	ER (Estate Residential)	P-C (Planned Community)
South	Undeveloped (Village 29)	Multiple (Summerlin Designations)	P-C (Planned Community)
	Single Family, Detached	SF3 (Single Family Residential)	
East	Utility Installation, Other Than Listed	PU (Public Utility)	P-C (Planned Community)
	Undeveloped (Villages 21 and 22)	Multiple (Summerlin Designations)	
West	Undeveloped (Villages 27, 30 and 29)	Multiple (Summerlin Designations)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	N/A
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (within the approved Development Plan)	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

The Summerlin Development Standards determines setbacks, building heights and general criteria for development of the subject site. Each subsequent subdivision of the subject map area will be subject to the requirements of this document according to its land use designation.

Each development is reviewed by the Summerlin Design Review Committee or Residential Design Review Committee (whichever applies) prior to submittal to the City of Las Vegas for review. The Master Developer may require conformance to more restrictive standards for a specific development than required by the Summerlin Development Standards.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) Summerlin V25

Project Name Summerlin V25 Tentative Map **Proposed Use** _____

Assessor's Parcel #(s) 137-22-101-001; 137-15-000-005; 137-21-000-002 **Ward #** 2

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

Additional Information _____

PROPERTY OWNER The Howard Hughes Company, LLC

Address 10801 W. Charleston Boulevard, Las Vegas State NV Zip 89135

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

APPLICANT The Howard Hughes Company, LLC

Address 10801 W. Charleston Boulevard, Las Vegas State NV Zip 89135

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

REPRESENTATIVE GCW, Inc / Jennifer Veras

Address 1555 S. Rainbow Boulevard, Las Vegas State NV Zip 89146

E-mail jveras@gcwengineering.com Phone 702.804.2096

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 2nd day of January, 20 19

by KEVIN T Orrock. Notary: Rebecca Misty Abasta

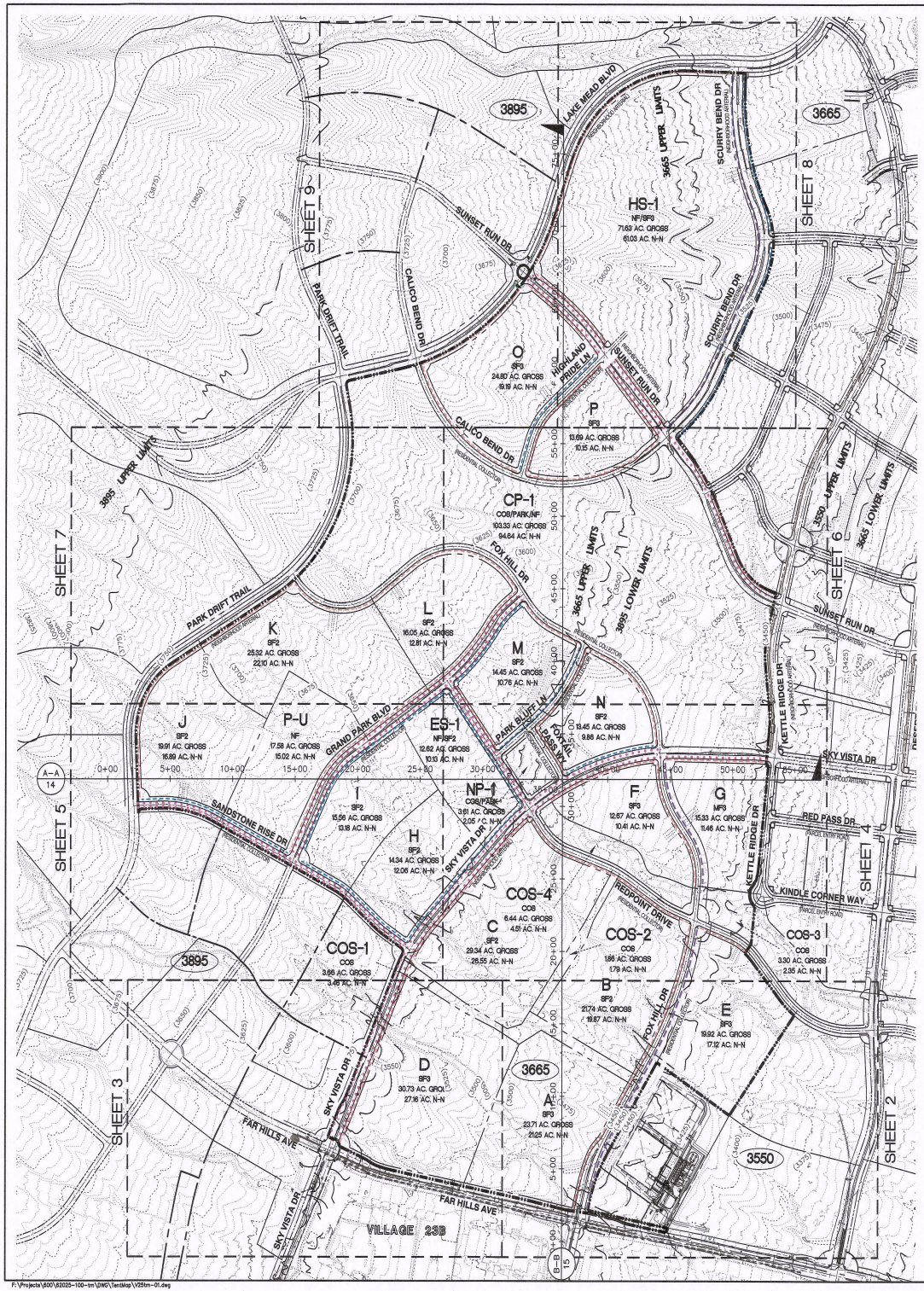
Notary Public in and for said County and State

County - Clark

State - Nevada

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 12-8216-1

PRJ-70199
04/22/19



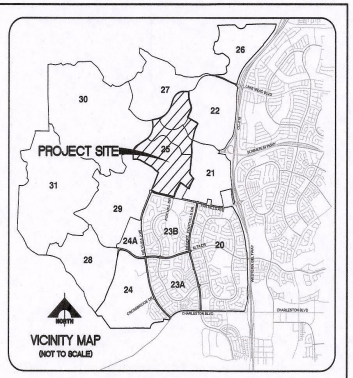
NORTH

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL FANG
EXP. 06/30/2019
CIVIL
No. 24464
5/23/19



NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH NEEDS TO BE VERIFIED WITH THE VILLAGE 25 MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 25 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY.
4. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS. ALL ROADWAYS SHOWN ON MAP ARE TO BE PUBLIC.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT IS 0.596 MGD (PEAK WET WEATHER FLOW).
6. ALL HOME OWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES COMPANY, LLC AT A LATER DATE.
7. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.
8. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

LEGEND

- VILLAGE BOUNDARY
- PARCEL/LOT LINE
- A — PARCEL DESIGNATION
- COS/3.5 AC. — LAND USE/ACREAGE
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- MULTI-MODAL TRAIL
- 3205 — WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- PARCEL ENTRY
- PARCEL INTERCONNECT
- A.C. — ACRE
- GR. — GROSS
- F.H. — FIRE HYDRANT
- S.I.S. — SUMMERLIN IMPROVEMENT STANDARDS
- BC — BACK OF CURB
- BCR — BEGIN OF CURB RETURN
- CL — CENTERLINE, COMMON LOT

REQUESTED WAIVERS

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

BASIS OF BEARINGS AND COORDINATES

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

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

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 400,000.00 M (1,312,333.3333 FTUS)
EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

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

VILLAGE 25 - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
A	SF3	10	23.71	237
B	SF2	6	21.74	130
C	SF2	6	29.34	176
D	SF3	10	30.73	307
E	SF3	10	19.92	199
F	SF3	10	12.67	126
G	MF3	40	15.33	613
H	SF2	6	14.34	86
I	SF2	6	15.56	93
J	SF2	6	19.91	119
K	SF2	6	25.32	150
L	SF2	6	16.05	96
M	SF2	6	14.45	86
N	SF2	6	13.45	80
O	SF3	10	24.80	248
P	SF3	10	13.69	136
ES-1	SF2/NF	6	12.62	75
HS-1	SF3/NF	10	71.63	717
COS-1	COS	–	3.66	–
COS-2	COS	–	1.86	–
COS-3	COS	–	3.30	–
COS-4	COS	–	6.44	–
CP-1	COS	–	103.33	–
P-U	NF	–	17.58	–
NP-1	COS	–	3.61	–
PROJECT TOTALS –			535.04	3,674

UTILITY SERVICES BY:

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

DEVELOPER

Howard Hughes
THE HOWARD HUGHES CORPORATION

10801 W. CHARLESTON BLVD., 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4660

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

SUMMERLIN

VILLAGE 25
TENTATIVE MAP

MAY 23, 2019

PRJ-76193
05/23/19

SHEET 1 OF 17

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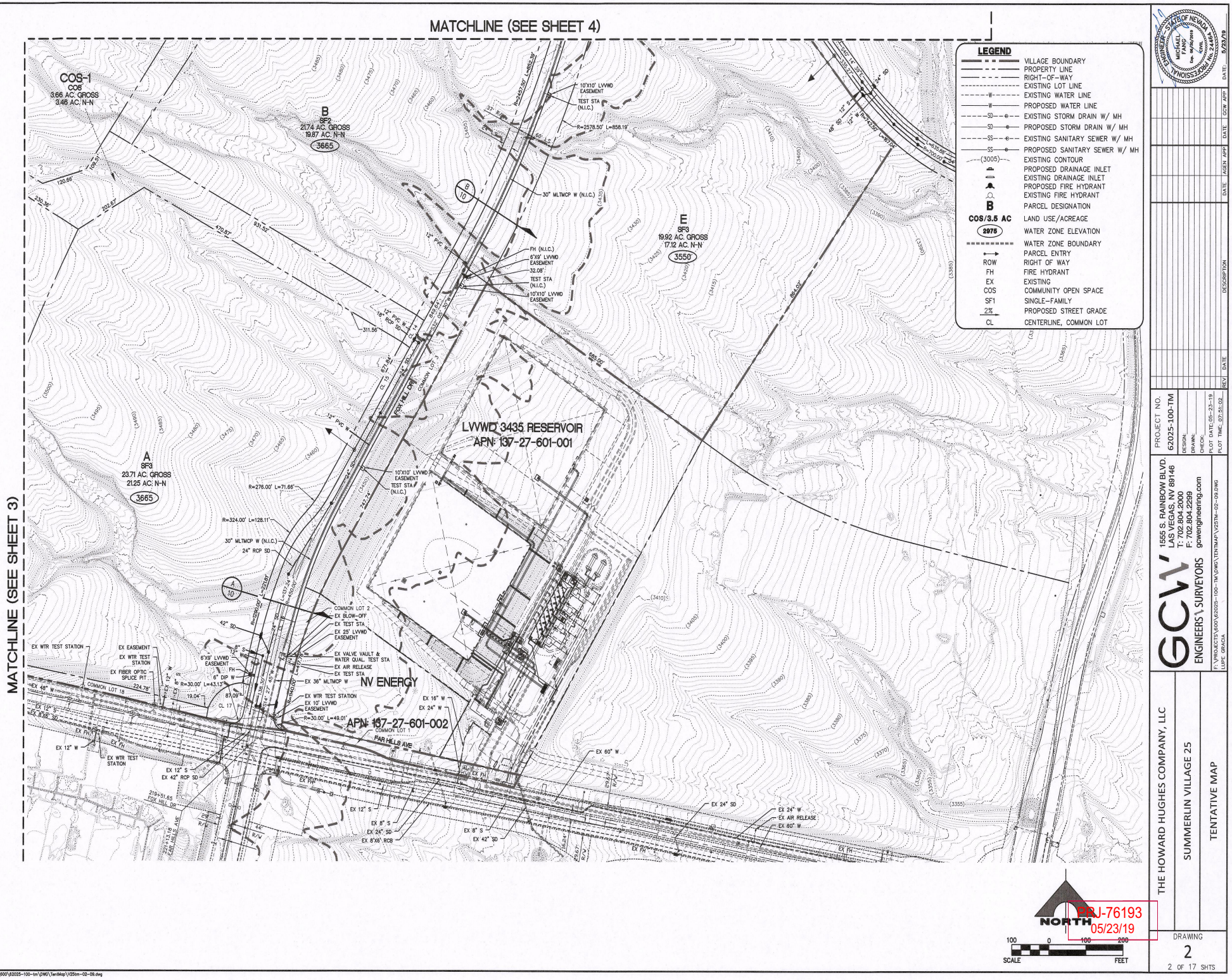

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T: 702.804.2000
F: 702.804.2299
gcwengineering.com
GCW ENGINEERS\ SURVEYORS

PROJECT NO. 62025-100-TM
DESIGN:
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PLOT TIME: (07:51:02)
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LUPE GRAGIA

REV | DATE | DESCRIPTION | DATE | AGEN APP | DATE | CGW APP

ENGINEER: STATE OF NEVADA — MICHAEL FANG — No. 24455 — PROFESSIONAL ENGINEER — DATE: 5/23/19

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING 2

2 OF 17 SHTS

PRJ-76193
05/23/19

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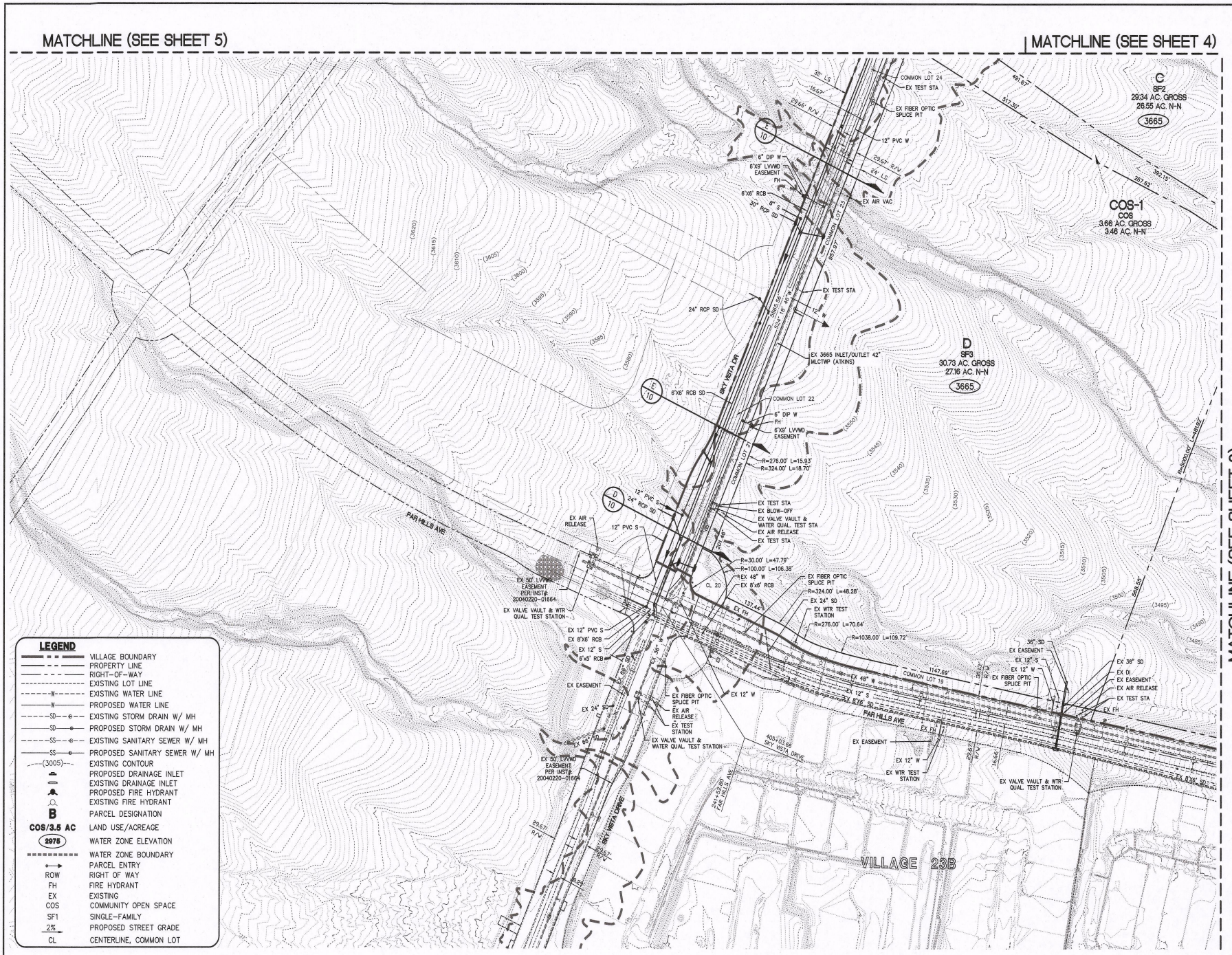

PRJ-76193
05/23/19

PROJECT NO. 62025-100-TM

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PLOT TIME: 07:51:30

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F: 702.804.2299
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LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING
3
3 OF 17 SHTS

REV | DATE | DESCRIPTION | DATE | AGEN APP | DATE | GCW APP

DATE: 5/23/19

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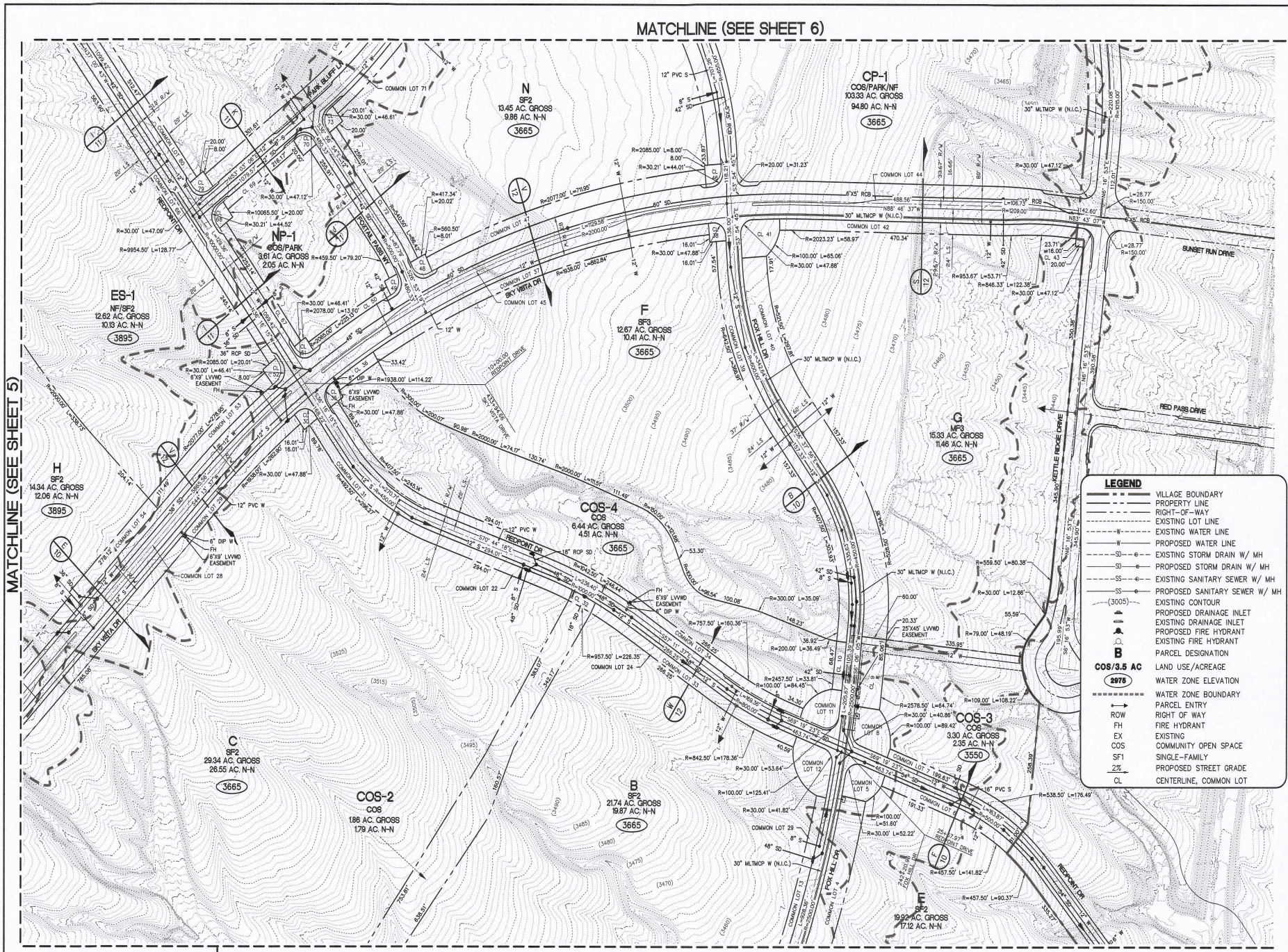

PRJ-76193
05/23/19

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 06/30/2019
CIVIL
No. 24464
DATE: 5/23/19

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

PROJECT NO. 62025-100-TM
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DRAWN:
CHECK:
PLOT DATE: 05-23-19
PLOT TIME: 07:52:00

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

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LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING
4
4 OF 17 SHTS

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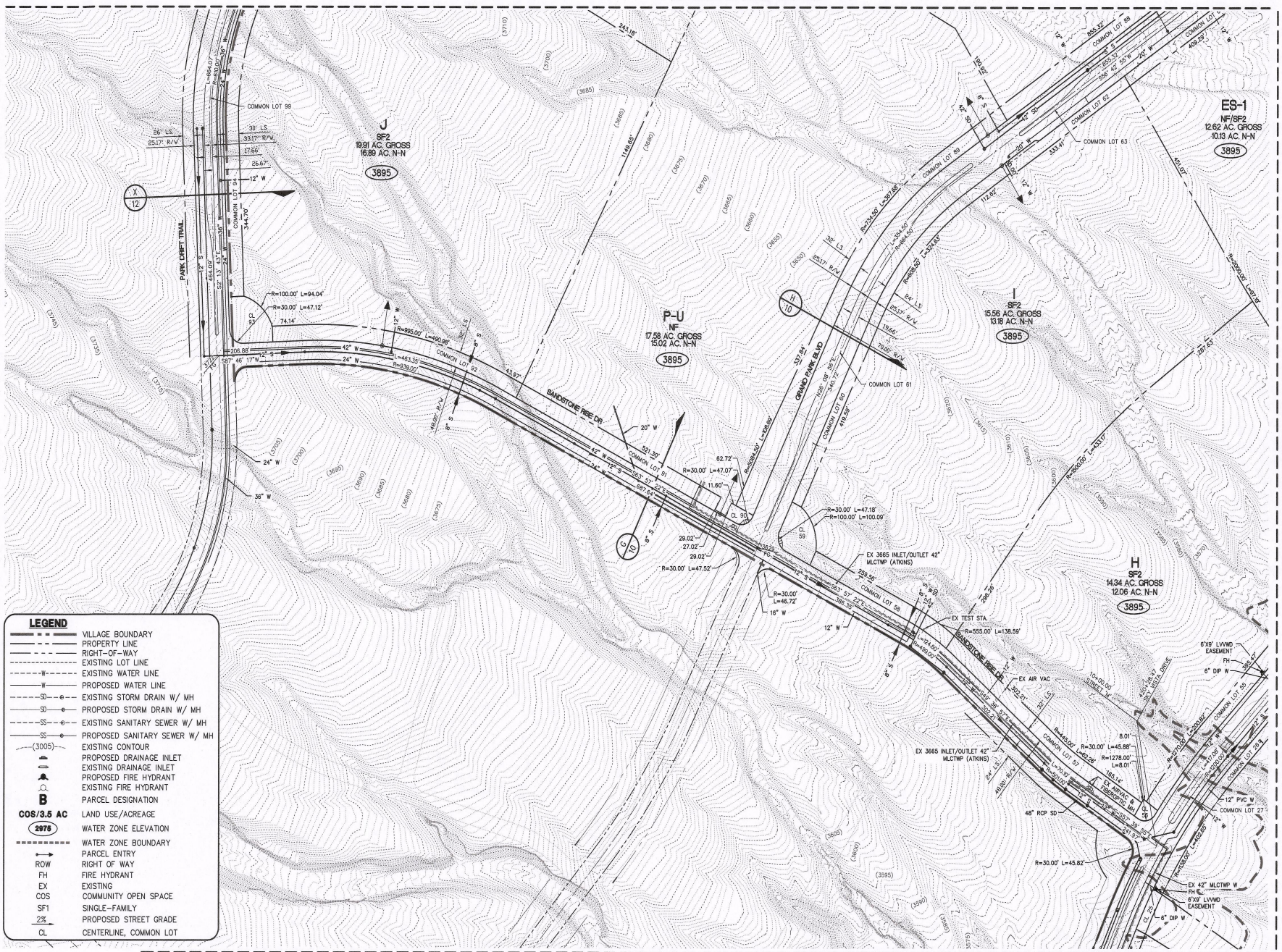

PRJ-76193
05/23/19

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LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 62025-100-TM
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PLOT TIME: 07:52:29
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LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING 5
5 OF 17 SHTS

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PRJ-76193
05/23/19

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F: 702.804.2299
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PROJECT NO. 62025-100-TM
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LUPE GRAGA

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 25
TENTATIVE MAP

DRAWING 6
6 OF 17 SHTS

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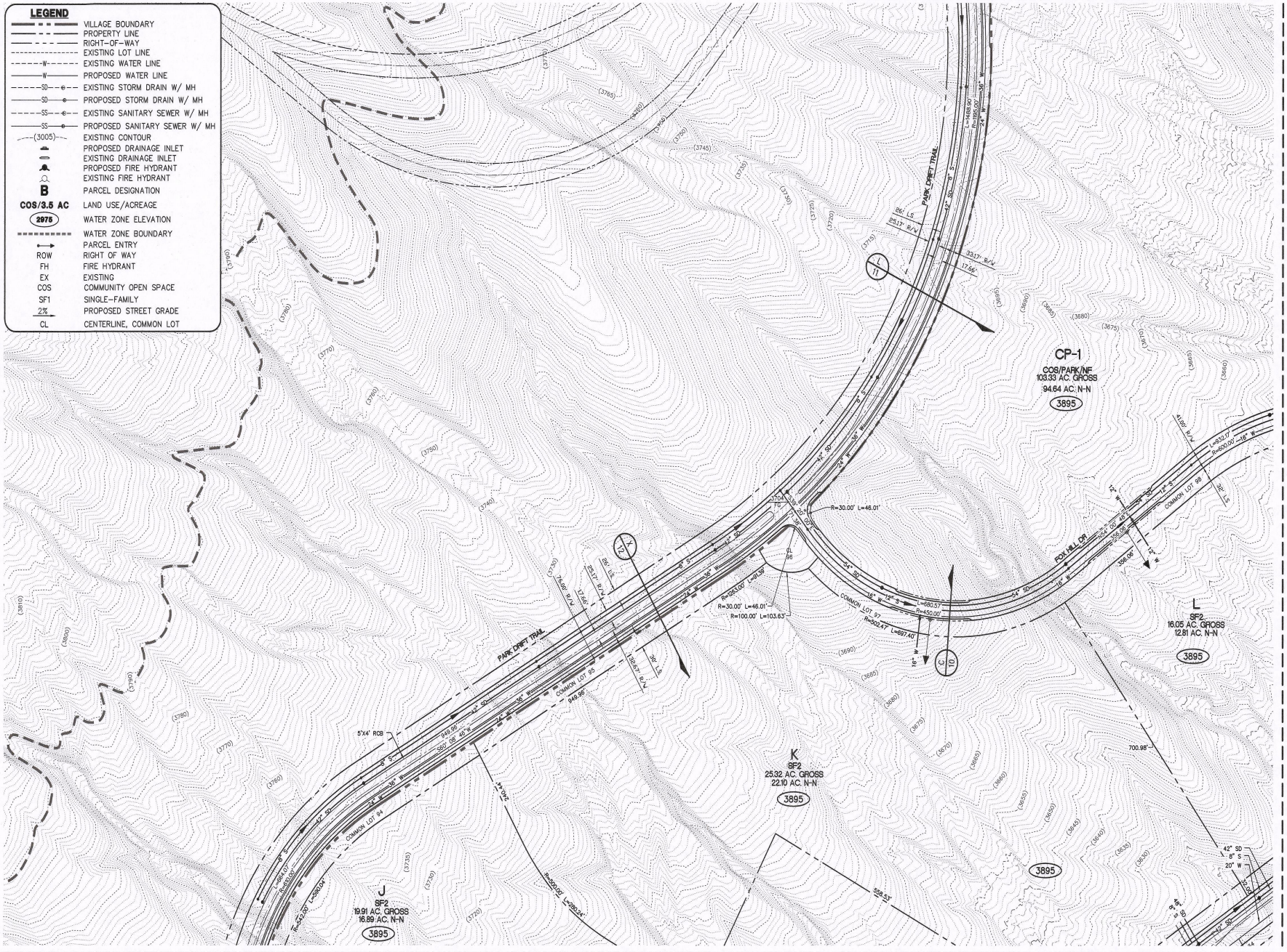

PRJ-76193
05/23/19

STATE OF NEVADA — PROFESSIONAL ENGINEER — MICHAEL FANG — CIVIL — No. 21454 — DATE: 5/23/19

DATE	DESCRIPTION	AGEN. APP.	DATE	GOV. APP.

REV	DATE

PROJECT NO. 62025-100-TM
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 05-23-19
PLOT TIME: 07:53:30

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1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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F: 702.804.2299
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F:\PROJECTS\600\62025-100-TM\DWG\TENTMAP\V25TM-02-09.DWG
LUPE GRACIA

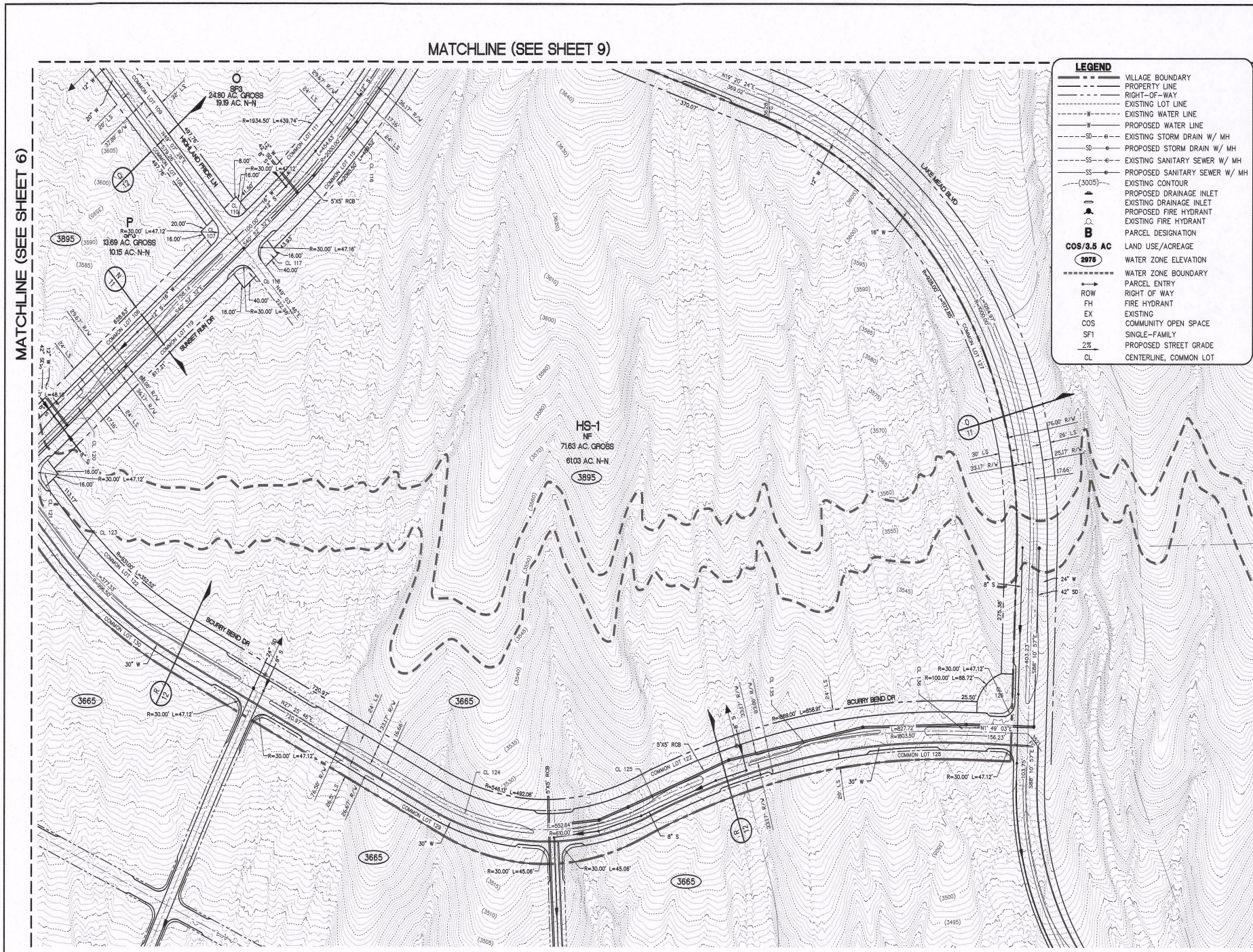
THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING 7
7 OF 17 SHTS

F:\Projects\600\62025-100-tm\DWG\TentMap\V25tm-02-09.dwg



PRJ-76193
05/23/19

PROFESSIONAL ENGINEER — STATE OF NEVADA
MICHAEL FANG
Exp. 06/30/2019
CIVIL
No. 24464
DATE: 5/23/19

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

PROJECT NO. 62025-100-TM
DESIGN:
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CHECK:
PLOT DATE: 05-23-19
PLOT TIME: 07:54:01

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LAS VEGAS, NV 89146
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F: 702.804.2299
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LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING
8
8 OF 17 SHTS

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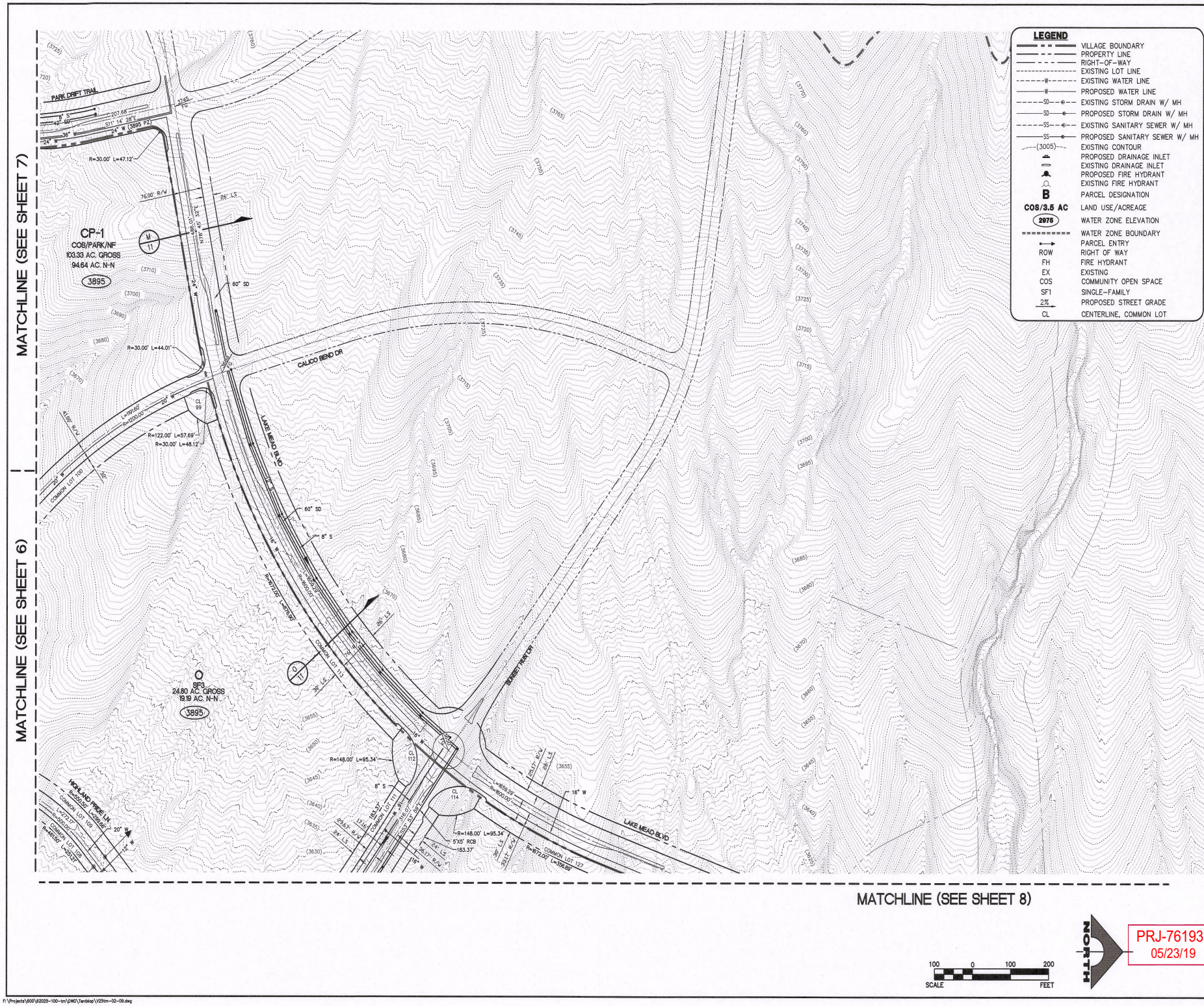

PRJ-76193
05/23/19

PROJECT NO.
62025-100-TM

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1555 S. RAINBOW BLVD.
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F:\PROJECTS\600\62025-100-TM\DWG\TENTMAP\V25TM-02-09.DWG
LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING
9
9 OF 17 SHTS

DATE: 5/23/19

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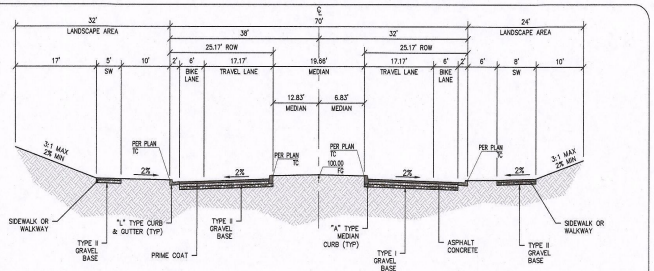


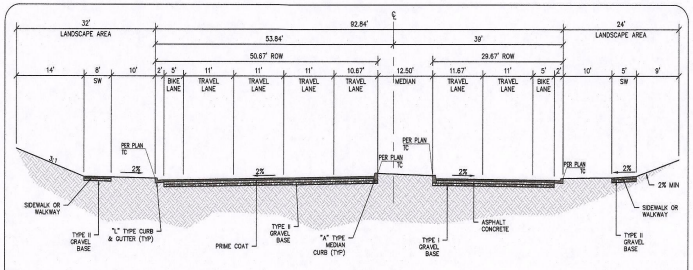
GRAND PARK BOULEVARD

SCALE: NTS

RESIDENTIAL COLLECTOR (70' RIGHT-OF-WAY)

H

DEVIATION FROM STANDARDS

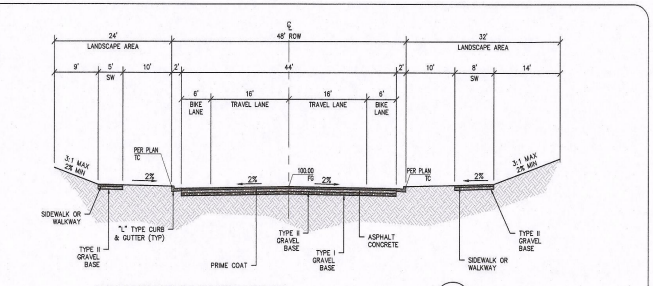


SKY VISTA DRIVE

SCALE: NTS

NEIGHBORHOOD ARTERIAL (SKY VISTA + FAR HILLS INTERSECTION)

D

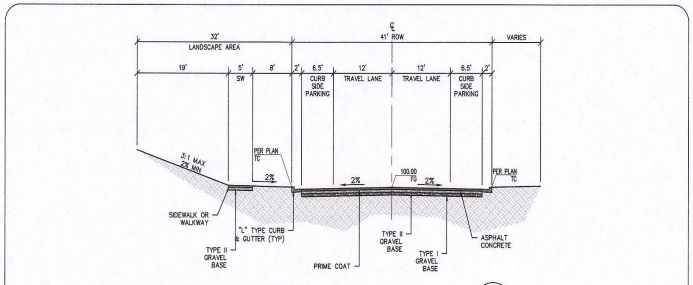


SANDSTONE RISE DRIVE

SCALE: NTS

RESIDENTIAL COLLECTOR (48' RIGHT-OF-WAY)

G



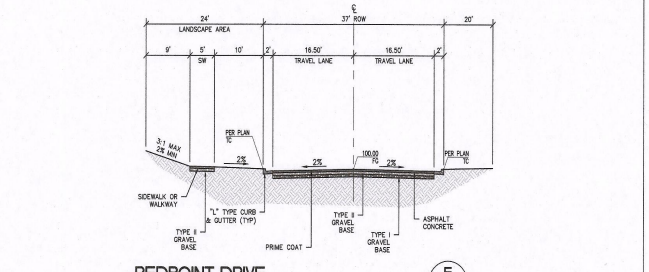
FOX HILL DRIVE

SCALE: NTS

RESIDENTIAL COLLECTOR (TWO LANE - WITH PARKING)

C

DEVIATION FROM STANDARDS

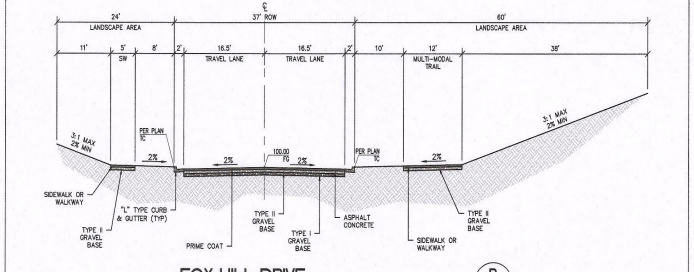


REDPOINT DRIVE

SCALE: NTS

RESIDENTIAL COLLECTOR (37' RIGHT-OF-WAY)

F

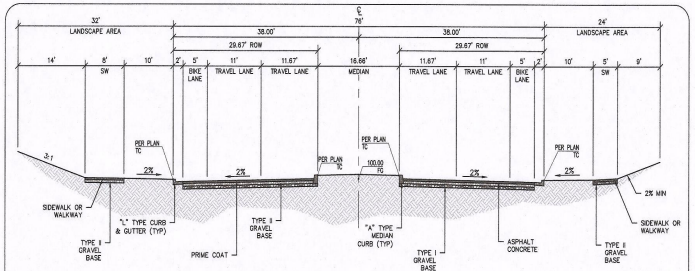


FOX HILL DRIVE

SCALE: NTS

RESIDENTIAL COLLECTOR (37' RIGHT-OF-WAY)

B

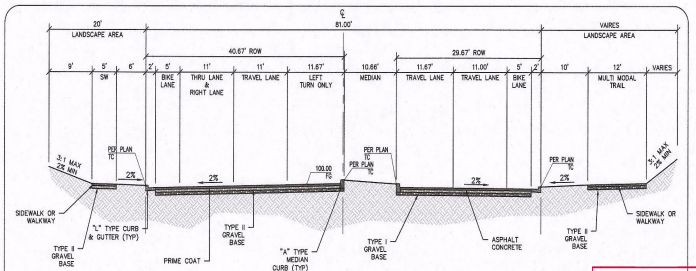


SKY VISTA DRIVE

SCALE: NTS

NEIGHBORHOOD ARTERIAL (FOUR LANES - WITH MEDIAN)

E



FOX HILL DRIVE

SCALE: NTS

RESIDENTIAL COLLECTOR (5 LANES - WITH MEDIAN)

A

PRJ-76193
05/23/19

STATE OF NEVADA
ENGINEER
MICHAEL FANG
No. 24454
CIVIL
PROFESSIONAL ENGINEER
DATE: 5/23/19

DESCRIPTION	DATE	AGEN. APP	DATE	GOV. APP	DATE

PROJECT NO. 62025-100-TM
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 05-23-19
PLOT TIME: 07:54:39

GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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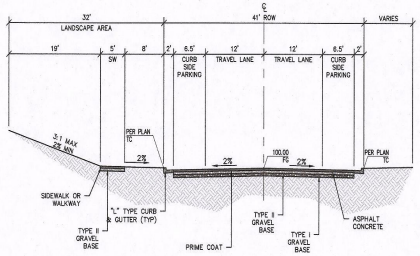
LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING
10
10 OF 17 SHTS



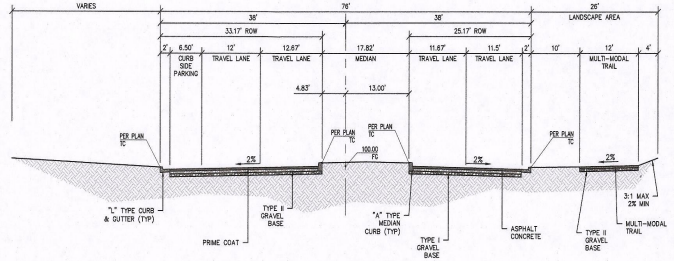
CALICO BEND DRIVE

SCALE: NTS

RESIDENTIAL COLLECTOR (41' RIGHT-OF-WAY)

P

DEVIATION FROM STANDARDS



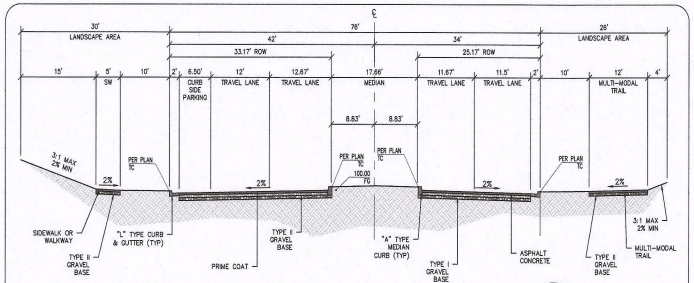
PARK DRIFT TRAIL

SCALE: NTS

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)

L

DEVIATION FROM STANDARDS



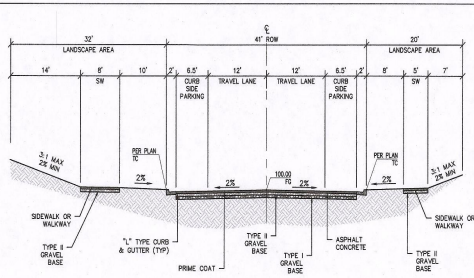
W LAKE MEAD BOULEVARD

SCALE: NTS

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)

O

DEVIATION FROM STANDARDS



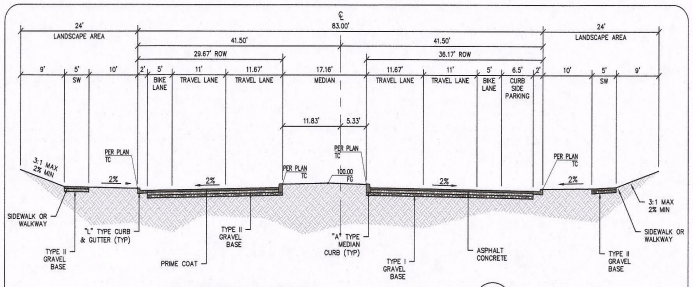
PARK BLUFF LANE

SCALE: NTS

RESIDENTIAL COLLECTOR (37' RIGHT-OF-WAY)

K

DEVIATION FROM STANDARDS



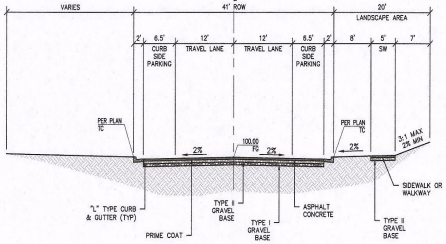
SUNSET RUN DRIVE

SCALE: NTS

NEIGHBORHOOD ARTERIAL (FOUR LANES - WITH MEDIAN)

N

DEVIATION FROM STANDARDS



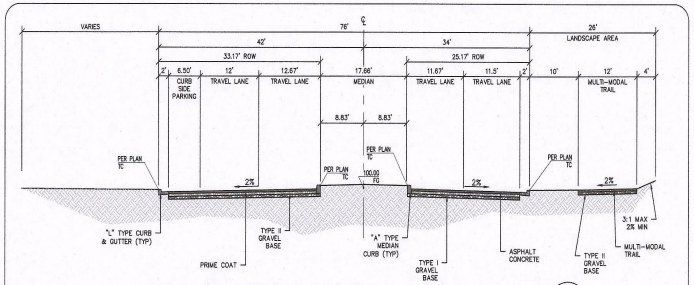
FOXTAIL PASS WAY

SCALE: NTS

RESIDENTIAL COLLECTOR (41' RIGHT-OF-WAY)

J

DEVIATION FROM STANDARDS



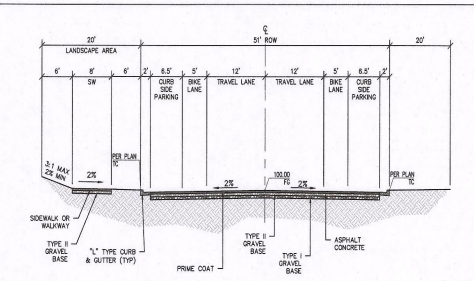
W LAKE MEAD BOULEVARD

SCALE: NTS

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)

M

DEVIATION FROM STANDARDS



RED POINT DRIVE

SCALE: NTS

RESIDENTIAL COLLECTOR (TWO LANES - WITH PARKING)

I

DEVIATION FROM STANDARDS

PRJ-76193
05/23/19

NEVADA STATE OF NEVADA — PROFESSIONAL ENGINEER — MICHAEL FANG — No. 24464 — CIVIL — DATE: 5/23/19

REV	DATE	DESCRIPTION	AGEN APP	DATE	GOV APP

PROJECT NO. 62025-100-TM

DESIGN:

DRAWN:

CHECK:

PLOT DATE: 05-23-19

PLOT TIME: 07:54:45

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LUPE GRACIA

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

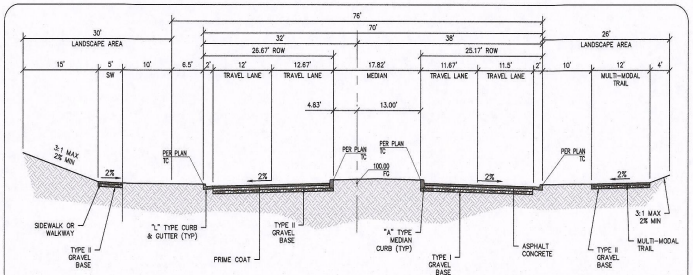
THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING 11

11 OF 17 SHTS

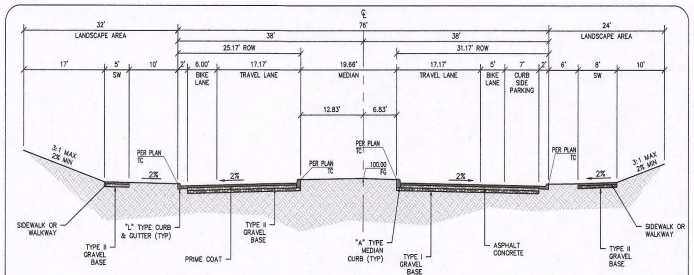


PARK DRIFT TRAIL

SCALE: NTS

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)

X



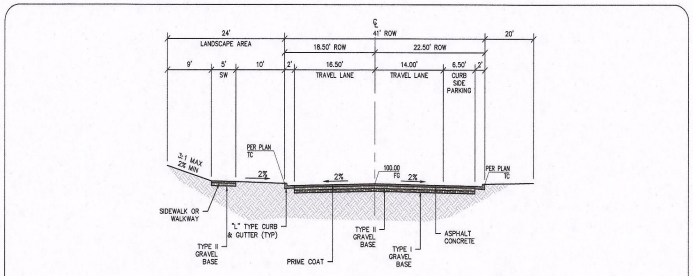
GRAND PARK BOULEVARD

SCALE: NTS

NEIGHBORHOOD ARTERIAL (TWO LANES - WITH MEDIAN)

T

DEVIATION FROM STANDARDS



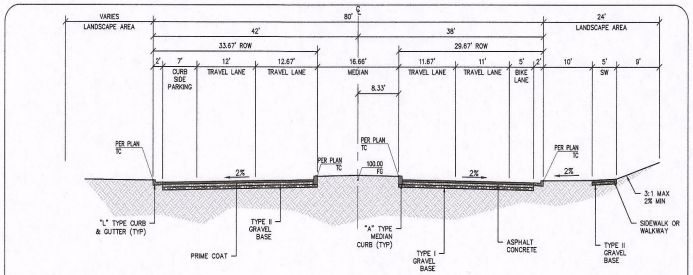
REDPOINT DRIVE (COS-4)

SCALE: NTS

RESIDENTIAL COLLECTOR (TWO LANES - WITH PARKING)

W

DEVIATION FROM STANDARDS



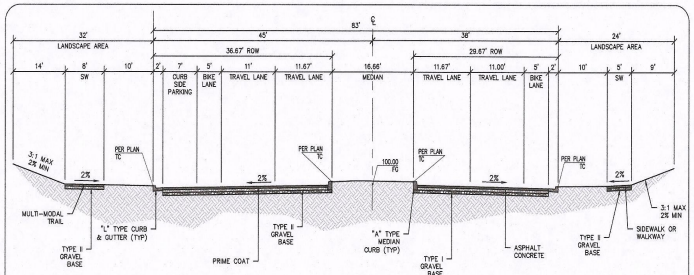
SKY VISTA DRIVE

SCALE: NTS

NEIGHBORHOOD ARTERIAL (SKY VISTA + FOX HILL INTERSECTION)

S

DEVIATION FROM STANDARDS



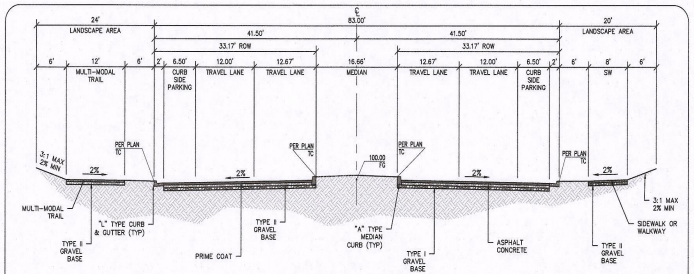
SKY VISTA DRIVE

SCALE: NTS

NEIGHBORHOOD ARTERIAL (FOUR LANES - WITH MEDIAN)

V

DEVIATION FROM STANDARDS



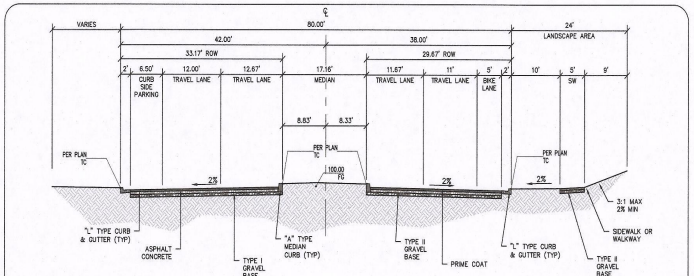
SCURRY BEND DRIVE

SCALE: NTS

NEIGHBORHOOD ARTERIAL (FOUR LANES - WITH MEDIAN + PARKING)

R

DEVIATION FROM STANDARDS



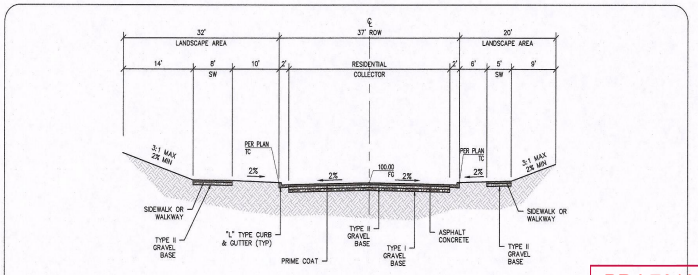
SUNSET RUN DRIVE

SCALE: NTS

NEIGHBORHOOD ARTERIAL (FOUR LANES - WITH MEDIAN)

U

DEVIATION FROM STANDARDS



HIGHLAND PRIDE LANE

SCALE: NTS

RESIDENTIAL COLLECTOR (37' RIGHT-OF-WAY)

Q

PRJ-76193
05/23/19

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

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LUPE GRACIA

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GOV APP

ENGINEER: STATE OF NEVADA — MICHAEL FANG — No. 24454 — CIVIL — PROFESSIONAL ENGINEER — DATE: 5/23/19

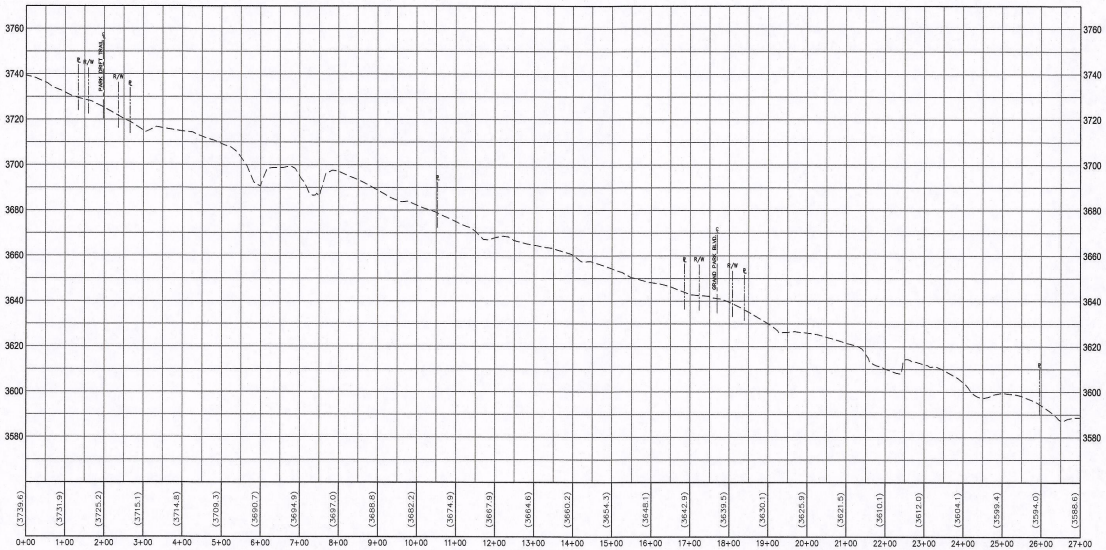
THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

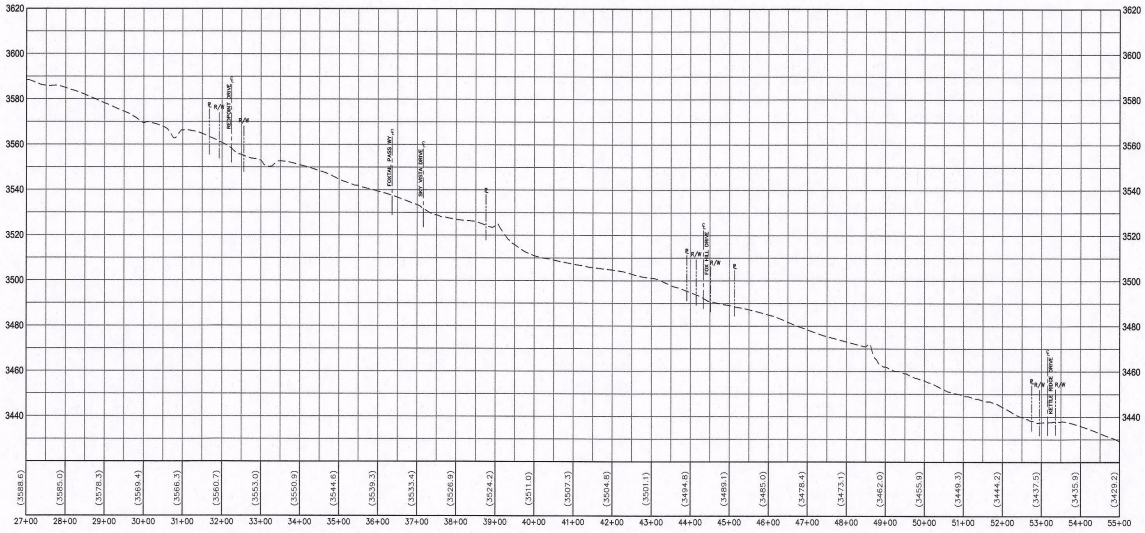
DRAWING 12

12 OF 17 SHTS



SECTION A-A

HORIZ SCALE: 1" = 150'
VERT SCALE: 1" = 30'



SECTION A-A

HORIZ SCALE: 1" = 150'
VERT SCALE: 1" = 30'

PRJ-76193
05/23/19

PROFESSIONAL ENGINEER — STATE OF NEVADA
MICHAEL FANG
Exp. 06/30/2019
CIVIL
No. 24464

DATE: 5/23/19

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

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LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING
13
13 OF 17 SHTS

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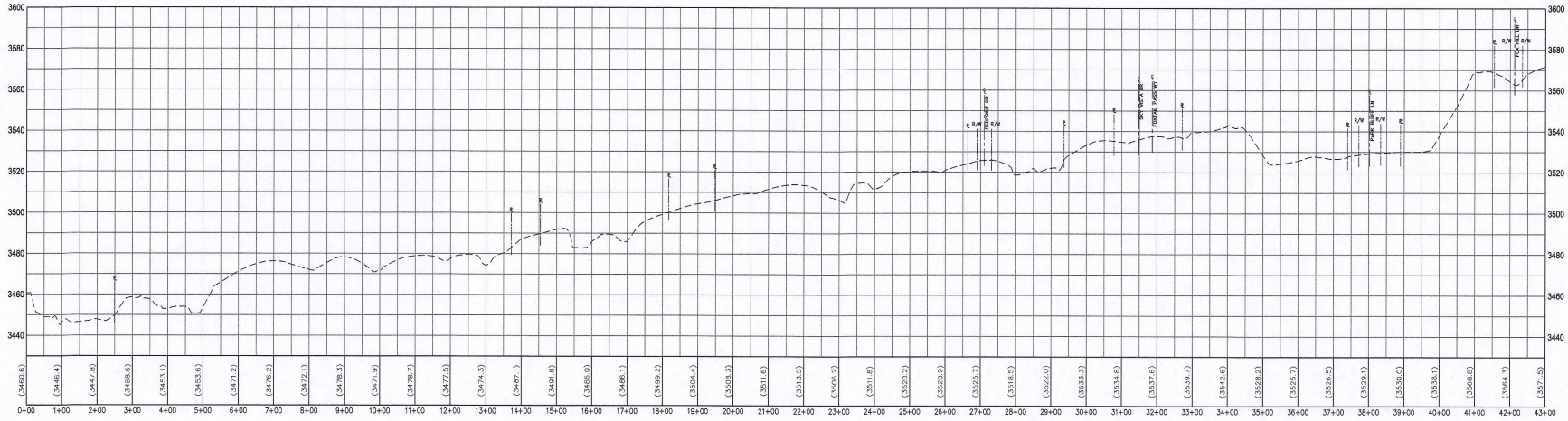

SECTION B-B

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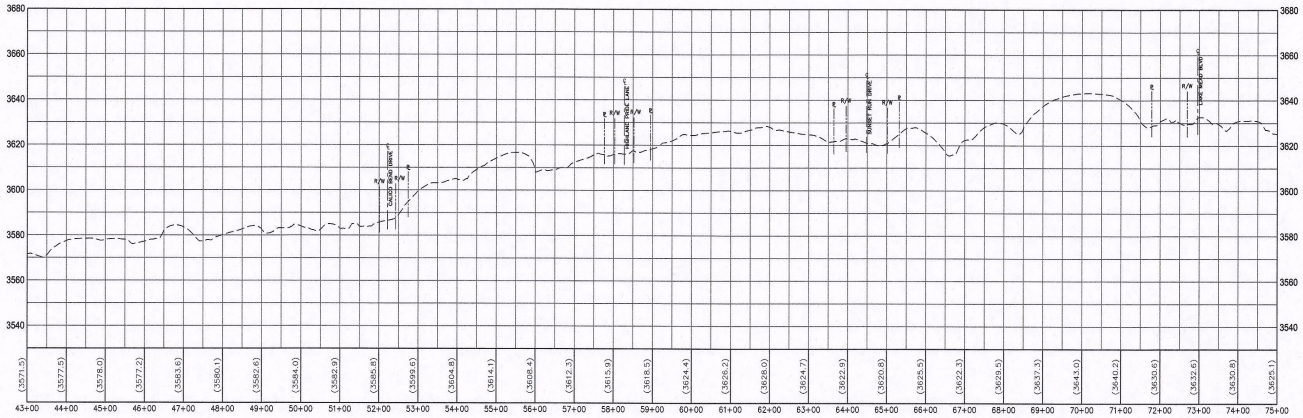

SECTION B-B

HORIZ SCALE: 1" = 150'
VERT SCALE: 1" = 30'

PRJ-76193
05/23/19

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

TENTATIVE MAP

DRAWING
14
14 OF 17 SHTS

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PROJECT NO.
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LUPE GRACIA

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STATE OF NEVADA
PROFESSIONAL ENGINEER
MICHAEL FANG
No. 24484
DATE: 5/23/19

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SIGHT VISIBILITY RESTRICTION ZONE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, TREES, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24" IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 24" MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPE MEDIANS.

ALL SVRZ ARE PER SUMMERLIN IMPROVEMENT STANDARDS DWG NO. DC-4

PRJ-76193
05/23/19

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL FANG
Exp. 06/30/2019
CIVIL
No. 24464
DATE: 5/23/19

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

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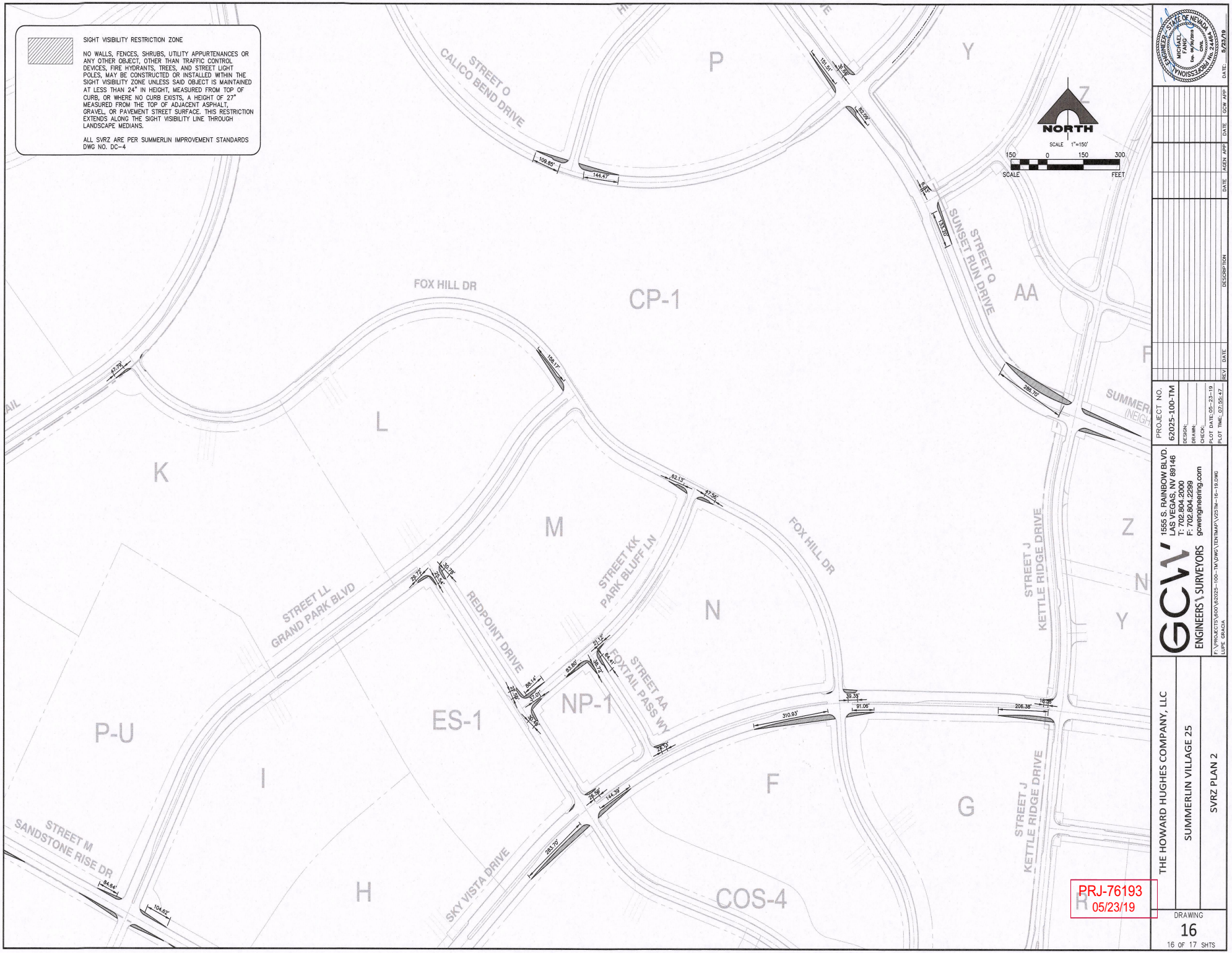
THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

SVRZ PLAN 1

DRAWING
15
15 OF 17 SHTS



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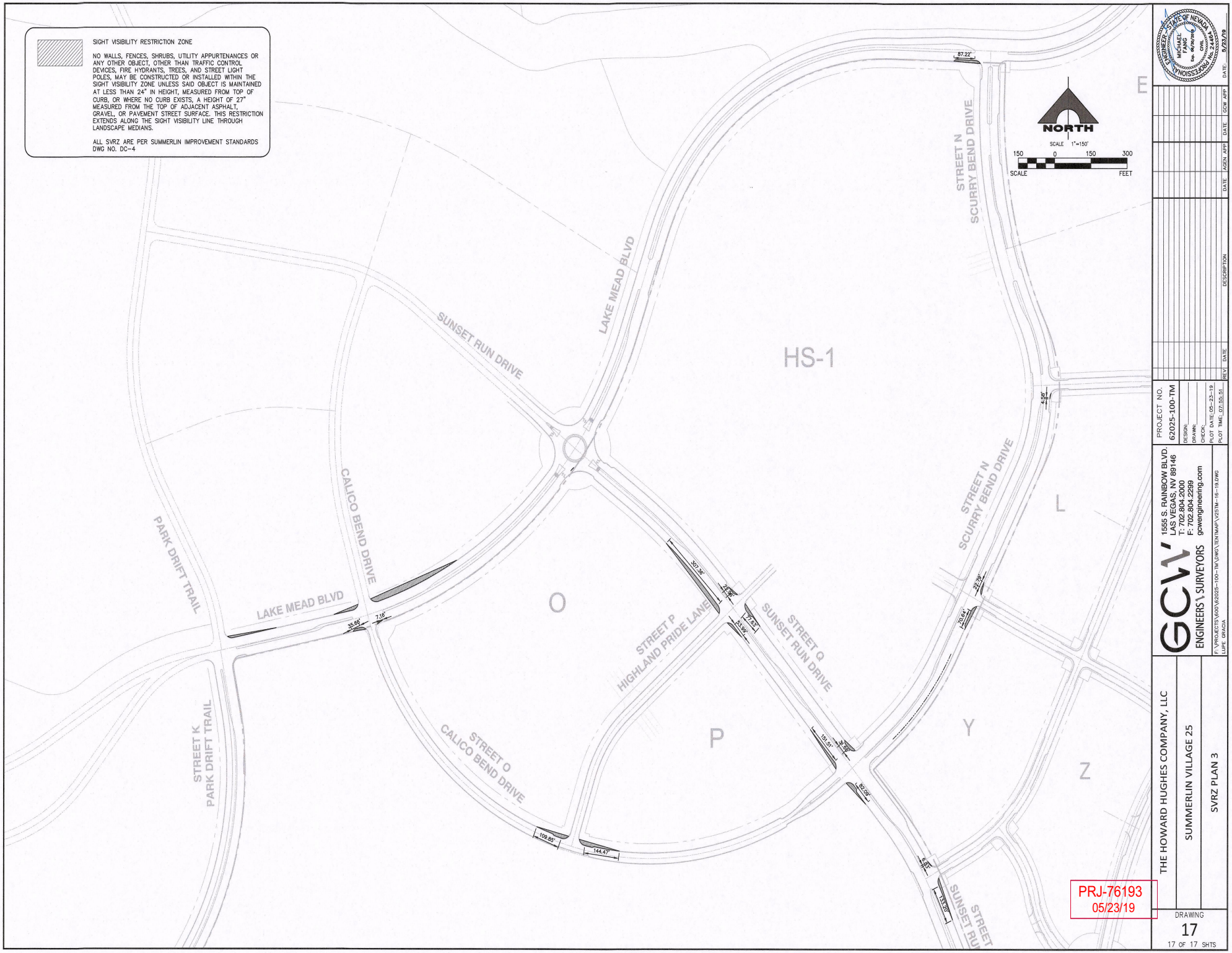
THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 25

SVRZ PLAN 2

DRAWING
16
16 OF 17 SHTS

PRJ-76193
05/23/19



PRJ-76193
05/23/19

STATE OF NEVADA
PROFESSIONAL ENGINEER
MICHAEL FANG
No. 24464
CIVIL
DATE: 5/23/19

REV	DATE	DESCRIPTION	DATE	AGEN. APP	DATE	CGW APP

PROJECT NO. 62025-100-TM
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LUPE GRACIA

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 25
SVRZ PLAN 3

DRAWING
17
17 OF 17 SHTS

TMP-76354 [PRJ-76193] - TENTATIVE MAP - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF FAR HILLS AVENUE AND FOX HILL DRIVE

05/02/2019

GCW
ENGINEERS \ SURVEYORS

62025-1001

April 17, 2019

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

Re: Justification for V25 Tentative Map Deviation from Street Standards

Dear Steve:

In accordance with the Development Standards for Summerlin West, adopted by the City of Las Vegas on September 15, 2004, and the Summerlin West Development Agreement between the City of Las Vegas and Howard Hughes Corporation (HHC) dated February 24, 1997 and amended November 19, 2003, HHC is submitting a request for a deviation to the Summerlin Roadway Improvement Standards. These modified street standards have been incorporated into the Village 25 Tentative Map provided for your consideration and approval. Please refer to the attached street sections that were provided in the pre-application meeting and are part of this submittal package.

Portions of Summerlin Village 25 will incorporate an urban character that emphasizes walkability and a reduced dependence on vehicular travel. These areas are planned to have buildings oriented to the sidewalks to promote activity, pedestrian interest, "eyes on the street," and a strong sense of community. Streets within the urban areas will incorporate detached sidewalks, street trees, and on-street parking. The proposed Village 25 Tentative Map will have a finely gridded roadway network in the urban core with streets to disperse traffic demands, provide on-street parking around the 95-acre Grand Park; elementary and high schools; thereby creating a pedestrian-friendly environment. These proposed modified street standards are consistent with nationally recognized standards, avoid excessive pavement width to discourage high speeds and unsafe conditions, and serve to create a pedestrian scale appropriate to a walkable community.

The following deviation from street standards are as follows:

STREET SECTIONS

Section C

- Revised Residential Collector Street Section S-7 reduced from a 37' to 41' BC-BC allowing curb side parking on both sides.

Section H

- Revised Neighborhood Arterial Street Section S-5 reduced 72' to a 70' BC-BC with 19.66' Median, 17.17' Travel lane each direction, and 6' Bike Lane.

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

PRJ-76193
04/22/19

Section I

- Revised Residential Collector Street Section S-7A increased 46' to a 51' BC-BC with 12' Travel Lanes, no Left Turn Lanes, 5' Bike Lanes, and 6.5' Curb Side Parking on both sides.

Section J

- Revised Residential Collector Street Section S-7 increased 37' to 41' BC-BC with 12' Travel Lanes, and 6.5' Curb Side Parking on both sides.

Section K

- Revised Residential Collector Street Section S-7 increased 37' to 41' BC-BC with 12' Travel Lanes, and 6.5' Curb Side Parking on both sides.

Section L

- Revised Neighborhood Arterial Section S-5 increased 72' to 76' BC-BC with 2 Travel Lanes each direction, and 6.5' Curb Side Parking on one side.

Section M

- Revised Neighborhood Arterial Section S-5 increased 72' to 76' BC-BC with 2 Travel Lanes each direction, and 6.5' Curb Side Parking on one side.

Section N

- Revised Neighborhood Arterial Section S-5A increased 78' to 83' BC-BC with 2 Travel Lanes each direction, 5' Bike Lanes on both sides, and 6.5' Curb Side Parking on one side.

Section O

- Revised Neighborhood Arterial Section S-5 increased 72' to 76' BC-BC with 2 Travel Lanes each direction, and 6.5' Curb Side Parking on one side.

Section P

- Revised Residential Collector Street Section S-7 increased 37' to 41' BC-BC with 12' Travel Lanes, and 6.5' Curb Side Parking on both sides.

Section R

- Revised Neighborhood Arterial Section S-5 increased 72' to 83' BC-BC with 2 Travel Lanes each direction, and 6.5' Curb Side Parking on both sides.

Section S

- Revised Neighborhood Arterial Section S-5 increased 72' to 80' BC-BC with 2 Travel Lanes each direction, 5' Bike Lane on one side, and 7' Curb Side Parking on one side.

Section T

- Revised Residential Collector Street Section S-7 increased 37' to 76' BC-BC with 1 Travel Lane each direction, Bike Lane each direction, and 7' Curb Side Parking on one side.

PRJ-76193
04/22/19

Section U

- Revised Neighborhood Arterial Section S-5A increased 78' to 80' BC-BC with 2 Travel Lanes each direction, 5' Bike Lane on one side, and 6.5' Curb Side Parking on one side.

Section V

- Revised Neighborhood Arterial Section S-5A increased 78' to 83' BC-BC with 2 Travel Lanes each direction, 5' Bike Lane on both sides, and 7' Curb Side Parking on one side.

Section W

- Revised Residential Collector Street Section S-7 increased 37' to 41' BC-BC with 2 Travel Lanes, and 6.5' Curb Side Parking on one side.

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

Cordially,

GCW, INC.

Jennifer Veras
Project Coordinator

Enclosure

JV/db

cc:

PRJ-76193
04/22/19

Howard Hughes®

April 3, 2019

Steve Swanton, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: SDRC Approval of Village 25 Tentative Map in Summerlin West

Dear Mr. Swanton:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Tentative Map for Village 25 in Summerlin West.

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

Sincerely,

Vincent Esposito, AIA
Senior Land Planner

cc: Julie Cleaver, HHC
Kevin Orrock, HHC
Vicki Marjerrison, GCW

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Senior Land Planner
10801 West Charleston Blvd., 3rd Floor
Las Vegas, NV 89135

PRJ-76193 1
04/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.: **9**

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

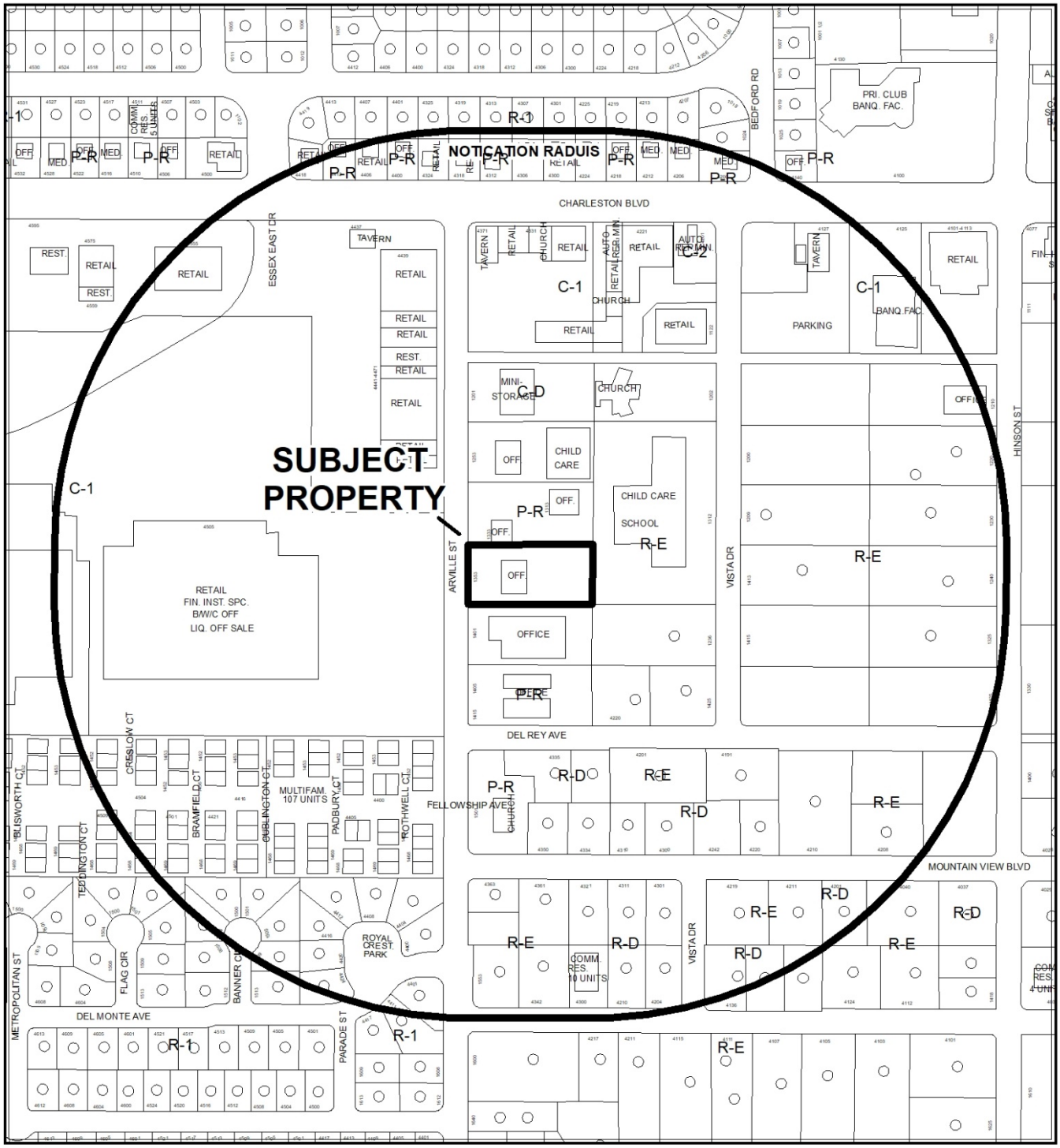
SUBJECT:
ABEYANCE - ZON-76105 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acre at 1353 Arville Street (APN 162-06-510-015), Ward 1 (Tarkanian) [PRJ-76094]. Staff recommends APPROVAL.

C.C.: 07/17/2019

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Executed Condition Confirmation Documentation
8. Backup Documentation Submitted for the May 14, 2019 Planning Commission Meeting

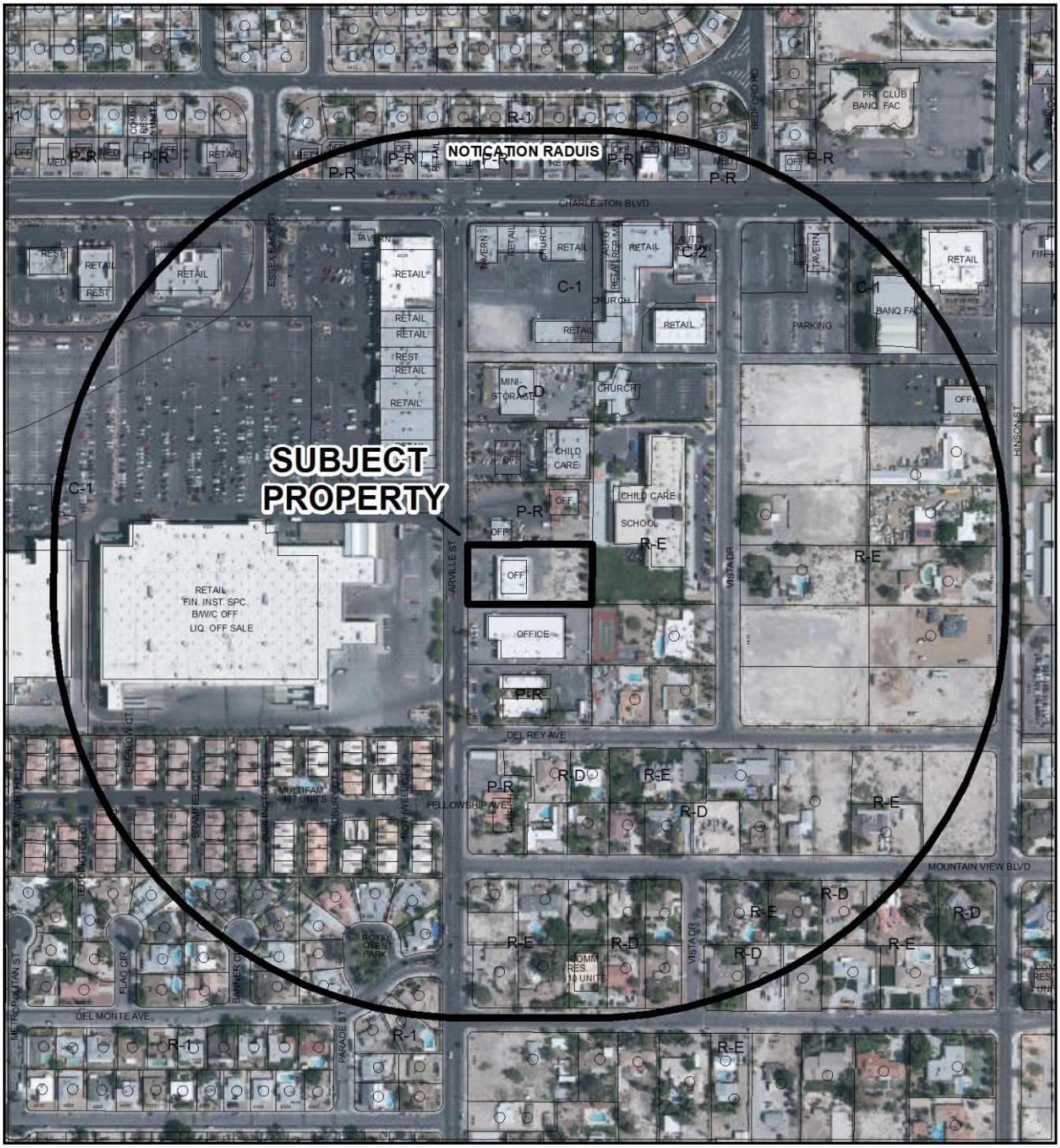


CASE: **ZON-76105 (PRJ-76094)**

RADIUS: 1000 FEET

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

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



0 275 550 Feet

CASE: **ZON-76105 (PRJ-76094)**

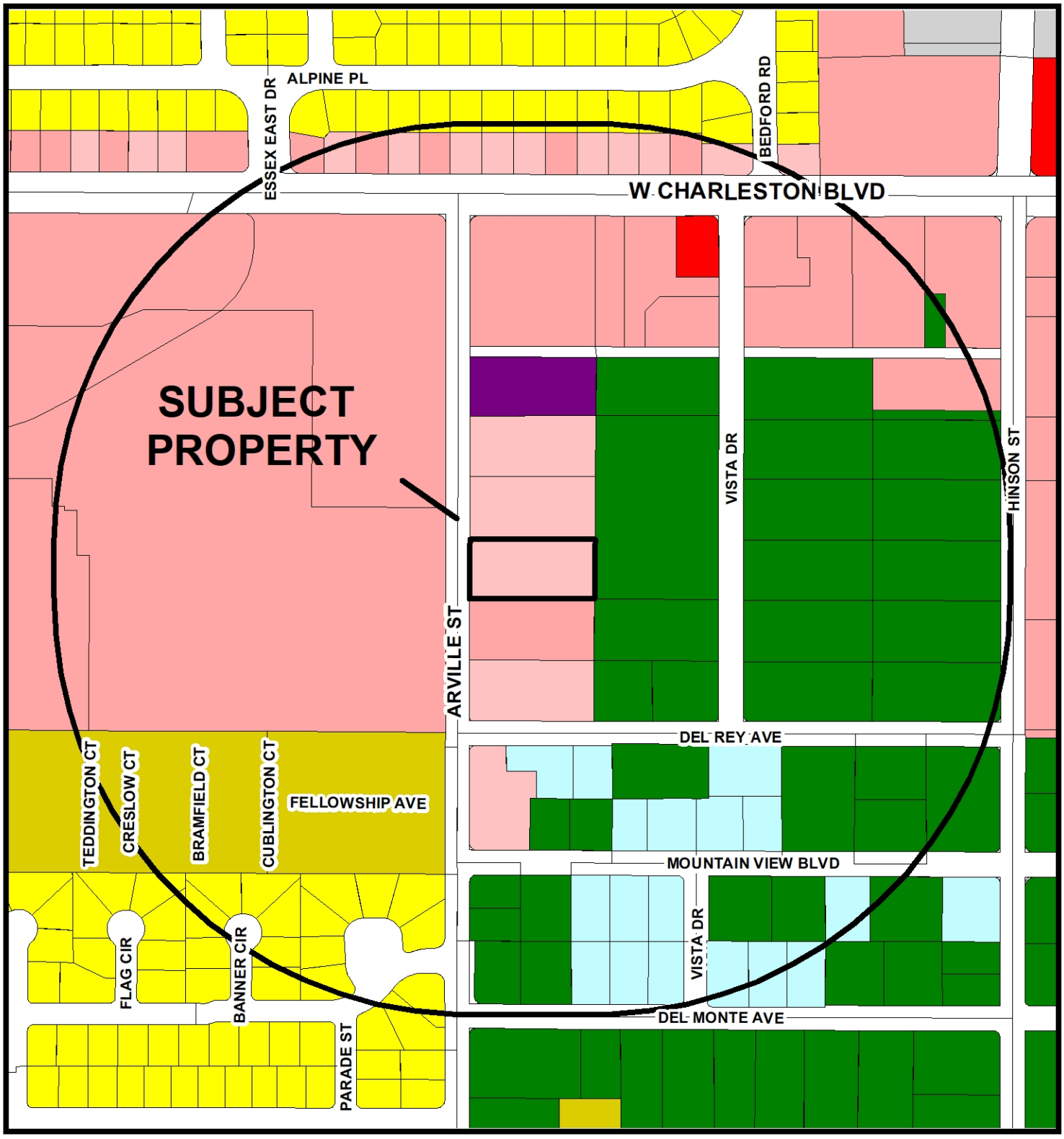
RADIUS: 1000 FEET

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

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

N

ZON-76105



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

P-R TO C-1

Subject Property

1000ft Buffer

City Limits

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

Date: Thursday, April 04, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-76105	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 222

PROTESTS 0

APPROVALS 0

CC

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested a rezoning from P-R (Professional Office and Parking) to C-1 (Limited Commercial) at 1353 Arville Street.

ISSUES

- The applicant is requesting to rezone the subject site from P-R (Professional Office and Parking) to C-1 (Limited Commercial). Staff supports this request.

ANALYSIS

The subject parcel contains an existing General Retail (medical supplies) business within the P-R (Professional Office and Parking) zoning district with a General Plan designation of SC (Service Commercial). The P-R (Professional Office and Parking) zoning district is intended to allow office uses in areas that are predominantly residential but no longer suitable for the continuation of low density residential uses, and is consistent with the Office category in the General Plan. The current General Plan designation of SC (Service Commercial) allows for low to medium intensity retail, office or other commercial uses that serves the local community.

The applicant has proposed to rezone the subject site from P-R (Professional Office and Parking) to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) zoning district is consistent with the SC (Service Commercial) category of the General Plan.

The existing General Retail sales (medical supplies) use conducted on site is consistent with the proposed C-1 (Limited Commercial) zoning district. The existing building on the subject parcel will remain compliant with the setback requirements if the proposed Rezoning from P-R (Professional Office and Parking) to C-1 (Limited Commercial) is approved. Surrounding land uses contain a mix of office, retail, and educational land uses, consistent with C-1 (Limited Commercial) zoning district; as such, staff recommends approval of this Rezoning request.

FINDINGS (ZON-76105)

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

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

   If approved, the proposed C-1 (Limited Commercial) zoning district conforms to the existing General Plan designation of SC (Service Commercial).

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.**

   Surrounding land uses include offices, a shopping center, and a school. The existing use on the subject site, a General Retail store (medical supplies) use, is permitted in the proposed C-1 (Limited Commercial) zoning district and is compatible with surrounding land uses.

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

   Growth and development factors in the community indicate the need for the subject site to be zoned C-1 (Limited Commercial) as the majority of the surrounding area is no longer used for residential and consist primarily of commercial zoning districts such as P-R (Professional Office and Parking) and C-1 (Limited Commercial).

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

   The subject site is accessed by Arville Street, a 53-foot wide Local Street, designated by the Master Plan of Streets and Highways, which is adequate to meet the needs of the proposed C-1 (Limited Commercial) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/85	The City Council denied a request for a Rezoning (Z-0098-84) from R-E (Residence Estates) to C-1 (Limited Commercial) at 1353 Arville Street. The Planning Commission recommended denial.
12/16/91	The City Council approved a request for a Rezoning (Z-0098-91) from R-E (Residence Estates) to P-R (Professional Office and Parking) at 1353 Arville Street. The Planning Commission recommended denial.
01/28/92	The Board of Zoning Adjustment approved a request for a Variance (V-0193-91) to allow the sale and service of medical equipment where such a use is not allowed at 1353 Arville Street.
05/14/19	The Planning Commission voted (5-0) to hold ZON-76105 [PRJ-76094] in abeyance to the June 11, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/06/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/30/93	A General License (G50-04653) was issued for General Retail Sales (Medical Supplies) at 1353 Arville Street. The license was inactive on 12/30/14.
02/11/15	A General License (G62-10532) was issued for General Retail Sales (Medical Supplies) at 1353 Arville Street. The license remains active.
03/10/16	A General License (G64-01486) was issued for General Retail Sales (Business Space Rent or Lease) at 1353 Arville Street. The license remains active.

Pre-Application Meeting	
03/19/19	A Pre-Application Meeting was conducted with the applicant to discuss the submittal requirements for a Rezoning request.

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

Field Check	
03/28/19	An existing medical supplies building was observed on the subject parcel during a routine field check. Nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	1.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Sales	SC (Service Commercial)	P-R (Professional Office and Parking)
North	Office	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Child Care	R (Rural – up to 3.59 du/ac)	R-E (Residence Estates)
West	Shopping Center	MXU (Mixed Use)	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 – 200 Feet	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	145 Feet	Y
Min. Setbacks			
• Front	10 Feet	81 Feet	Y
• Side (north)	10 Feet	33 Feet	Y
• Side (south)	10 Feet	10 Feet	Y
• Rear	20 Feet	129 Feet	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
P-R (Professional Office and Parking)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Arville Street	Local Street	Title 13	58	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) Rezoning

Project Address (Location) 1353 Arville Street

Project Name PRJ-76094 **Proposed Use**

Assessor's Parcel #(s) 162-06-510-015 **Ward #**

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

Additional Information

Property Owner Darla and Scott Graham Contact Darla Graham
Address 8175 W. Pebble Rd City LV State NV Zip 89113
E-mail darla_graham@hotmail.com Phone (702) 354-6581

Applicant Darla Graham Contact Darla Graham
Address 8175 W. Pebble Rd City L.V. State NV Zip 89113
E-mail darla_graham@hotmail.com Phone (702) 354-6581

Representative Darla Graham Contact Darla Graham
Address 8175 W. Pebble Rd City LV. State NV Zip 89113
E-mail darla_graham@hotmail Phone (702) 354-6581

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Darla J. Graham
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Darla J. Graham

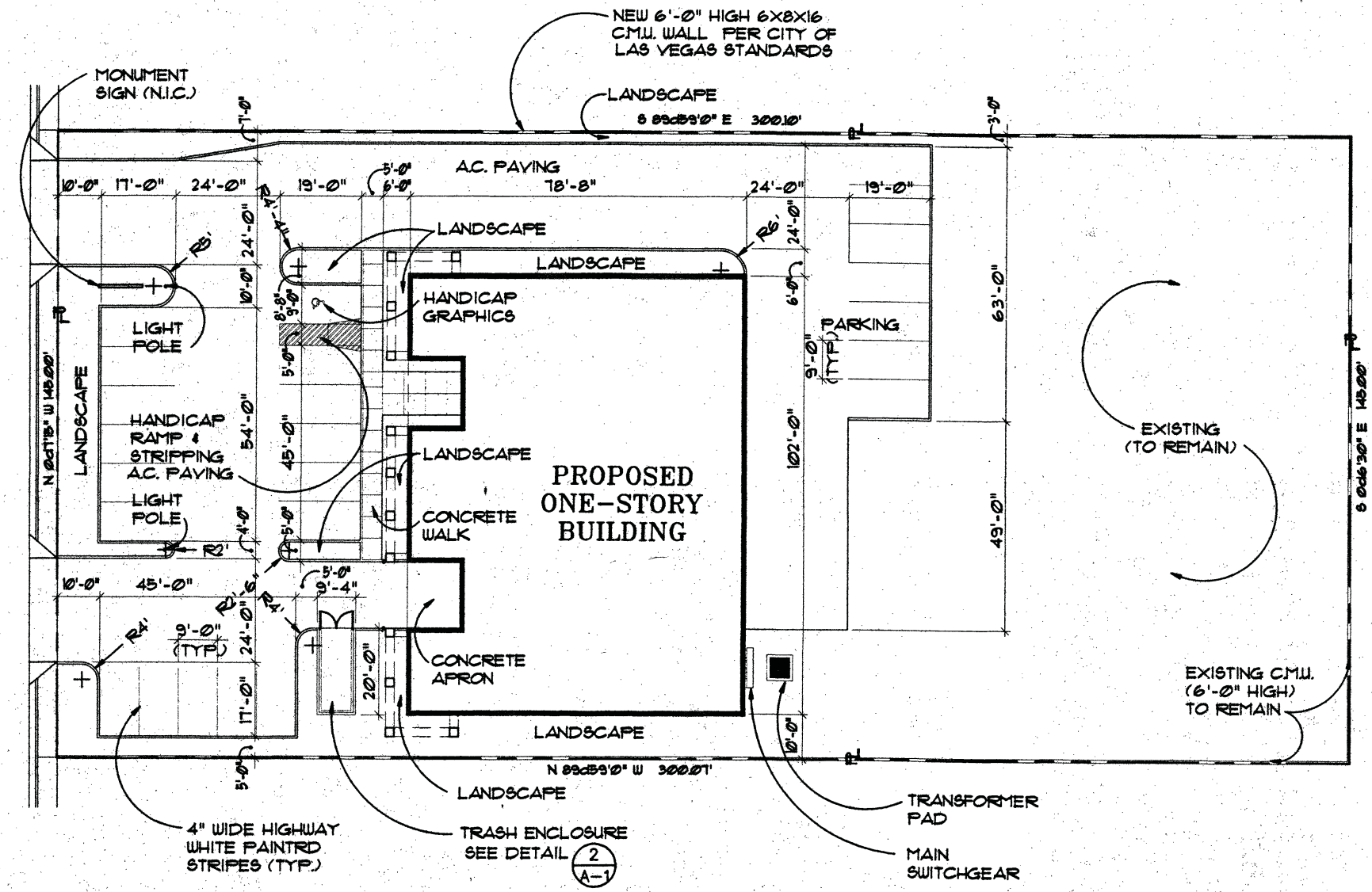
Subscribed and sworn before me

This 21st day of March, 20 19

Kimberly Somgynari
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KIMBERLY SOMGYNARI
Appt. No. 07-6394-1
My Appt. Expires June 10, 2019

PRJ-76094
04/04/19



1/A-1 **SITE PLAN**

1"=20'-0"

PRJ-76094
04/04/19

ZON-76105 [PRJ-76094] - REZONING - APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC
1353 ARVILLE STREET

03/28/19

March 11, 2019

Dear Department of Planning,

We are writing to request a Rezoning for 1353 Arville Street. The property is currently zoned P-R (Professional Office and Parking) and we are proposing to Rezone the property to C-1 (Limited Commercial). The subject site has a General Plan Designation of SC (Service Commercial) which allows for the C-1 zone. The C-1 zone better suits the surrounding land uses and will allow for more businesses and use types to locate at the subject site.

We kindly request you consider our Rezoning application. Please contact us with any questions, comments, or concerns.

Sincerely,

Darla J Graham

Darla J Graham

702-354-6581

PRJ-76094
04/04/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUN 10 2019
Dept of Planning
City of Las Vegas

CASE: ABEYANCE - ZON-76105 [PRJ-76094] - REZONING

SUBJECT: APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 11, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 10, 2019.***

Darla J Graham
Signature

6/10/19
Date

Darla J. Graham
Please Print Name

S & D. Graham Properties
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 9

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
MAY 14 2019
Dept of Planning
City of Las Vegas

CASE: ZON-76105 [PRJ-76094] - REZONING

SUBJECT: APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MAY 14, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, MAY 13, 2019.***

Darla J Graham
Signature

5/12/19
Date

Darla Graham
Please Print Name

S & D Graham Properties
Company Name

Sincerely,

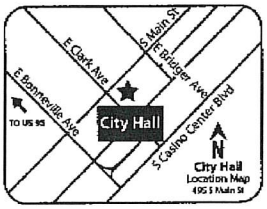
Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Date 5/14/19 Item 10

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76105 [PRJ-76094]
Planning Commission Meeting of **05/14/2019**

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

RECEIVED
MAY 14 2019
Dept of Planning
City of Las Vegas

PRJ-76094
13931411037
LUK KAYE & DIANA
10313 POMPEI PL
LAS VEGAS NV 89144

191 BRDFNP1 89144

05/14/2019 10:57 091-702-9148984 LUK PAGE 01

10P

RECEIVED
MAY 14 2019
Dept of Planning
City of Las Vegas

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

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

Return Service Requested
Official Notice of Public Hearing

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76105 [PRJ-76094]
Planning Commission Meeting of **05/14/2019**

PRJ-76094
16206216108
MASON VERA L LIVING TRUST
MASON VERA L TRS
1469 PADBURY CT #4
LAS VEGAS NV 89102-1572

89 BRDFNP1 89102

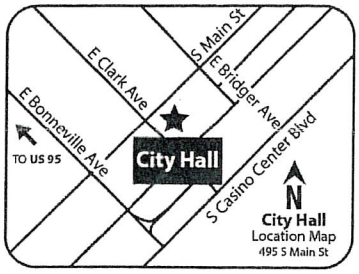
1OP

From:State Of Nevada 7024860216 05/06/2019 09:00 #125 P.001/001

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAY 09 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76105 [PRJ-76094]

Planning Commission Meeting of **05/14/2019**

PRJ-76094
16206510036
MCGRATH THOMAS & ELIZABETH TRUST
MCGRATH THOMAS J & ELIZABETH J T
3075 WESTWIND RD
LAS VEGAS NV 89146-6858

NO!

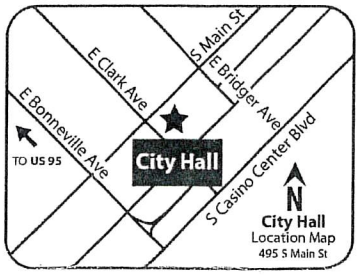
97 BRDFNP1 89146

10P

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

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76105 [PRJ-76094]

Planning Commission Meeting of **05/14/2019**

PRJ-76094
16206510015
GRAHAM S & D PROPERTIES L L C
8175 W PEBBLE RD
LAS VEGAS NV 89113

107 BRDFNP1 89113

Not counted

10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
10

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

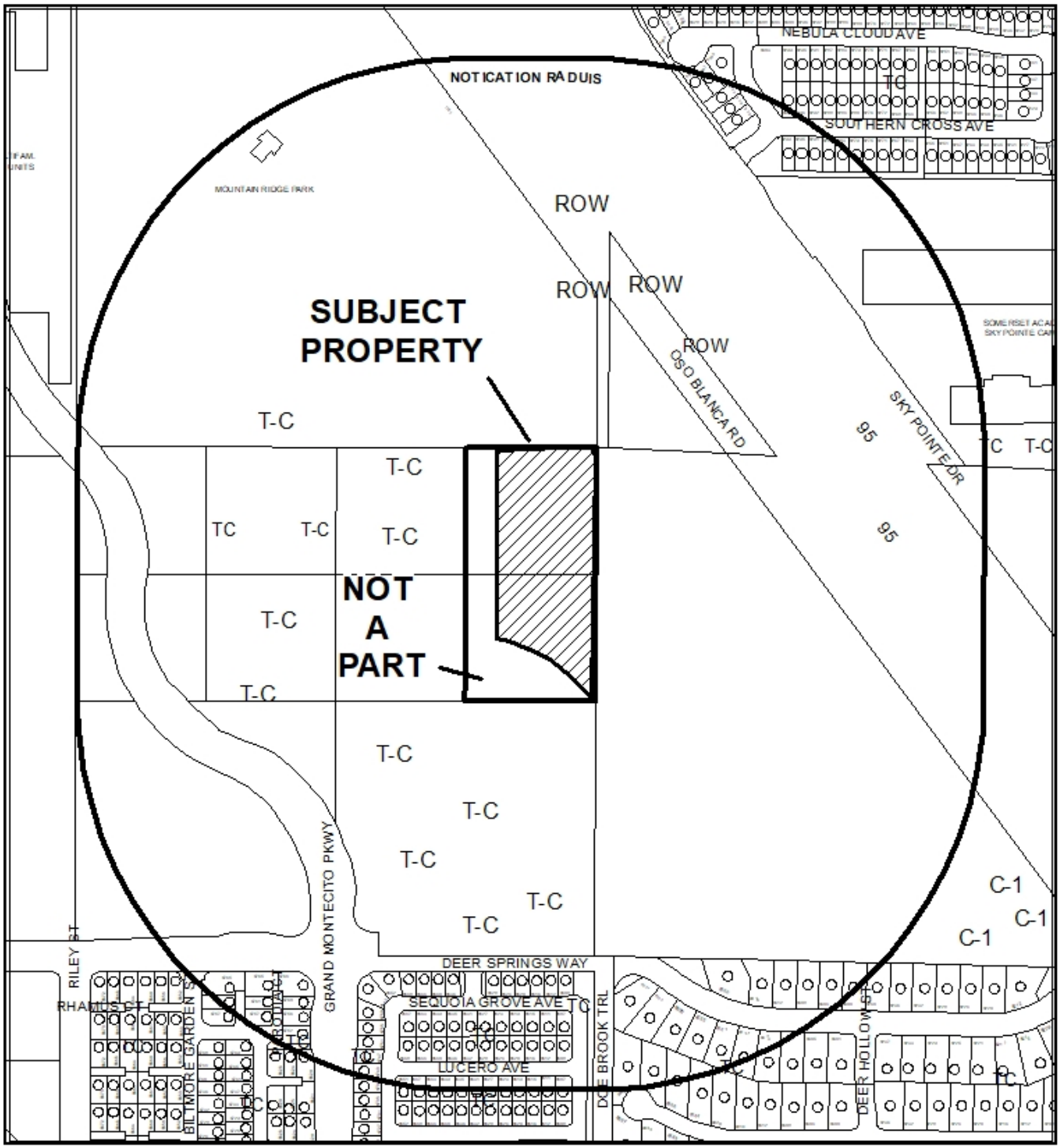
SUBJECT:
MOD-76339 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan FROM: MC-TC (MONTECITO - TOWN CENTER) TO: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) on a 2.96 acre portion of 5.19 acres generally located east of Grand Montecito Parkway, on the west side of Doe Brook Trail alignment (Portion of APNs 125-20-603-002 and 004), Ward 6 (Fiore) [PRJ-76273]. Staff recommends APPROVAL.

C.C.: 07/17/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-76339 and VAC-76340 [PRJ-76273]
3. Supporting Documentation - MOD-76339 and VAC-76340 [PRJ-76273]
4. Photo(s) - MOD-76339 and VAC-76340 [PRJ-76273]
5. Justification Letter - MOD-76339 and VAC-76340 [PRJ-76273]
6. Submitted after Final Agenda – Executed Condition Confirmation Documentation, Protest/Support Postcards for MOD-76339 [PRJ-76273] and Support Documentation Not Vetted – Comment Forms for MOD-76339 and VAC-76340 [PRJ-76273]



0 295 590 Feet

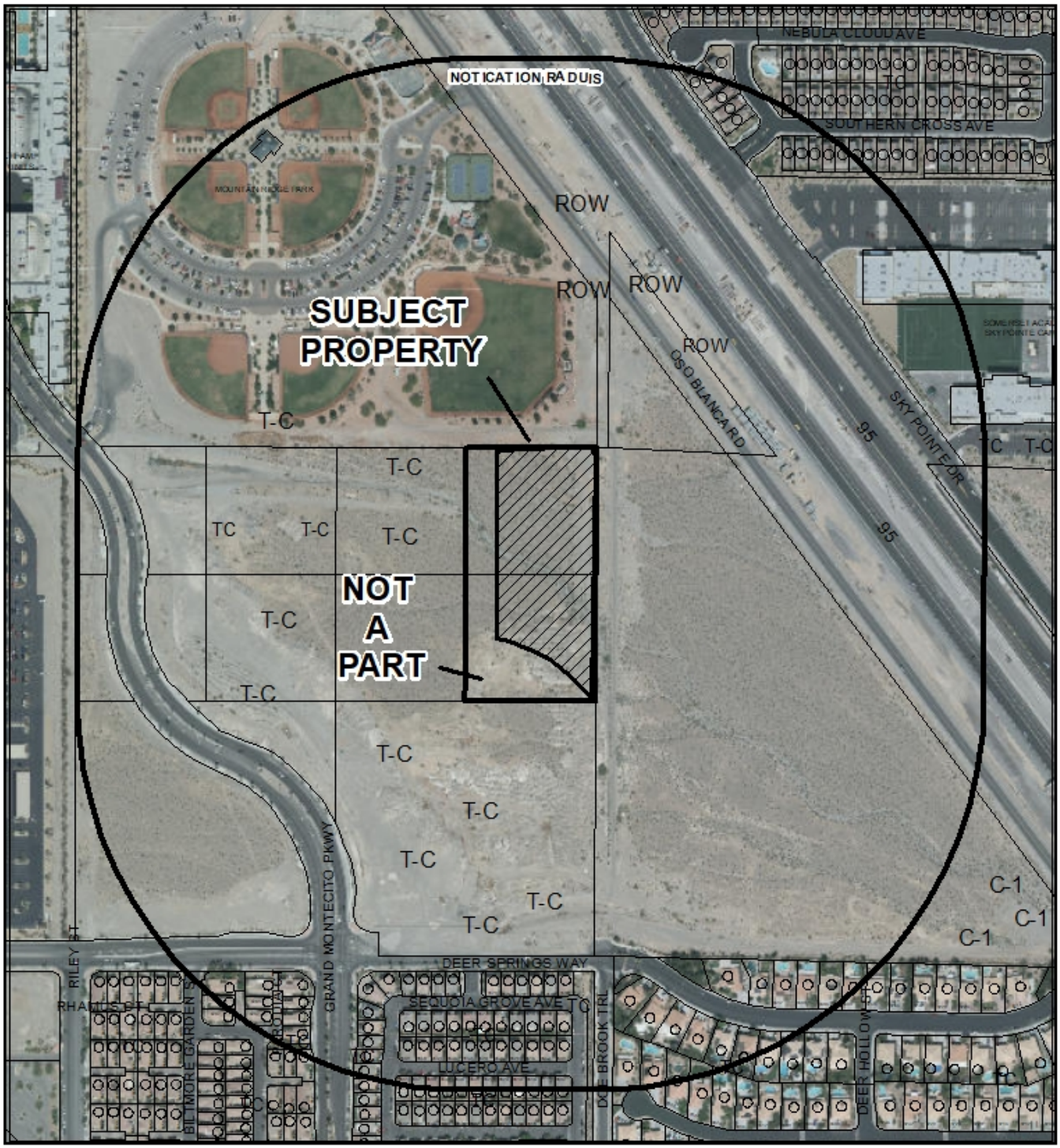
CASE: **MOD-76339 (PRJ-76273)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MC-TC (MONTECITO - TOWN CENTER)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER)

N



0 295 590 Feet

CASE: **MOD-76339 (PRJ-76273)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MC-TC (MONTECITO - TOWN CENTER)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-76339	Staff recommends APPROVAL.	
VAC-76340	Staff recommends APPROVAL, subject to conditions:	MOD-76339

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37 - MOD-76339
40 - VAC-76340

NOTICES MAILED 124 - MOD-76339
6 - VAC-76340

PROTESTS 0 - MOD-76339
0 - VAC-76340

APPROVALS 0 - MOD-76339
0 - VAC-76340

JB

** CONDITIONS **

MOD-76339 CONDITIONS

Planning

1. Conformance to the conditions of approval for Development Agreement (DA-0002-01), Major Modification (MOD-11449), General Plan Amendment (GPA-74633), Variance (VAR-75154), Special Use Permit (SUP-74637), Site Development Plan Review (SDR-74638) and Tentative Map (TMP-74639).

VAC-76340 CONDITIONS

1. The limits of this Petition of Vacation shall be as described in the submitted legal exhibits date stamped 4/22/2019.

2. Per Condition #9 of TMP-74689, the Order of Vacation shall record immediately prior to and concurrently with future Final Maps for the Montecito 60 subdivision.

3. The Petition of Vacation shall be revised to retain Public Sewer Easements where needed based on approved construction drawings.

4. Civil improvement drawings for this site shall be approved prior to the recordation of the Order of Vacation. Plans may be approved and permits issued prior to the recordation of the vacation as long as no private improvements are constructed in the public right-of-way without an authorized License Agreement.

5. An alternative public drainage easement acceptable to the Department of Public Works shall be in place prior to recordation of this Petition of Vacation unless otherwise allowed by the Flood Control Section.

6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

8. All development shall be in conformance with code requirements and design standards of all City Departments.

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, 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.

10. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Modification to amend a portion of the Town Center Land Use Plan from MC-TC (Montecito – Town Center) to UC-TC (Urban Center Mixed Use – Town Center) on a 2.96-acre portion of 5.19 acres generally located east of Grand Montecito Parkway, on the west side of the Doe Brook Trail alignment. Also, the applicant has requested to vacate public right-of-way, public drainage and utility easements generally located in the surrounding area.

ISSUES

- Pursuant to Condition of Approval #4 associated with approved Tentative Map (TMP-74639), the applicant has proposed a Major Modification (MOD-76339) to modify a 2.96-acre portion of 5.19 acres generally located east of Grand Montecito Parkway, on the west side of Doe Brook Trail alignment from MC-TC (Montecito – Town Center) to UC-TC (Urban Center Mixed Use – Town Center) Special Land Use designation. Staff supports this request.
- The applicant has requested a Petition to Vacate (VAC-76340) public right-of-way, public drainage, public utility and patent easements generally located east of Grand Montecito Parkway, on the west side of Oso Blanca Road. Staff supports this request.

ANALYSIS

On January 16th, 2019 the City Council approved Tentative Map (TMP-74639) for a proposed 303-lot single family residential subdivision and two multi-family residential developments with associated Waivers on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway.

Unit 4 of approved Tentative Map (TMP-74639) encompasses the far northeastern portion of the overall site and is programmed for a multi-family (apartment) complex containing 306 units. The units will be spread throughout the 13.29-acre site within 13 three-story buildings. The complex will also provide a pool, courtyard, and clubhouse/community center. The majority of this complex is within the UC-TC (Urban Center Mixed Use – Town Center) portion of the site, but a portion of the site includes a portion of the MC-TC (Montecito – Town Center) Special Land Use designation. A Condition of Approval was added to Tentative Map (TMP-74639) which required a Major Modification in order to create a single land use.

Condition of Approval #4 of approved Tentative Map (TMP-74639) stated, "Prior to the submittal of any Final Map, the applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to create a separate parcel from APNs 125-20-603-002 and 004. Subsequent to that new parcel's creation the applicant shall modify the existing land use district as depicted on Map 4 Town Center Land Use to that of the district found on APN 125-21-201-001 for the newly created parcel. The applicant shall file a Major Modification with the Department in accordance with the procedures and standards applicable to a rezoning application as set forth in LVMC 19.16.090." The applicant has requested a Major Modification (MOD-76339) from MC-TC (Montecito – Town Center) to UC-TC (Urban Center Mixed Use – Town Center) on the subject site in order to comply with this condition. On April 18th, 2019 the Department of Planning accepted a Final Map (FMP-76053) for processing (Montecito 60 Multi-Family). The map has not yet been released for recordation. Staff has determined that the proposed Major Modification is harmonious with the surrounding area and consistent with the previously approved Tentative Map (TMP-74639).

In addition, the applicant has requested a Petition to Vacate (VAC-76340) public right-of-way, public drainage, public utility and patent easements generally located east of Grand Montecito Parkway, on the west side of Oso Blanca Road. Public Works offers the following comments:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? N/A as it is unused rights-of-way and easements.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No as it is mostly unused and will be incorporated into the proposed subdivision.

C. Does it appear that the vacation request involves only excess right-of-way? No, it is for rights-of-way not needed for the development of a proposed subdivision.

D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, The Montecito 60 project, TMP-74639.

E. Does this vacation request eliminate public street access to any abutting parcel? No.

F. Does this vacation request result in a conflict with any existing City requirements? No.

G. Does the Department of Public Works have an objection to this vacation request? No.

Staff has determined the proposed Major Modification and Petition to Vacate public right-of-way, public drainage, public utility and patent easements are compatible with the existing developments in the surrounding area; therefore, staff recommends approval of these two applications.

FINDINGS – MAJOR MODIFICATION (MOD-76339)

The proposed land use modification from MC-TC (Montecito – Town Center) to UC-TC (Urban Center Mixed Use – Town Center), is in compliance with condition #4 of approved Tentative Map (TMP-74639); therefore, staff recommends approval of this Major Modification request.

FINDINGS (VAC-76340)

The Department of Public Works and Department of Planning are not opposed to this Petition of Vacation as it is unused rights-of-way and easements. Furthermore, staff has determined that the proposed Petition of Vacation is harmonious with the surrounding area and consistent with the previously approved Tentative Map (TMP-74639); therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the subject site. The Planning Commission and staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards Manual, which designated the subject site as MS-TC (Main Street Mixed Use – Town Center).
03/06/02	The City Council approved a Development Agreement (DA-0002-01) between the City of Las Vegas and Montecito Town Center, LLC to establish standards for the 172-acre area within the Centennial Hills Town Center known as Montecito Town Center. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/12/06	The City Council approved a request for a Major Modification (MOD-11449) of the Town Center Development Plan to change the land use designation from GC-TC (General Commercial) to UC-TC (Urban Center Mixed Use) on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway. Note: The application has been amended to change APN 125-20-201-001 to APN 125-21-201-001 and to amend total acreage to 24.91 acres
11/13/18	Per the applicant's request the Planning Commission allowed the withdrawal of a request for a Major Modification (MOD-74634) of the Town Center Land Use Plan to amend the Special Land Use Designation from MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) to M-TC (Medium Density Residential - Town Center) on 52.97 acres at the northeast corner of Deer Springs Way and Grand Montecito Parkway.
	Per the applicant's request the a request for a Waiver (WVR-74635) was pulled to allow private streets to terminate in dead-end stubs where cul-de-sac or hammerheads are required on 52.97 acres at the northeast corner of Deer Springs Way and Grand Montecito Parkway.
	Per the applicant's request the a request for a Waiver (WVR-74636) was pulled to allow 5.73 acres of open space where 6.35 acres is the minimum required on 52.97 acres at the northeast corner of Deer Springs Way and Grand Montecito Parkway.
01/16/19	The City Council approved a request for a General Plan Amendment (GPA-74633) to amend the Trails Element of the Las Vegas 2020 Master Plan and all related maps on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-74637) for a proposed private street without a gate and multiple gated communities with private streets within town center at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-74638) for a proposed 303-lot single family detached residential subdivision and two, multi-family residential developments, consisting of three-story buildings with a total unit count of 491 apartments on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway. The Planning Commission recommended approval and staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Tentative Map (TMP-74639) for a proposed 303-lot single family residential subdivision and two, 491-unit multi-family residential developments with a waiver to allow private streets to terminate in dead-end stubs and modified hammerheads where cul-de-sac or hammerheads are required on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway. The Planning Commission recommended approval and staff recommended denial of the request.
	The City Council approved a request for a Variance (VAR-75154) to allow 641 parking spaces where 811 is the minimum required for two multi-family developments on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway. The Planning Commission recommended approval and staff recommended denial of the request.
04/18/19	The Department of Planning accepted a Final Map (FMP-76053) for processing (Montecito 60 Multi-Family). The map has not yet been released for recordation.

Most Recent Change of Ownership	
02/04/19	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/08/19	A pre-application meeting was conducted via telephone with the applicant to go over the application materials and submittal requirements for a Major Modification and Petition of Vacation for an approved single-family and multi-family residential development.

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

Field Check	
05/02/19	Staff observed an undeveloped site with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	2.96 acre portion of 5.19 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MC-TC (Montecito – Town Center) UC-TC (Urban Center Mixed-Use – Town Center)	T-C (Town Center)
North	City Park	PF-TC (Public Facilities – Town Center)	T-C (Town Center)
South	Single Family, Detached	MC-TC (Montecito – Town Center) L-TC (Low Residential – Town Center)	T-C (Town Center)
East	Oso Blanca Road	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Hospital	MC-TC (Montecito – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	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) Major Modification

Project Address (Location) Grand Montecito / Deer Springs

Project Name Montecito 60 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-20-603-002 & 004 **Ward #** 6

General Plan: Existing TC Proposed NA **Zoning:** Existing UC-TC MC-TC Proposed M-TC

Additional Information Additional APN's 125-20-602-005; -002, -005; -010

Property Owner KB Home NV Acquisition, LLC Contact Christa Bilbrey
Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118
E-mail cbilbrey@kbhome.com Phone 702-266-8466

Applicant KB Home Contact Christa Bilbrey
Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118
E-mail cbilbrey@kbhome.com Phone 702-266-8466

Representative Slater Hanifan Group Contact Roxanne Leigh
Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118
E-mail rleigh@shg-inc.com Phone 702-284-5300

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

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

Print Name Brian Kunec, President, KB Home Las Vegas Inc.

Subscribed and sworn before me County of Clark, State of Nevada by Brian Kunec on

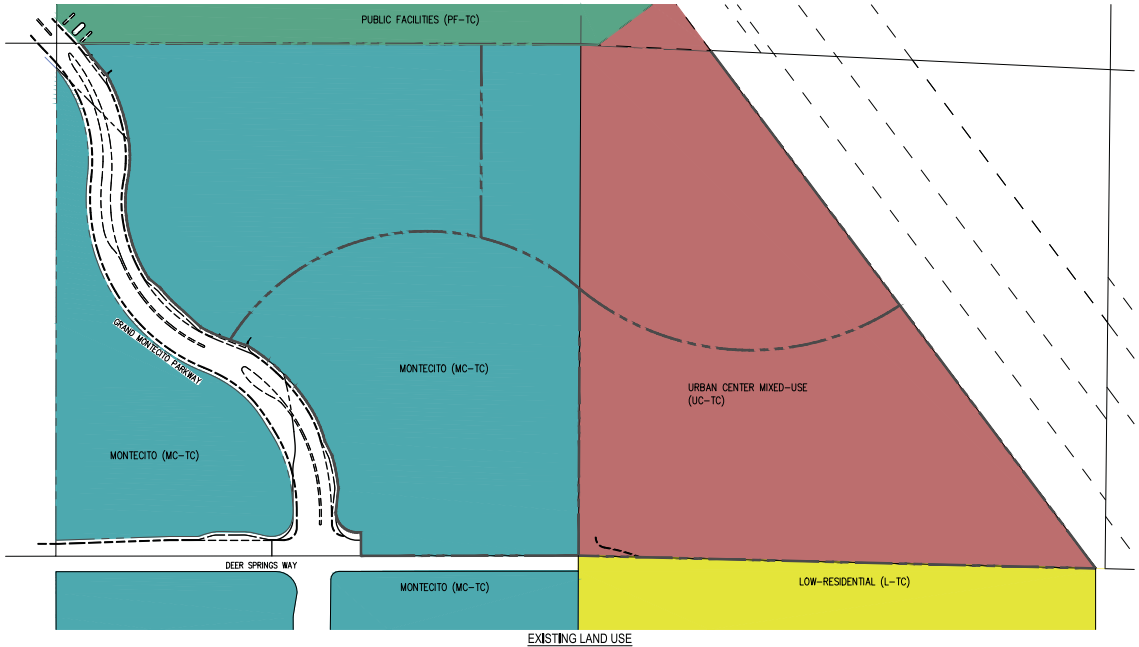
This 15th day of February, 20 19.

[signature]

Notary Public in and for said County and State

PRJ-76273
04/02/19

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1



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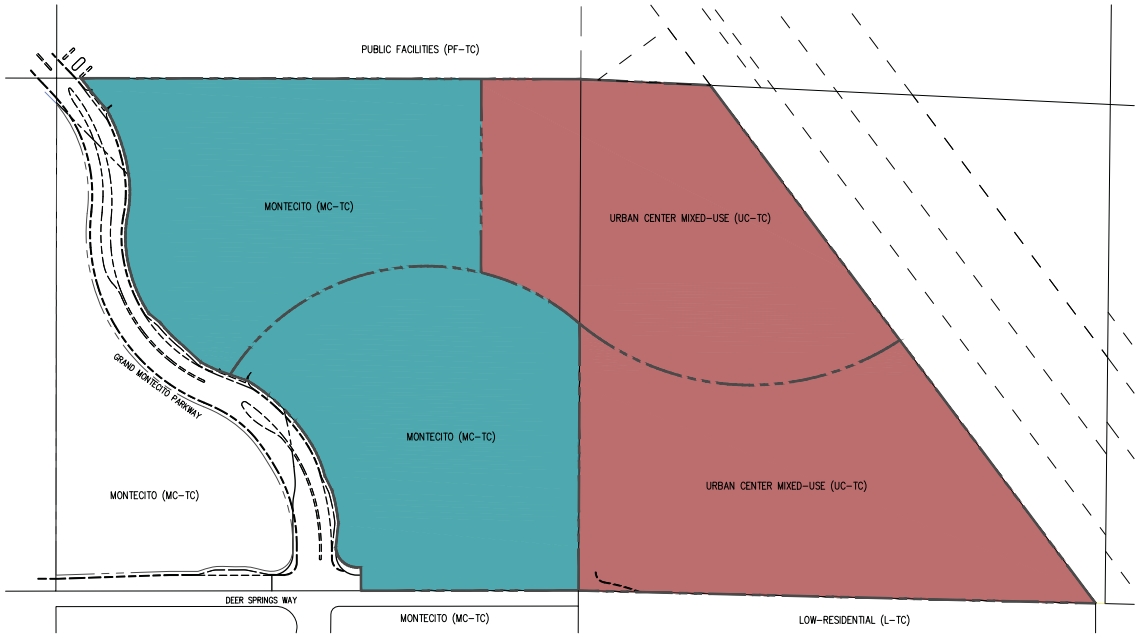
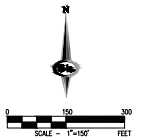


PROPOSED LAND USE



MONTECITO (MC-TC)

URBAN CENTER MIXED-USE (UC-TC)

PRJ-76273
04/22/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KB HOME

MONTECITO 60

LAND USE MAP

S 21
T 19
R 60

DATE: 4/22/19
DRAFTER: HN
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1805-000

EX-1
SHEET 1 OF 1

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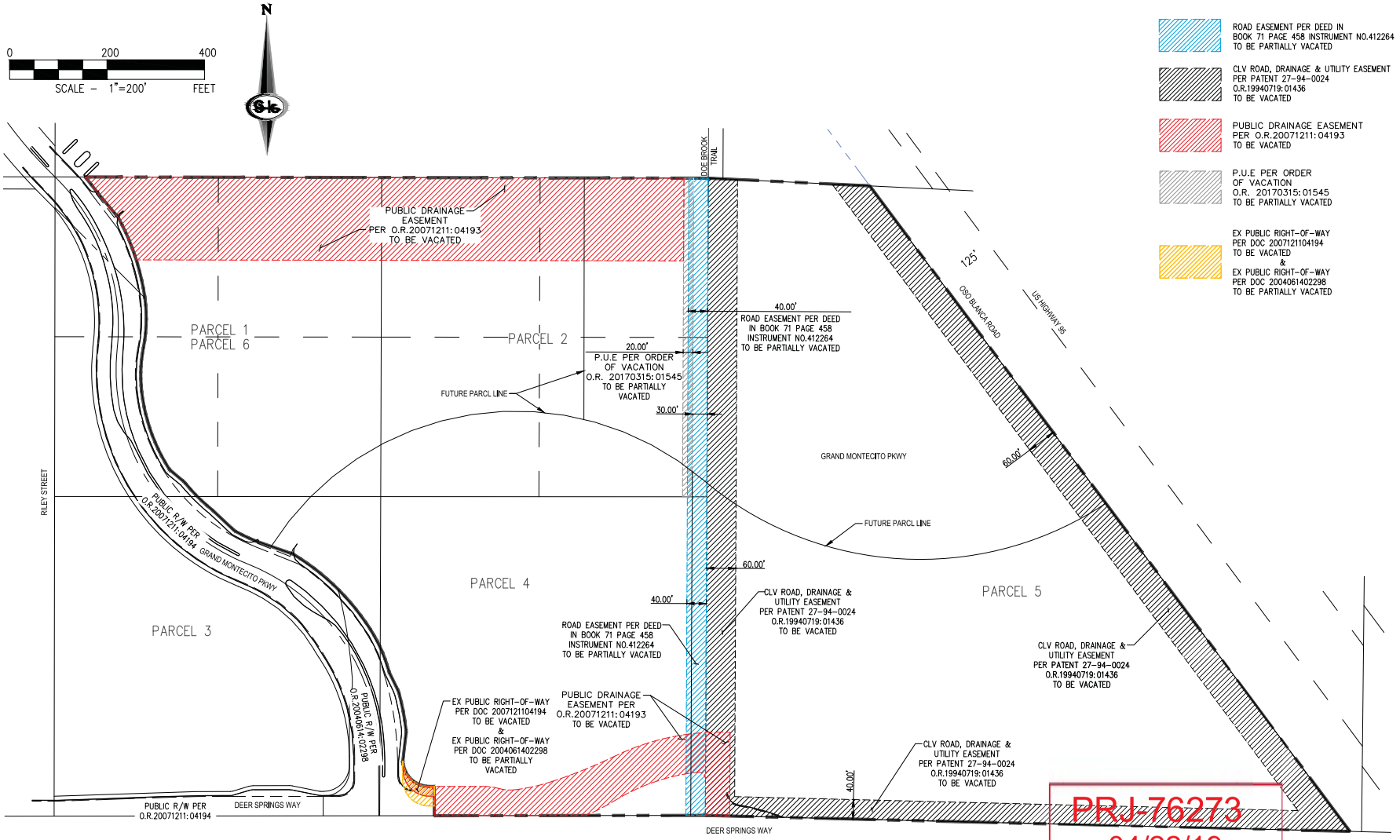


PRJ-76273
04/22/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 2944-5300 FAX (702) 2944-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

KB HOME

MONTECITO 60

CITY OF LAS VEGAS PUBLIC VACATIONS EXHIBIT

DATE:	4/22/19
DRAFTER:	AM
DESIGNER:	HN
CHECKED:	MAK
PROJECT NO.	KBH1805-000

EXH-1
SHEET 1 OF 1

j:\kbh1805-000 montecito 60\dwg\entitlements\vs\190418 montecito 60 clv public vacations & private relings exhibits.dwg 4/22/2019 10:17 AM Andy Madrid

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SCHEDULE B – SECTION TWO EASEMENTS AND EXCEPTIONS

THE EASEMENTS AND OTHER RECORDED DATA SHOWN HEREON, WERE OBTAINED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE No. NSC-914875-HHLV DATED JUNE 22, 2018. THE SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED ON THESE SUPPLIED DOCUMENTS AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY BE OF RECORD OR NOT OF RECORD THAT MAY AFFECT THE PROPERTY SHOWN ON THIS SURVEY.

⬡ DENOTES PLOTTABLE EASEMENTS AND EXCEPTIONS

18. RESERVATIONS AND PROVISIONS AS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA, RECORDED DECEMBER 17, 1928, IN BOOK 13 OF DEEDS, PAGE 362, AS INSTRUMENT NO. 29660.
AFFECTS PARCELS 1, 2, 3, 4 AND 6 **(NO EASEMENTS, RESERVES MINERAL RIGHTS)**

⬡19. ALL OF THE OIL, GAS, MINERALS AND MINERAL SUBSTANCES OF EVERY SORT AND DESCRIPTION UNDERLYING THE SURFACE OF THE LAND AS RESERVED IN A DOCUMENT RECORDED AUGUST 26, 1953 IN BOOK 71 OF DEEDS, PAGE 458 AS INSTRUMENT NO. 412264 AND A RESERVATION OF ROADWAY EASEMENT OVER THE EAST 40 FEET OF PARCEL 4 AS CONTAINED IN THE ABOVE INSTRUMENT.
AFFECTS PARCELS 1, 2, 3, 4 AND 6

20. PROVISIONS, RECITED ON THE DEDICATION STATEMENT ON THE PARCEL MAP RECORDED DECEMBER 04, 1984 IN BOOK 2031 AS INSTRUMENT NO. 1990092 OF OFFICIAL RECORDS, IN FILE 45, PAGE 15 OF PARCEL MAPS.
(AFFECTS PARCEL 2) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

21. EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE PARCEL MAP, RECORDED IN FILE 45, PAGE 15 OF PARCEL MAPS.
(AFFECTS PARCEL 2) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

22. PROVISIONS, RECITED ON THE DEDICATION STATEMENT ON THE PARCEL MAP RECORDED DECEMBER 04, 1984 IN BOOK 2031 AS INSTRUMENT NO. 1990093 OF OFFICIAL RECORDS, IN FILE 45, PAGE 16 OF PARCEL MAPS.
(AFFECTS PARCELS 1 AND 6) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

23. EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE PARCEL MAP, RECORDED IN FILE 45, PAGE 16 OF PARCEL MAPS.
(AFFECTS PARCELS 1 AND 6) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

⬡24. AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED SEPTEMBER 29, 1993, IN BOOK 930929 AS INSTRUMENT NO. 01372 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND.
(AFFECTS PARCEL 4)

25. COVENANTS, CONDITIONS, AND RESTRICTIONS IN A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONTECITO TOWN CENTER, LLC FOR THE MONTECITO TOWN CENTER RECORDED MAY 1, 2002, IN BOOK 20020501 AS INSTRUMENT NO. 02542 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 1, 2, 3, 4 AND 6) **(NO PLOTTABLE EASEMENTS)**

⬡26. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 22, 2002 IN BOOK 20020822 AS INSTRUMENT NO. 00707 OF OFFICIAL RECORDS.
DOCUMENT ALSO RECORDED SEPTEMBER 16, 2002 IN BOOK 20020916 AS INSTRUMENT NO. 00758 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 3 AND 4)

⬡27. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 25, 2002 IN BOOK 20020925 AS INSTRUMENT NO. 00686 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 3 AND 4)

⬡28. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN AN EASEMENT AND RIGHT-OF-WAY RECORDED MARCH 18, 2003, IN BOOK 20030318 AS INSTRUMENT NO. 00918 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 3 AND 4)

29. ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK , PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS VACATING THOSE PORTIONS OF WITTIG AVENUE, CLARENCE AVENUE, RILEY STREET AND BONITA VISTA STREET AS THE SAME WAS RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06908 OF OFFICIAL RECORDS.

DOCUMENT RE-RECORDED JUNE 14, 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02063 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 1, 2 AND 6) **(NO EASEMENTS RESERVED)**

30. A DOCUMENT ENTITLED "AFFIDAVIT OF WAIVER AND CONSENT IN CONNECTION WITH THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1502" RECORDED NOVEMBER 6, 2003 IN BOOK 20031106 AS INSTRUMENT NO. 00764 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 1, 2, 3, 4 AND 5) **(NO EASEMENTS)**

⬡31. ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK , PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS VACATING VACATION OF A DEDICATED RIGHT-OF-WAY AS THE SAME WAS RECORDED MARCH 15, 2017 IN BOOK 20170315 AS INSTRUMENT NO. 01545 OF OFFICIAL RECORDS.
(AFFECTS LOTS 1 AND 4 OF PARCEL 2)

32. COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED MARCH 20, 2017, IN BOOK 20170320 AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.
(AFFECTS LOTS 1 AND 4 OF PARCEL 2) **(PUBLIC NOTICE OF STREET VACATION)**

THE FOLLOWING ITEMS 19 THROUGH 27 AFFECTS PARCEL 5:

33. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN A HIGHWAY EASEMENT DEED RECORDED JUNE 22, 1990, IN BOOK 900622 AS INSTRUMENT NO. 01101 OF OFFICIAL RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

⬡34. RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 19, 1994, IN BOOK 940719 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01436.

⬡35. AN EASEMENT FORA ROAD, LANDSCAPE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 1, 1996 IN BOOK 960801 AS INSTRUMENT NO. 00381 OF OFFICIAL RECORDS.
A DOCUMENT ENTITLED "ASSIGNMENT OF RIGHT OF WAY GRANT FOR LANDSCAPE PURPOSES" RECORDED AUGUST 12, 1997 IN BOOK 970812 AS INSTRUMENT NO. 00478 OF OFFICIAL RECORDS.

36. A DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" RECORDED JULY 23, 1997 IN BOOK 970723 AS INSTRUMENT NO. 01481 OF OFFICIAL RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

⬡37. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 14, 2006 IN BOOK 20061214 AS INSTRUMENT NO. 02961 OF OFFICIAL RECORDS.

⬡38. ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK , PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS VACATING PORTIONS OF THE LAND AS THE SAME WAS RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04192 OF OFFICIAL RECORDS.

⬡39. COVENANTS, CONDITIONS, EASEMENTS (RESERVED) AND RESTRICTIONS IN A ORDER OF VACATION RECORDED DECEMBER 11, 2007, IN BOOK 20071211 AS INSTRUMENT NO. 04192 OF OFFICIAL RECORDS.

⬡40. A DOCUMENT ENTITLED "RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES" RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04193 OF OFFICIAL RECORDS.

41. A DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" RECORDED DECEMBER 13, 2007 IN BOOK 20071213 AS INSTRUMENT NO. 00269 OF OFFICIAL RECORDS. **(ALLOWS FOR LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY)**

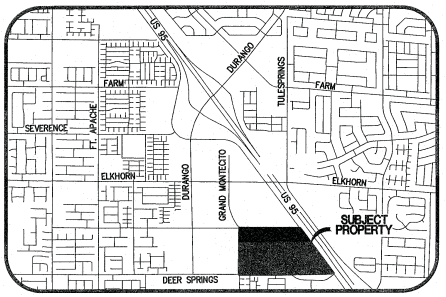
THE FOLLOWING MATTERS AFFECT PARCEL 7:

42. RESERVATIONS AND PROVISIONS AS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA, RECORDED FEBRUARY 14, 1929, IN BOOK 14, PAGES 23 AND 24 OF DEED RECORDS, AS INSTRUMENT NO. 30370. **(RESERVES MINERAL RIGHTS)**

43. LACK OF ANY AND ALL ABUTTER'S RIGHTS WITH NO RIGHT OF EASEMENT OF ACCESS THERETO IN A FINAL ORDER OF CONDEMNATION RECORDED AUGUST 30, 1995, IN BOOK 950830 AS INSTRUMENT NO. 01103 OF OFFICIAL RECORDS.
(WITHIN US-95 RIGHT-OF-WAY)

44. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 82, PAGE 86 OF RECORD OF SURVEYS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

45. COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED MARCH 06, 2013, IN BOOK 20130306 AS INSTRUMENT NO. 00449 OF OFFICIAL RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4, AS SHOWN BY MAP THEREOF ON FILE IN FILE 45 OF PARCEL MAPS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF WITTIG AVENUE, CLARENCE AVENUE, RILEY STREET AND BONITA VISTA STREET AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06908 AND RERECORDED JUNE 14, 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02063 OF OFFICIAL RECORDS.

EXCEPTING FROM LOTS 1, 2, 3 AND 4, THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06913 AND RE-RECORDED JUNE 14 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02298 OF OFFICIAL RECORDS.

ALSO, EXCEPTING THOSE PORTIONS OF LOTS 2 AND 3, CLARENCE AVENUE AND RILEY STREET AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04194 OF OFFICIAL RECORDS.

PARCEL 2:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4, AS SHOWN BY MAP THEREOF ON FILE IN FILE 45 OF PARCEL MAPS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF WITTIG AVENUE, CLARENCE AVENUE, AND BONITA VISTA STREET AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06908 AND RE-RECORDED JUNE 14, 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02063 OF OFFICIAL RECORDS.

TOGETHER WITH THOSE PORTIONS VACATED BY THE ORDER OF VACATION OF DEDICATED RIGHT-OF-WAY RECORDED MARCH 15, 2017 IN BOOK 20170315 AS INSTRUMENT NO. 01545 OF OFFICIAL RECORDS AS TO LOTS 1 AND 4

PARCEL 3:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO 06913 AND RE-RECORDED JUNE 14 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02298 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04194 OF OFFICIAL RECORDS.

PARCEL 4:
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06913 AND RE-RECORDED JUNE 14 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02298 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04194 OF OFFICIAL RECORDS.

PARCEL 5:
THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NO. 95 AS IT MAY NOW EXIST.

PARCEL 6:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., BEING A PORTION OF GRAND MONTECITO PARKWAY, AS VACATED IN THAT CERTAIN ORDER OF VACATION RECORDED DECEMBER 12, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04192 OF OFFICIAL RECORDS.

PARCEL 7: **(NOT A PART OF THIS SURVEY)**
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM A THIRTY FOOT (30') RIGHT OF WAY ADJACENT TO THE SECTION LINE, MORE FULLY DESCRIBED AS BORDERING ANY PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST AS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY DEED RECORDED JANUARY 15, 1952 IN BOOK 65 OF DEEDS, PAGE 244, CLARK COUNTY, NEVADA, AS DOCUMENT 379825.

FURTHER EXCEPTING THOSE PORTIONS CONDEMNED IN FAVOR THE STATE OF NEVADA BY FINAL ORDER OF CONDEMNATION (CASE NO. A320304) RECORDED AUGUST 30, 1995 IN BOOK 950830 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NO. 01103 FURTHER EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 95 AS IT NOW EXISTS.

SURVEYOR'S COMMENTS

1. THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR CLARK COUNTY, NEVADA AND INCORPORATED AREAS, MAP NO. 32003C1745 E, PANEL NUMBER 1745 OF 4090, REVISED SEPTEMBER 27, 2002.

2. THE LOCATION OF UTILITIES SHOWN ON THIS MAP ARE BASED ON VISIBLE SURFACE EVIDENCE. THE SURVEYOR BEARS NO RESPONSIBILITY FOR THE LOCATION OF NON-VISIBLE UTILITIES SHOWN OR NOT SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ACTUAL CONSTRUCTION. TRI-CORE SURVEYING AND THE CERTIFYING SURVEYOR SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

3. NO ATTEMPT HAS BEEN MADE TO RESEARCH SERVICE CONNECTIONS. FOR FURTHER INFORMATION REGARDING LOCATION, DEPTH OR SIZE OF UTILITIES, OR POINTS OF CONNECTIONS, CONTACT THE APPROPRIATE UTILITY COMPANY

   CALL BEFORE YOU DIG – 811

4. AREA= 65.00 ACRES (GROSS)
   60.37 ACRES (NET)

5. PROPERTY ADDRESS: PARCEL 4 (APN 125-20-601-003) 6810 GRAND MONTECITO PKWY
   (NO OTHER ADDRESSES ASSIGNED)

6. ZONING: SUBJECT PROPERTY IS ZONED: **(MC-TC) MONTECITO – TOWN CENTER**
   (WEST OF DOEBROOK)
   (UC-TC) URBAN CENTER MIXED USE – TOWN CENTER
   (EAST OF DOEBROOK)

   NO SPECIFIC SETBACKS LISTED IN THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE TITLE 19.

   A ZONING REPORT WAS NOT PROVIDED TO THE CERTIFYING LAND SURVEYOR, THE ABOVE ZONING INFORMATION WAS OBTAINED JULY 25, 2018 FROM THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE "TOWN CENTER DEVELOPMENT STANDARDS MANUAL":
   (https://www.lasvegasnevada.gov/cs/groups/public/documents/document/dhn0/mday/~edisp/tst002698.pdf)

7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

BASIS OF BEARINGS

NORTH 89°56'20" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 118, PAGE 89 OF SURVEYS.

SURVEYOR'S CERTIFICATE

TO: KB HOME NEVADA, INC;
FIRST AMERICAN TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 8, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2018.

PROFESSIONAL LAND SURVEYOR — ROBERT J. FOLEY — EXPIRES 06-30-19 — No.17449

8-2-18

ROBERT J. FOLEY
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17449

PRJ-76273
04/22/19

NO.	DESCRIPTION	DATE	APP'D
N/A			

DATE : 8/2/2018
PM : RF
DRAWN BY : RF
DESIGNED BY :
CHECKED BY : ML
ADA CHECKED :
JOB NO. : 03018.0016
SCALE : N/A

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LAS VEGAS, NEVADA 89146
TEL (702) 821-1654 FAX (702) 870-4378

ALTA/NSPS LAND TITLE SURVEY
GRAND MONTECITO & DEER SPRINGS
COVER SHEET

SHEET 1 OF 4

P:\03018.0016 Grand Montecito & Deer Springs\Mapping\drawings\ALTA_Grand Montecito_Deer Springs.dwg rfoley Thu, 02 Aug 2018 - 2:33pm

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°28'13"	382.50'	89.93'	45.17'
C2	31°32'32"	379.89'	209.14'	107.29'
C3	74°21'07"	477.50'	619.65'	362.13'
C4	8°25'01"	377.50'	55.46'	27.78'
C5	29°41'36"	291.00'	150.81'	77.14'
C6	3°37'54"	309.00'	19.59'	9.80'
C7	33°31'17"	367.50'	215.01'	110.68'
C8	90°14'13"	54.00'	85.05'	54.22'
C9	11°18'35"	17.00'	3.36'	1.68'
C10	11°18'35"	33.00'	6.51'	3.27'
C11	16°41'58"	33.00'	9.62'	4.84'
C12	16°41'58"	17.00'	4.95'	2.50'
C13	76°24'09"	54.00'	72.01'	42.50'
C14	9°44'53"	54.00'	9.19'	4.60'
C15	7°03'48"	16.00'	1.97'	0.99'
C16	13°21'15"	34.00'	7.92'	3.98'
C17	9°02'57"	487.50'	76.99'	38.58'
C18	0°09'25"	281.00'	0.77'	0.38'
C19	10°18'11"	34.00'	6.11'	3.07'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C20	10°44'03"	16.00'	3.00'	1.50'
C21	17°31'30"	309.00'	94.51'	47.63'
C22	26°10'11"	487.50'	222.66'	113.31'
C23	6°57'11"	377.50'	45.81'	22.93'
C24	14°20'26"	16.00'	4.00'	2.01'
C25	12°18'02"	367.50'	78.90'	39.60'
C26	10°51'01"	34.00'	6.44'	3.23'
C27	17°44'02"	16.00'	4.95'	2.50'
C28	25°42'24"	377.50'	169.37'	86.14'
C29	17°47'44"	291.00'	90.38'	45.56'
C30	18°59'58"	309.00'	102.47'	51.71'
C31	0°36'15"	309.00'	3.26'	1.63'
C32	20°18'37"	485.01'	171.93'	86.88'
C33	4°39'40"	472.50'	38.44'	19.23'
C34	68°00'00"	427.50'	507.37'	288.35'
C35	74°20'22"	427.50'	554.67'	324.13'
C36	50°55'19"	427.50'	379.94'	203.55'
C37	0°48'15"	548.48'	7.70'	3.85'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°17'53"W	17.75'
L2	N89°56'20"E	4.39'
L3	S78°45'05"E	56.24'
L4	N89°56'20"E	73.86'
L5	N73°14'22"E	34.42'
L6	N89°56'20"E	71.33'
L7	N00°03'40"W	60.00'
L8	S89°56'20"W	10.34'
L9	S06°45'55"W	56.03'
L10	S25°47'03"E	39.62'
L11	S70°32'15"E	82.79'
L12	S46°43'44"E	59.08'
L13	S50°01'58"E	34.53'
L14	S39°49'32"E	68.83'
L15	N00°17'53"W	122.22'

RADIAL TABLE	
LINE	BEARING
R1	N65°49'39"E
R2	N83°56'46"W
R3	S76°20'29"W
R4	S73°29'16"W
R5	S83°14'10"W
R6	N89°42'07"E
R7	N83°43'30"E
R8	N74°40'33"E
R9	N74°31'08"E
R10	N74°57'00"E
R11	S28°55'50"W
R12	S38°31'01"W
R13	N50°49'03"E
R14	S57°42'04"W
R15	N82°12'14"E
R16	N81°35'59"E
R17	N61°17'22"E
R18	N54°08'22"E
R19	S21°42'07"W
R20	S83°57'31"E
R21	N45°07'10"E

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ALIQUOT LINE
- ASSESSOR'S PARCEL LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- FOUND MONUMENT AS DESCRIBED
- FOUND ALUMINUM CAP STAMPED "PLS 16224" PER FILE 180, PAGE 22 OF SURVEYS
- (19) TITLE REPORT EXCEPTION NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- BLM BUREAU OF LAND MANAGEMENT

NE 1/16 20 — FOUND 2" BRASS CAP STAMPED "PLS 16224"

FOUND ALUMINUM CAP STAMPED "PLS 13384" PER FILE 105, PAGE 6 OF SURVEYS — N 1/16 20 | 21

30' PUBLIC RIGHT-OF-WAY PER BOOK 65, PAGE 244 OF DEEDS, INST: 379825

DOE BROOK TRAIL

PARCEL 7 (N.A.P.)

FOUND NDOT R/W MONUMENT STA F 126+00 DIST 41.00 ANGLE 90°

PUBLIC RIGHT-OF-WAY PER BOOK 65, PAGE 244 OF DEEDS, INST: 379825

PUBLIC RIGHT-OF-WAY PER BOOK 20050525 AS INST: 0003588

PUBLIC RIGHT-OF-WAY PER BOOK 20050525 AS INST: 0003588

US HIGHWAY 95

PUBLIC RIGHT-OF-WAY PER OR: 20100826:01163, 20100826:01164

SKY POINTE DRIVE

FOUND NAIL AND BRASS TAG STAMPED "PLS 17449" ON BLOCK WALL PER FILE 118, PAGE 98 OF PARCEL MAPS

NW 1/16 21

N89°53'29"W 1340.99'

1279.30'

331.89'

N87°15'25"W 1355.89'

1024.00'

N00°36'02"E 1276.93'

PARCEL 1
PARCEL 6

PARCEL 2

PARCEL 3

PARCEL 4

PARCEL 5

OSO BLANCA ROAD

S36°37'44"E 1651.38'

RILEY STREET

N00°05'05"E 1312.21'

1204.94'

GRAND MONTECITO PARKWAY

DEER SPRINGS WAY

N88°06'19"E 290.42'

666.67'

N89°56'20"E BASIS OF BEARINGS

112.01'

1.75'

1336.84'

556.41'

1323.27'

N88°34'31"W 1347.46'

24.19'

S00°16'00"W 1308.26'

5' CLV STREETLIGHT & FIRE HYDRANT EASEMENT RESERVED PER ORDER OF VACATION O.R.20071211:04192 (38)

10' NEVADA POWER EASEMENT RESERVED PER ORDER OF VACATION O.R.20071211:04192 (39)

LVVWD EASEMENT RESERVED PER ORDER OF VACATION O.R.20071211:04192 (39)

PUBLIC R/W PER O.R.20071211:04194

PUBLIC R/W PER O.R.20040414:02298

40' LVVWD EASEMENT PER O.R.20050510:02928 (28)

PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED PER O.R.20071211:04193 (40)

50' LVVWD EASEMENT RESERVED PER ORDER OF VACATION O.R. 20170315:01545 (31)

5' PUBLIC SEWER EASEMENT RESERVED PER ORDER OF VACATION O.R. 20170315:01545 (31)

50' P.U.E. RESERVED PER ORDER OF VACATION O.R. 20170315:01545 (31)

40' ROAD EASEMENT RESERVED BY DEED IN BOOK71 PAGE 458 INSTRUMENT No.412264 (19)

30' LVVWD EASEMENT O.R.19930929:01372 (24)

60' CLV ROAD, DRAINAGE & UTILITY EASEMENT PER PATENT 27-94-0024 O.R.19940719:01436 (34)

30' SWG EASEMENT N-57864 (34)

CLV ROAD, DRAINAGE & UTILITY EASEMENT PER PATENT 27-94-0024 O.R.19940719:01436

PRIVATE ROAD & LANDSCAPE EASEMENT PER O.R.19960801:00381 (35)

PUBLIC RIGHT-OF-WAY PER BOOK 288 INST. 215999

PUBLIC RIGHT-OF-WAY PER BOOK 21 OF DEEDS, PAGE 329 AND BOOK 288 INST. 215999

PUBLIC RIGHT-OF-WAY PER BOOK 288 INST. 215999

E 1/16 c — c 20 — FOUND ALUMINUM CAP STAMPED "PLS 16201"

FOUND ALUMINUM CAP STAMPED "PLS 8895" 0.2' WEST OF CENTERLINE

C-E 1/64 c — c 20 — FOUND ALUMINUM CAP STAMPED "PLS 16201"

40' NEVADA POWER EASEMENT PER O.R.20061114:03881 (37)

5' CENTRAL TELEPHONE EASEMENT PER O.R. 20020925:00586 (27)

30' SWG EASEMENT PER O.R.20020822:00707 (26)

FOUND BLM BRASS CAP DATED 2007 — 1/4 20 | 21

PRIVATE ROAD & LANDSCAPE EASEMENT PER O.R.19960801:00381 (35)

W 1/16 c — c 21 — FOUND ALUMINUM CAP STAMPED "PLS 13384" PER FILE 119, PAGE 02 OF SURVEYS

PRJ-76273
04/22/19

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DATE : 8/2/2018
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ADA CHECKED :
JOB NO. : 03018.2016
SCALE : 1"=200'

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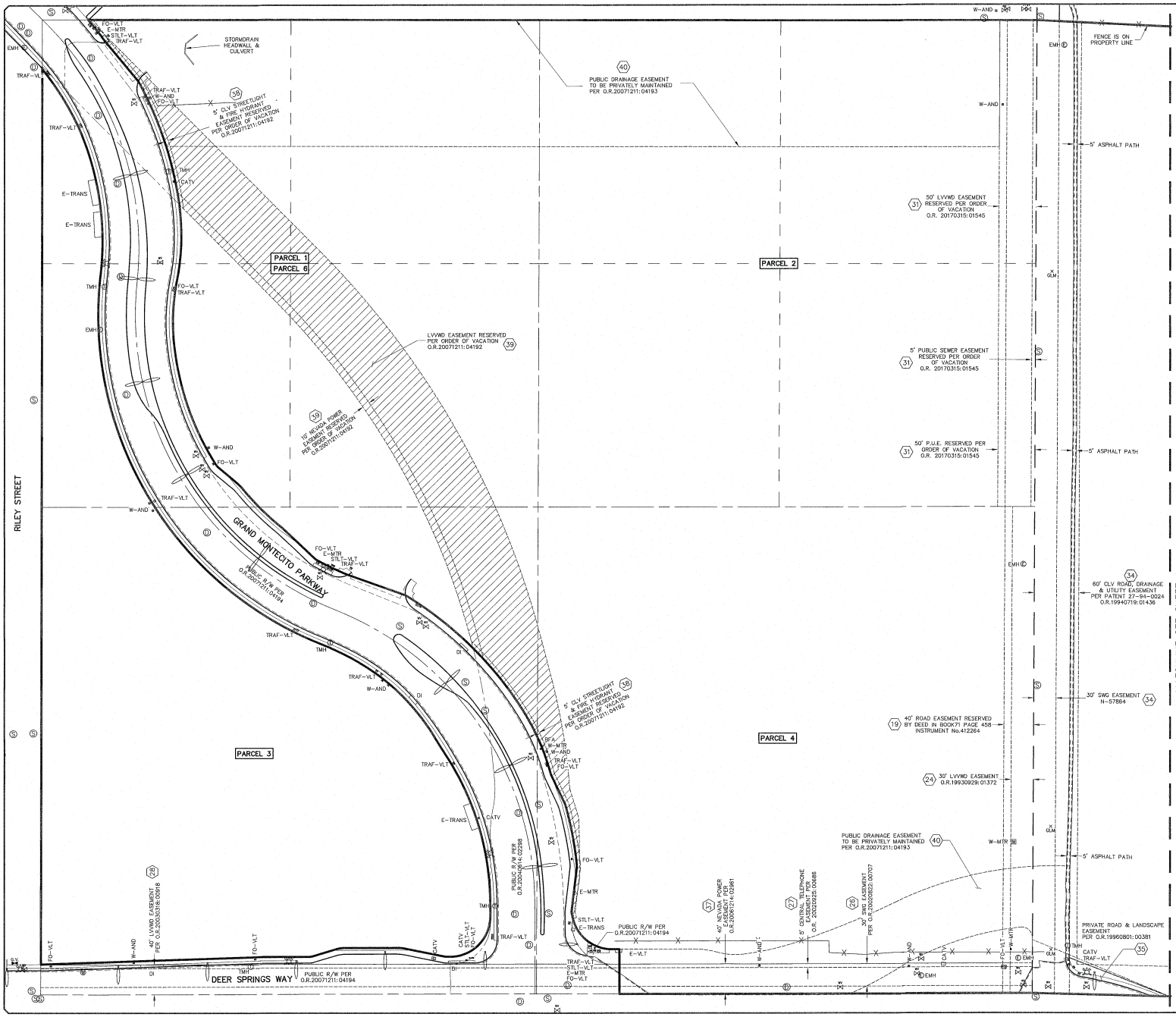
ALTA/NSPS LAND TITLE SURVEY
GRAND MONTECITO & DEER SPRINGS

BOUNDARY ANALYSIS
EXISTING EASEMENTS

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
ROBERT J. FOLEY
No. 17449
EXPIRES 06-30-19
8-2-18

SHEET 2 OF 4

P:\2018\03018.0016 Grand Montecito & Deer Springs\Mapping\drawings\ALTA_Grand Montecito_Deer Springs.dwg rfoley Thu, 02 Aug 2018 - 2:33pm



ALTA/NSPS
LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ALIQUOT LINE
- ASSESSOR'S PARCEL LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND MONUMENT AS DESCRIBED
- (6) TITLE REPORT EXCEPTION NUMBER
- L1 LINE NUMBER
- C1 CURVE NUMBER
- EDGE OF PAVEMENT
- FENCE LINE
- BLOCK WALL
- "L" TYPE CURB
- MATCHLINE
- FIRE HYDRANT
- WATER VALVE
- WLM WATER LINE MARKER
- W-MTR WATER METER
- W-AND WATER ANODE
- WATER BLOW OFF
- WMH WATER MANHOLE
- W-VLT WATER VAULT
- BFA WATER BACKFLOW ASSEMBLY
- STREET LIGHT
- STLT-VLT STREETLIGHT VAULT/PULLBOX
- TRAFFIC SIGNAL
- TRAF-VLT TRAFFIC SIGNAL VAULT/PULLBOX
- EMH ELECTRICAL MANHOLE
- E-VLT ELECTRICAL VAULT/PULLBOX
- E-TRANS ELECTRICAL TRANSFORMER
- E-MTR ELECTRIC METER
- POWER POLE
- TMH TELEPHONE MANHOLE
- TELE-VLT TELEPHONE VAULT/PULLBOX
- FO-VLT FIBER OPTIC VAULT/PULLBOX
- CATV CABLE TV VAULT/PULLBOX
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- DI STORM DRAIN INLET
- GLM GAS LINE MARKER
- GAS VALVE
- SIGN
- APN ASSESSOR'S PARCEL NUMBER
- CNLV CITY OF NORTH LAS VEGAS
- P.U.E. PUBLIC UTILITY EASEMENT
- OR: OFFICIAL RECORDS, CLARK COUNTY
- R/W RIGHT-OF-WAY LINE
- BLM BUREAU OF LAND MANAGEMENT
- GL 12 GOVERNMENT LOT LINE

PRJ-76273
04/22/19

NO.	DESCRIPTION	DATE	APP'D

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ALTA/NSPS LAND TITLE SURVEY
GRAND MONTECITO & DEER SPRINGS
EASEMENTS & EXISTING IMPROVEMENTS

PROFESSIONAL LAND SURVEYOR
ROBERT J. FOLEY
No.17449
STATE OF NEVADA
PROPERTY OF TRI-CORE
EXPIRES 06-30-19
8-2-18

SHEET
3
OF 4

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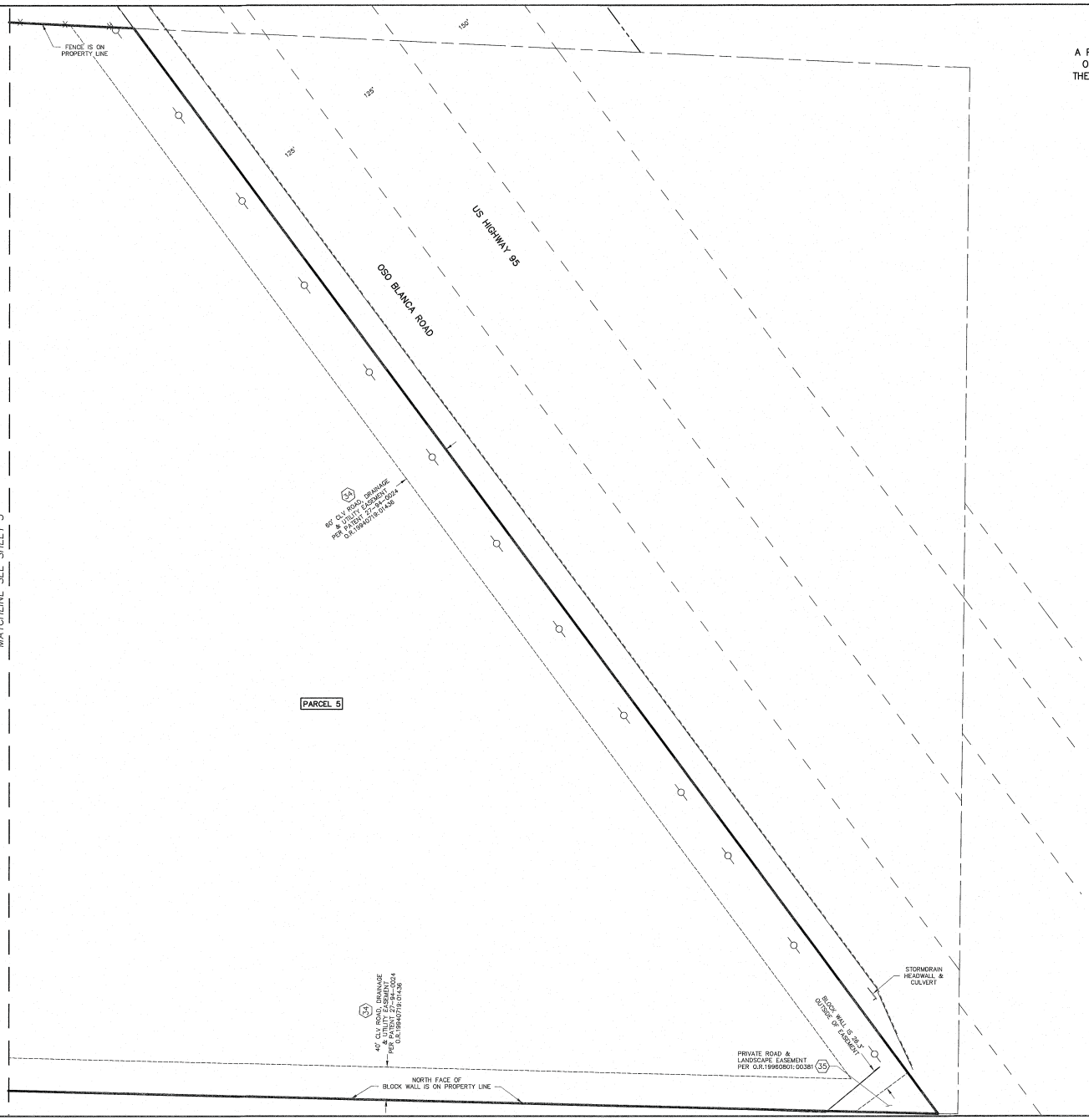

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	ALIQUOT LINE
	ASSESSOR'S PARCEL LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FOUND MONUMENT AS DESCRIBED
5	TITLE REPORT EXCEPTION NUMBER
L1	LINE NUMBER
C1	CURVE NUMBER
	EDGE OF PAVEMENT
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	STORM DRAIN MANHOLE
S	SEWER MANHOLE
DI	STORM DRAIN INLET
GLM	GAS LINE MARKER
GV	GAS VALVE
	SIGN
APN	ASSESSOR'S PARCEL NUMBER
CNLV	CITY OF NORTH LAS VEGAS
P.U.E.	PUBLIC UTILITY EASEMENT
OR:	OFFICIAL RECORDS, CLARK COUNTY
R/W	RIGHT-OF-WAY LINE
BLM	BUREAU OF LAND MANAGEMENT
GL 12	GOVERNMENT LOT LINE

PRJ-76273
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NO.	DESCRIPTION:	DATE	APP'D

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ALTA/NSPS LAND TITLE SURVEY
GRAND MONTECITO & DEER SPRINGS
EASEMENTS & EXISTING IMPROVEMENTS

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
ROBERT J. FOLEY
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SHEET
4
OF 4

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MOD-76339 [PRJ-76273] - MAJOR MODIFICATION RELATED TO VAC-76340 - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC
EAST OF GRAND MONTECITO PARKWAY, ON THE WEST SIDE OF DOE BROOK TRAIL ALIGNMENT

05/02/2019

MOD-76339 [PRJ-76273] - MAJOR MODIFICATION RELATED TO VAC-76340 - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC
EAST OF GRAND MONTECITO PARKWAY, ON THE WEST SIDE OF DOE BROOK TRAIL ALIGNMENT

05/02/2019

MOD-76339 [PRJ-76273] - MAJOR MODIFICATION RELATED TO VAC-76340 - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC
EAST OF GRAND MONTECITO PARKWAY, ON THE WEST SIDE OF DOE BROOK TRAIL ALIGNMENT

05/02/2019

KBH1805.000

April 22, 2019

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for Montecito 60 Major Modification (MOD)
(APNs 125-20-603-002 & 004)

Westwood Professional Services, Inc., dba Slater Hanifan Group (SHG), on behalf of the applicant, KB Home, respectfully submits this justification letter in support of a Major Modification to the Town Center Development Standards on the subject site.

The subject site is located west of the Doe Brook alignment and north of the proposed Center Street as shown on the approved Tentative Map (TMP-746396). The site consists of approximately 3.19 acres as shown on FMP-76053 and the current land use designation is MC-TC. We are respectfully requesting a Major Modification to the land use designation from MC-TC to UC-TC to match the land use designation on the remaining portion of the Multi-family site located to the east as shown on the approved Tentative Map.

This request is a condition of the overall approved project (PRJ-74608). We were conditioned to create a parcel and change the land use designation to UC-TC to clean up the land use classifications for the approved Tentative Map. The Final Map to create the parcel has been approved to mylar from the CLV and will record on or before 4/30.

A neighborhood meeting was held on 4/18/19 to inform the neighbors of the application we are in the process of submitting and to bring them up to speed on the progress of our development.

We respectfully request your support on this application. Please contact me at (702) 284-5300 if you have any questions or concerns regarding this application.

Sincerely,
Westwood Professional Services, Inc.,
dba Slater Hanifan Group

Timothy Mulrooney, PE
Director of Land Development

Cc: Mark Bangan, KB Homes;
Paul Chao, KB Homes

PRJ-76273
04/22/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUN 10 2019
Dept of Planning
City of Las Vegas

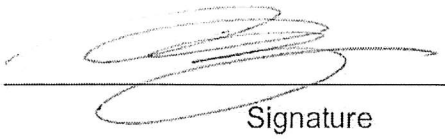
CASE: MOD-76339 [PRJ-76273] - MAJOR MODIFICATION RELATED TO VAC-76340

SUBJECT: APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 11, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 10, 2019.***



Signature

6.10.19

Date

MARK BANGAN

Please Print Name

K B HOME

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 10

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

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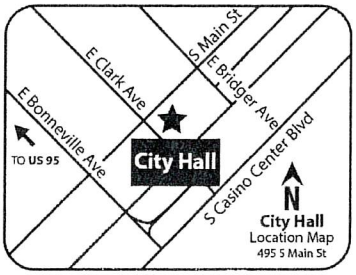

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you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

MOD-76339 [PRJ-76273]

Planning Commission Meeting of **06/11/2019**

PRJ-76273
12521311006
CALDERONE RONALD J & CANDACE
8320 FAWN BROOK CT
LAS VEGAS NV 89149

127 DRDFNP1 89149

Submitted after final agenda

10P

PAGE 01/03
HENDERSON STEEL
7025660957
05/31/2019 14:47

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

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-76339 [PRJ-76273]
Planning Commission Meeting of **06/11/2019**

PRJ-76273
12520602011
M S NORTHWEST LAND COMPANY L L C
N L V L L C
%EHB COMPANIES LLC~%LEGAL DEPT
1215 S FORT APACHE #120
LAS VEGAS NV 89117

111 DRDFNP1 89117

Submitted after final agenda

10A

PAGE 02/03

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

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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MOD-76339 [PRJ-76273]
Planning Commission Meeting of **06/11/2019**

PRJ-76273
12520602006
M S NORTHWEST LAND COMPANY L L C
N L V L L C
%EHB COMPANIES LLC~%LEGAL DEPT
1215 S FORT APACHE #120
LAS VEGAS NV 89117

HENDERSON STEEL
7025660957
05/31/2019 14:47

10A

PAGE 03/03
HENDERSON STEEL
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05/31/2019 14:47

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-76339 [PRJ-76273]

Planning Commission Meeting of **06/11/2019**

PRJ-76273
12520601005
M S NORTHWEST LAND COMPANY L L C
N L V L L V
%EHB CO LLC ~ LEGAL DEPT
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

10A

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 10, 2019 12:41 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/10/19 12:40 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Reed BIGHAM
Residential or Business Address:	8308 fawn brook ct Las Vegas, NV 89149

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Submitted after final agenda

10-11 A

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/08/19 9:27 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Vanessa Leavitt
Residential or Business Address:	8309 Fawn Brook Ct Las Vegas , NV 89149
Phone:	(702) 374-2668
Email:	vnssleavitt@gmail.com

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10-11A

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/08/19 8:16 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	Michelle Halberg
Residential or Business Address:	8321 Mountain Heather CT Las Vegas , NV 89149

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Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Monica Bradshaw
Residential or Business Address:	8216 Mountain Heather Ct Las Vegas, NV 89149
Phone:	(636) 293-5384
Email:	monicabradshaw06@hotmail.com
Comments:	This is a beautiful backyard that definitely maintains the value of our community.

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Submitted at 06/08/19 8:34 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	Jaime Telles
Residential or Business Address:	8320 Antler Pines Ct Las Vegas , NV 89149
Phone:	(702) 610-2599
Email:	jtelles02@gmail.com

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Submitted at 06/09/19 12:07 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	Miguel Lopez
Residential or Business Address:	8228 Deer Springs Way Las Vegas , NV 89149
Phone:	(931) 338-8474
Email:	Lopez.miguel.a1@gmail.com
Comments:	We fully support our neighbor and wish them the best outcome.

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/09/19 11:43 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Edmond Cooper
Residential or Business Address:	6501 Columbia Falls CT. Las Vegas, NV 89149
Phone:	(702) 658-1178
Email:	edmond_c_2001@yahoo.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/09/19 12:35 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	Nicole Garay
Residential or Business Address:	8212 Mountain Heather Ct. Las Vegas, NV 89149

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/09/19 1:28 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	Michael Shurko
Residential or Business Address:	8312 Deer Springs way Las vegas, NV 89149
Phone:	(702) 960-2879
Email:	mshurko11@gmail.com

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Submitted at 06/10/19 8:38 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	Vincenzo Picerno
Residential or Business Address:	8332 Fawn Heather Ct Las Vegas , NV 89149

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Submitted at 06/04/19 12:54 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	BARBARA KAUFFMAN
Residential or Business Address:	8220 FAWN HEATHER COURT LAS VEGAS, NV 89149

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 3:11 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	Jason Creager
Residential or Business Address:	8313 Antler Pines Ct Las Vegas, NV 89149-4502
Phone:	(702) 354-9968
Email:	jason@creager.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 5:48 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Andrea Kelley
Residential or Business Address:	8329 Fawn Heather Ct None Las Vegas, NV 89149-4518
Phone:	(702) 856-6619
Email:	andreakelley81@yahoo.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 6:49 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76273
Position:	I SUPPORT the project and all related applications.
Name:	William Hamaker
Residential or Business Address:	8337 Fawn Brook Ct Las Vegas, NV 89149
Phone:	(702) 738-1605
Email:	hdflht2000@gmail.com
Comments:	Support the variance.

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 8:28 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	Prj-76273
Position:	I SUPPORT the project and all related applications.
Name:	Tom Spindler
Residential or Business Address:	8208 Fawn Heather ct Las vegas, NV 89149
Phone:	(702) 469-4694
Email:	itsgoodtwobeking@yahoo.com

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Submitted at 06/04/19 10:56 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Deanne Barnes
Residential or Business Address:	8233 Deer Springs Way Las Vegas, NV 89149
Phone:	(702) 524-1534
Email:	dar2de2@cox.net
Comments:	It's a beautiful yard and we fully support the Variance. We wish everyone cared so much about the way their yards looked. This project does nothing to hurt anyone. Thank you.

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Nora Lares

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Sent: Thursday, June 6, 2019 6:58 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/06/19 6:58 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	VALERIE WELLS
Residential or Business Address:	8224 FAWN BROOK CT 8224 FAWN BROOK CT LAS VEGAS, NV 89149
Phone:	(702) 449-4380
Email:	wellsvm@gmail.com

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/06/19 7:14 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Pamela Creager
Residential or Business Address:	8313 Antler Pines Court Las Vegas , NV 89149
Phone:	(702) 243-9125
Email:	pcreager444@gmail.com

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Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/06/19 9:56 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Amanda Akers
Residential or Business Address:	Residential 8213 fawn heather court Las Vegas , NV 89149
Phone:	(702) 466-5604
Email:	mandie9050@hotmail.com

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Nora Lares

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City of Las Vegas

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 8:31 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Drew Erickson
Residential or Business Address:	8312 Fawn Meadow Ave Las Vegas , NV 89149
Phone:	(702) 648-3235
Email:	centennialquilts@hotmail.com
Comments:	This project is done in an extremely attractive manner. The neighbor that shares that wall is very happy with it so I don't see any reason for anyone else to object. This project should most definitely be approved.

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Nora Lares

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City of Las Vegas

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 8:46 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Joseph Landolfi
Residential or Business Address:	6640 n Durango drive Las Vegas , NV 89149
Phone:	(702) 429-2807
Email:	jlandolfi.lv@gmail.com
Comments:	Having been in construction for 35 years, I see no problem with how this structure was built. It will have no negative impact on either property

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Nora Lares

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To: Planning Comments
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Submitted at 06/04/19 9:22 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Laura Lewis
Residential or Business Address:	6025 Stanton Summit Dr N Las Vegas, NV 89081
Phone:	(702) 217-2115
Email:	laurshasidsues@yshoo.com
Comments:	I have seen what they built and it's absolutely beautiful and I completely support them!

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 9:33 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Mark Schwartz
Residential or Business Address:	8232 Fawn Meadow Ave Las Vegas, NV 89149
Phone:	(702) 395-9985
Email:	mschwartz57@cox.net
Comments:	I am Secretary/Treasurer of the HOA Board and fully support the approval of this application.

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10-11A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, June 4, 2019 10:02 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 06/04/19 10:02 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-76273
Position:	I SUPPORT the project and all related applications.
Name:	Peter Howe
Residential or Business Address:	8300 Antler Pines CT Las Vegas, NV 89149
Phone:	(702) 818-0287
Email:	howe1946@att.net

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

10-11A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
11

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

SUBJECT:
VAC-76340 - VACATION RELATED TO MOD-76339 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC - For possible action on a request for a Petition to Vacate public right-of-way, public drainage, public utility and patent easements generally located east of Grand Montecito Parkway, on the west side of Oso Blanca Road (APNs Multiple), Ward 6 (Fiore) [PRJ-76273]. Staff recommends APPROVAL.

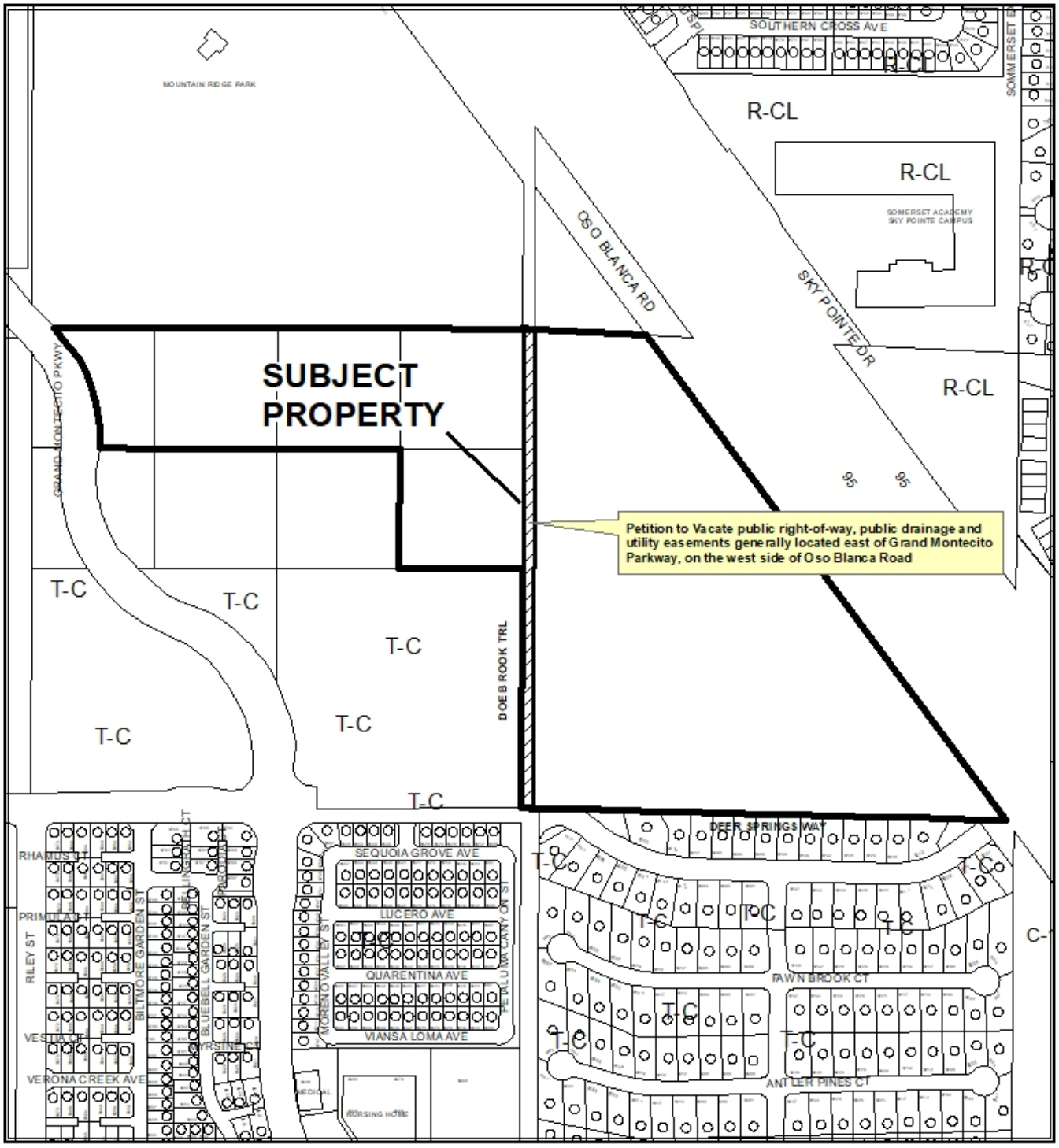
C.C.: 07/17/2019

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

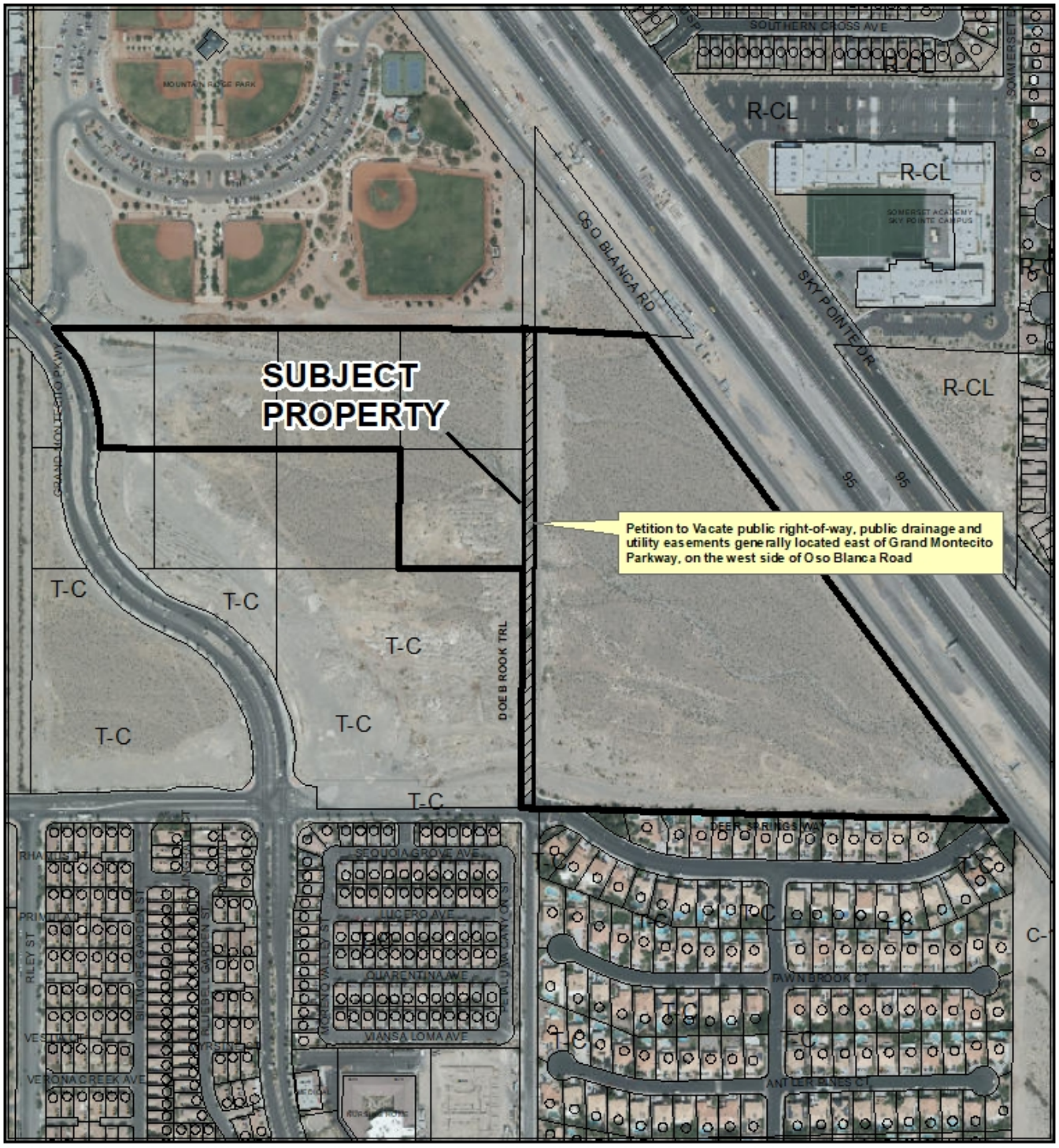
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter
5. Submitted after Final Agenda – Executed Condition Confirmation Documentation

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



CASE: **VAC-76340 (PRJ-76273)**

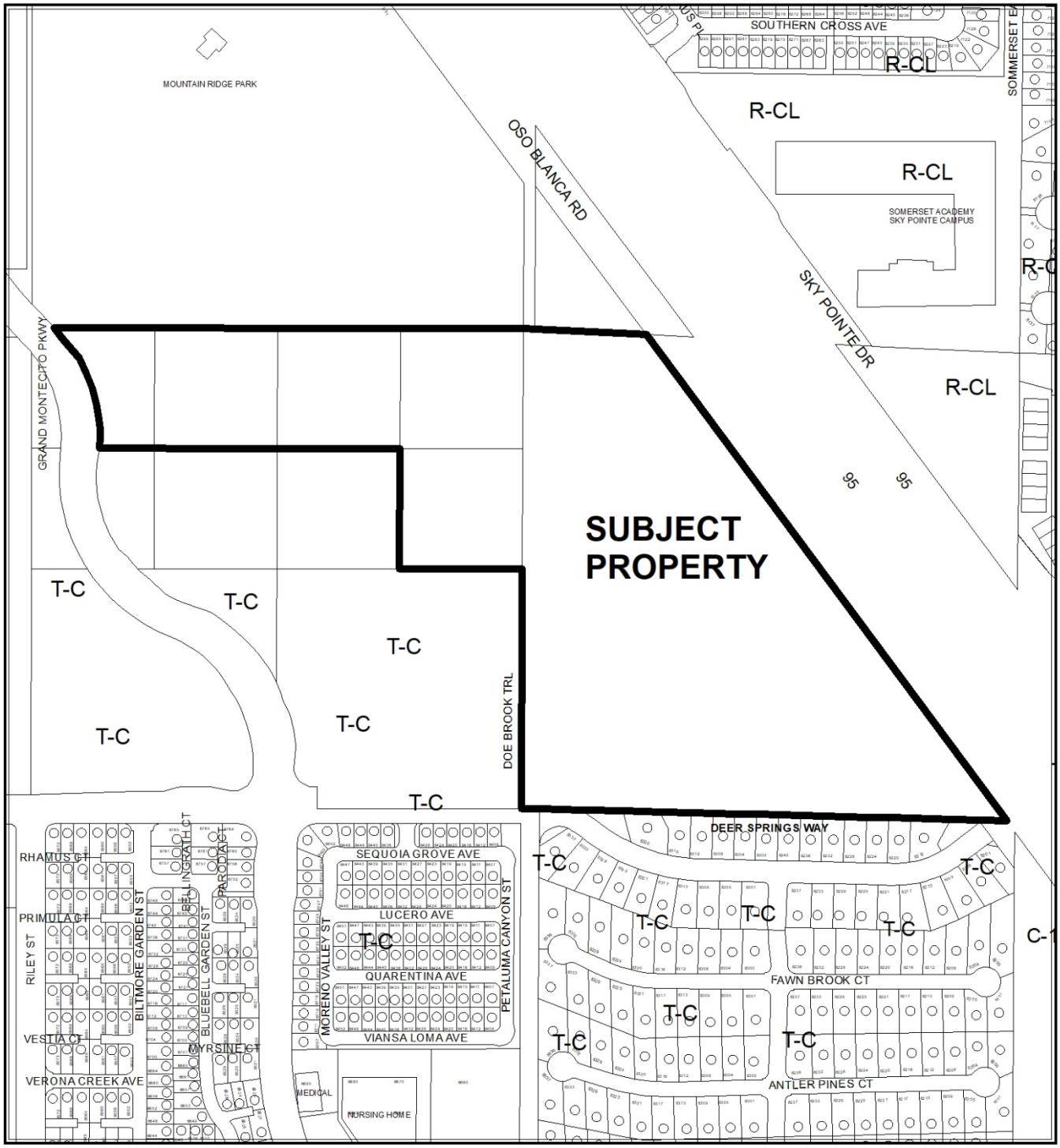


CASE: **VAC-76340 (PRJ-76273)**

0 310 620

Feet

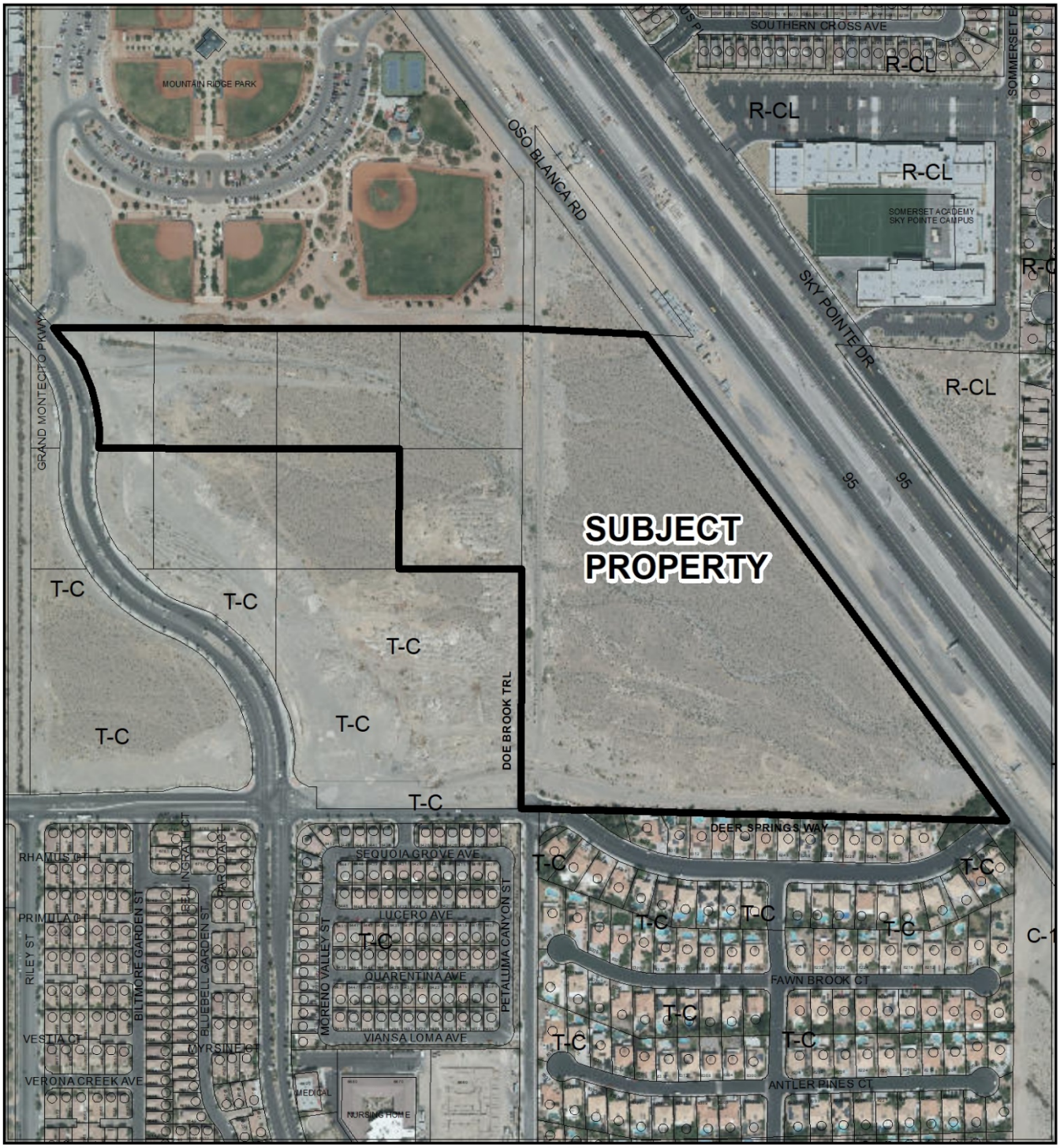
N



CASE: VAC-76340 (PRJ-76273)

0 310 620
Feet

N



CASE: VAC-76340 (PRJ-76273)

0 310 620 Feet

N

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) Grand Montecito / Deer Springs

Project Name Montecito 60 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-21-201-001 125-20-601-003; 125-20-603-001 thru 004; **Ward #** 6

General Plan: Existing TC Proposed NA **Zoning:** Existing UC-TC MC-TC Proposed M-TC

Additional Information Additional APN's 125-20-602-005; -002, -005

Property Owner KB Home NV Acquisition, LLC Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8466

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8466

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail rleigh@shg-inc.com Phone 702-284-5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 Brian Kunec, President, KB Home Las Vegas Inc.

Subscribed and sworn before me County of Clark, State of Nevada by Brian Kunec on

This 15th day of February, 20 19.

C. Bilbrey

Notary Public in and for said County and State

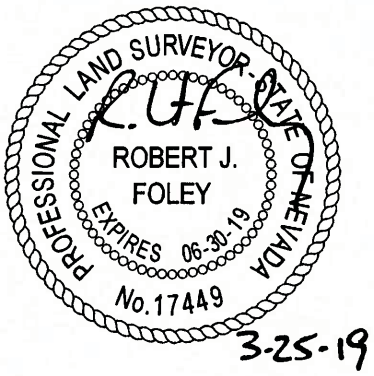
PRJ-76278
04/26/19

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56803-1

EXHIBIT A-1

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: vac_PDE-20071211-04193.doc
By: RD
Date: March 13, 2019



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED EAST OF GRAND MONTECITO PARKWAY AND NORTH OF DEER SPRINGS WAY FOR DRAINAGE EASEMENT VACATION PURPOSES.

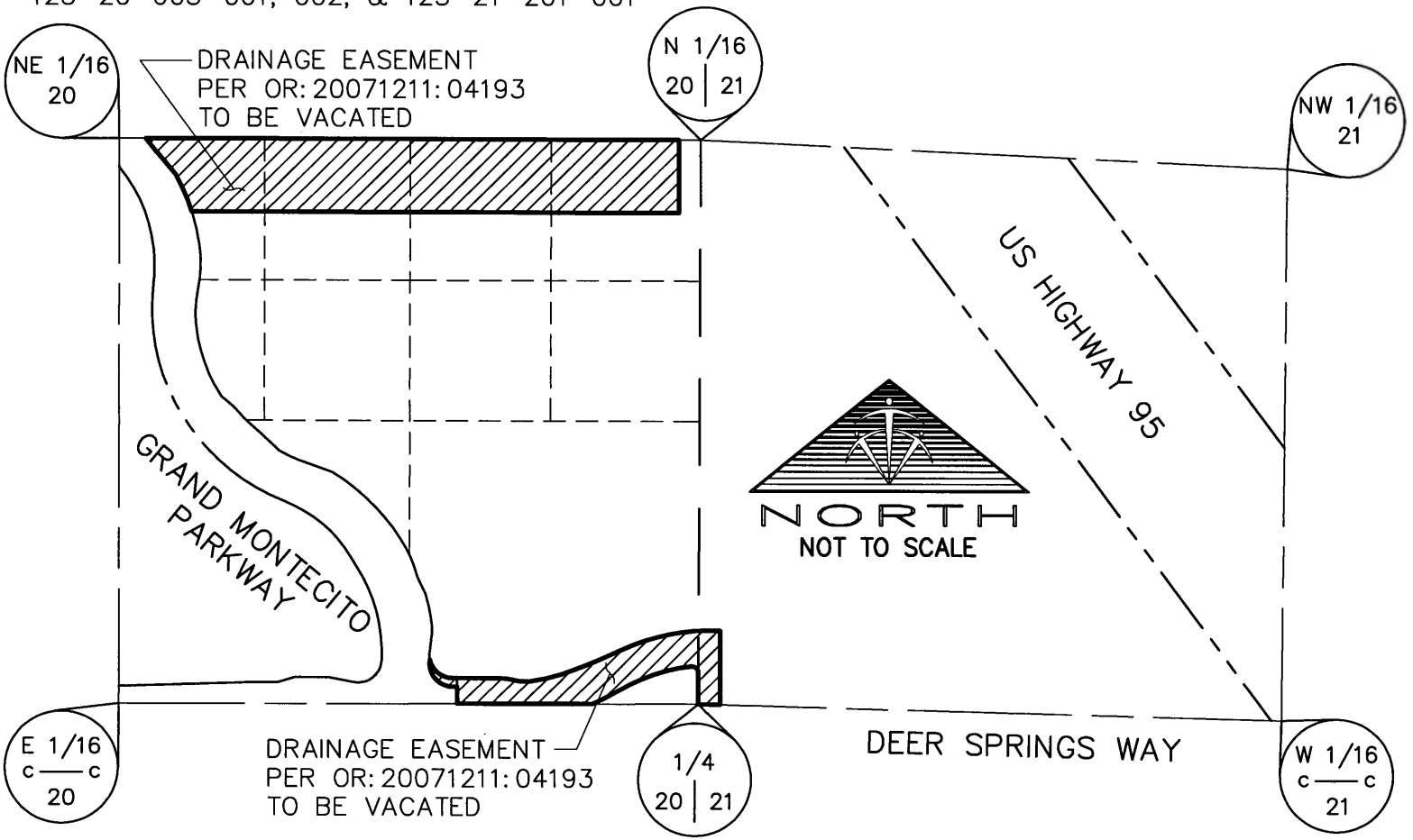
LEGAL DESCRIPTION

ALL OF THOSE CERTAIN DRAINAGE EASEMENTS GRANTED TO THE CITY OF LAS VEGAS BY DOCUMENT RECORDED DECEMBER 11, 2007 AS **INSTRUMENT No. 20071211-0004193 CLARK COUNTY OFFICIAL RECORDS**, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON **"EXHIBIT B-1"**, ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PRJ-76273
04/22/19

APN'S: 125-20-601-003, 125-20-602-002, 005
125-20-603-001, 002, & 125-21-201-001



PRJ-76273
04/22/19

EXHIBIT B-1

PAGE 2 OF 2

08018.0012\vac_PDE-20071211-04193

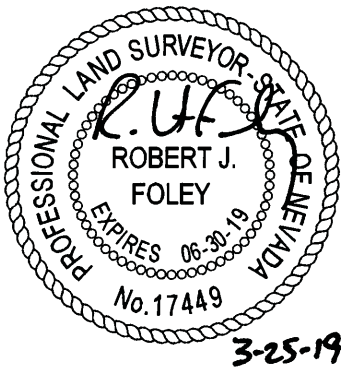
TRI-CORE
SURVEYING, LLC

6761 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89146
(702) 821-1554

EXHIBIT A-2

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: vac_road esmnt-71-458.doc
By: RD
Date: March 14, 2019



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED EAST OF GRAND MONTECITO PARKWAY AND NORTH OF DEER SPRINGS WAY FOR ROADWAY EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

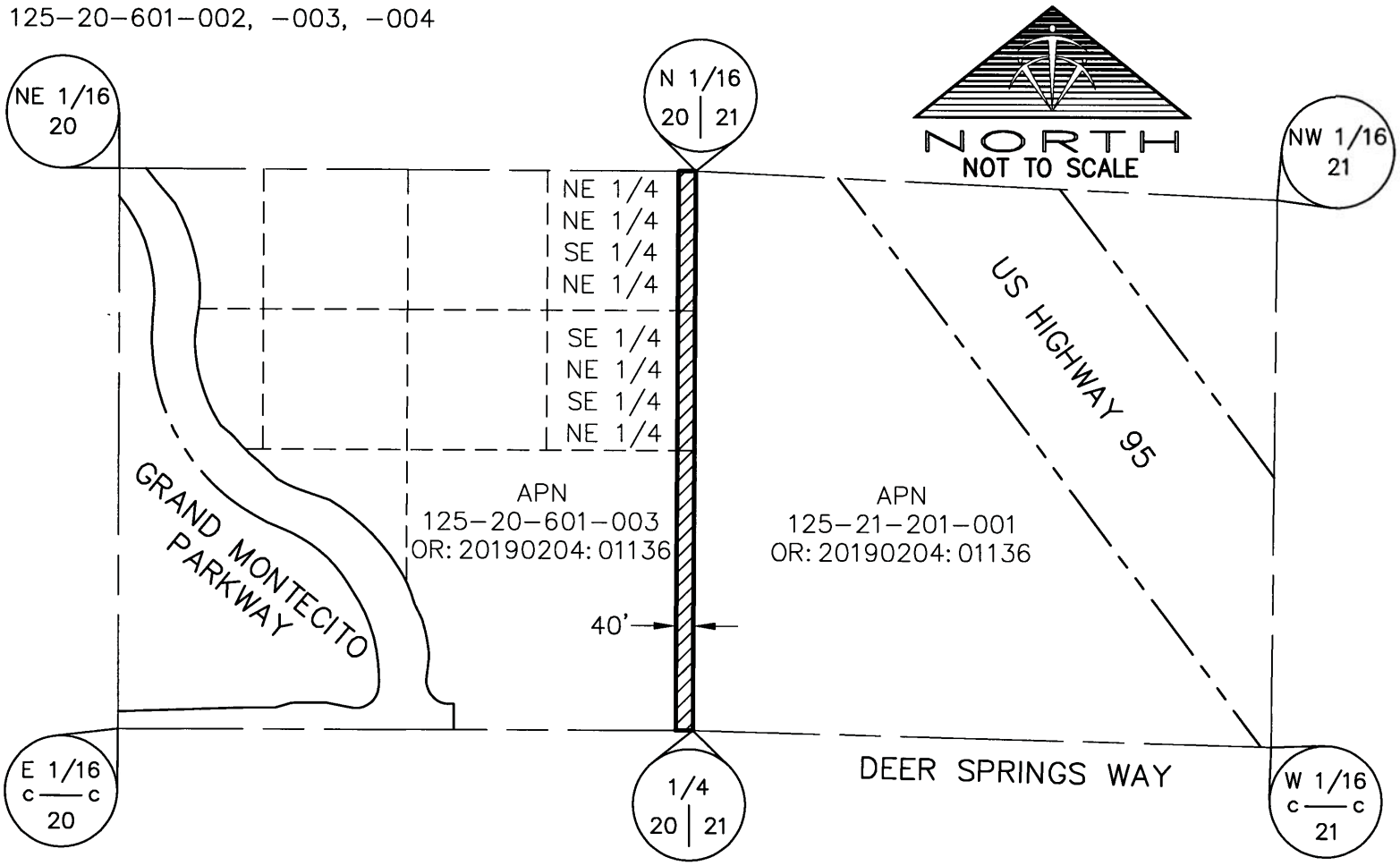
ALL OF THAT CERTAIN ROAD EASEMENT RESERVED BY GRANT, BARGAIN SALE DEED RECORDED AUGUST 26, 1953 IN **BOOK 71, PAGE 458 OF DEEDS, INSTRUMENT NO. 4112264 CLARK COUNTY OFFICIAL RECORDS**, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THE EAST 40.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20, AS SHOWN ON **"EXHIBIT B-2"**, ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PRJ-76273
04/22/19

APN: 125-20-601-002, -003, -004



ROAD EASEMENT RESERVED BY CLARK COUNTY PER OR: 71: 458 TO BE VACATED

EXHIBIT B-2

PAGE 2 OF 2

08018.0012\vac_road esmnt-71-458

TRI-CORE
SURVEYING, LLC

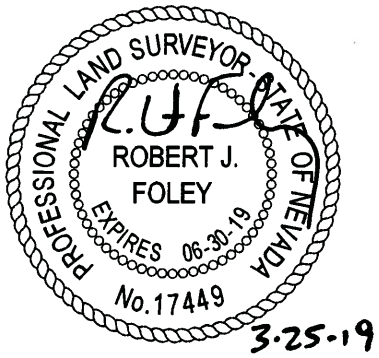
6761 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-76273
04/22/19

EXHIBIT A-3

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: vac_pat esmnt.doc
By: RD
Date: March 14, 2019



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED WEST INTERSTATE U.S. 95 AND NORTH OF DEER SPRINGS WAY FOR ROAD, PUBLIC UTILITIES AND FLOOD CONTROL EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

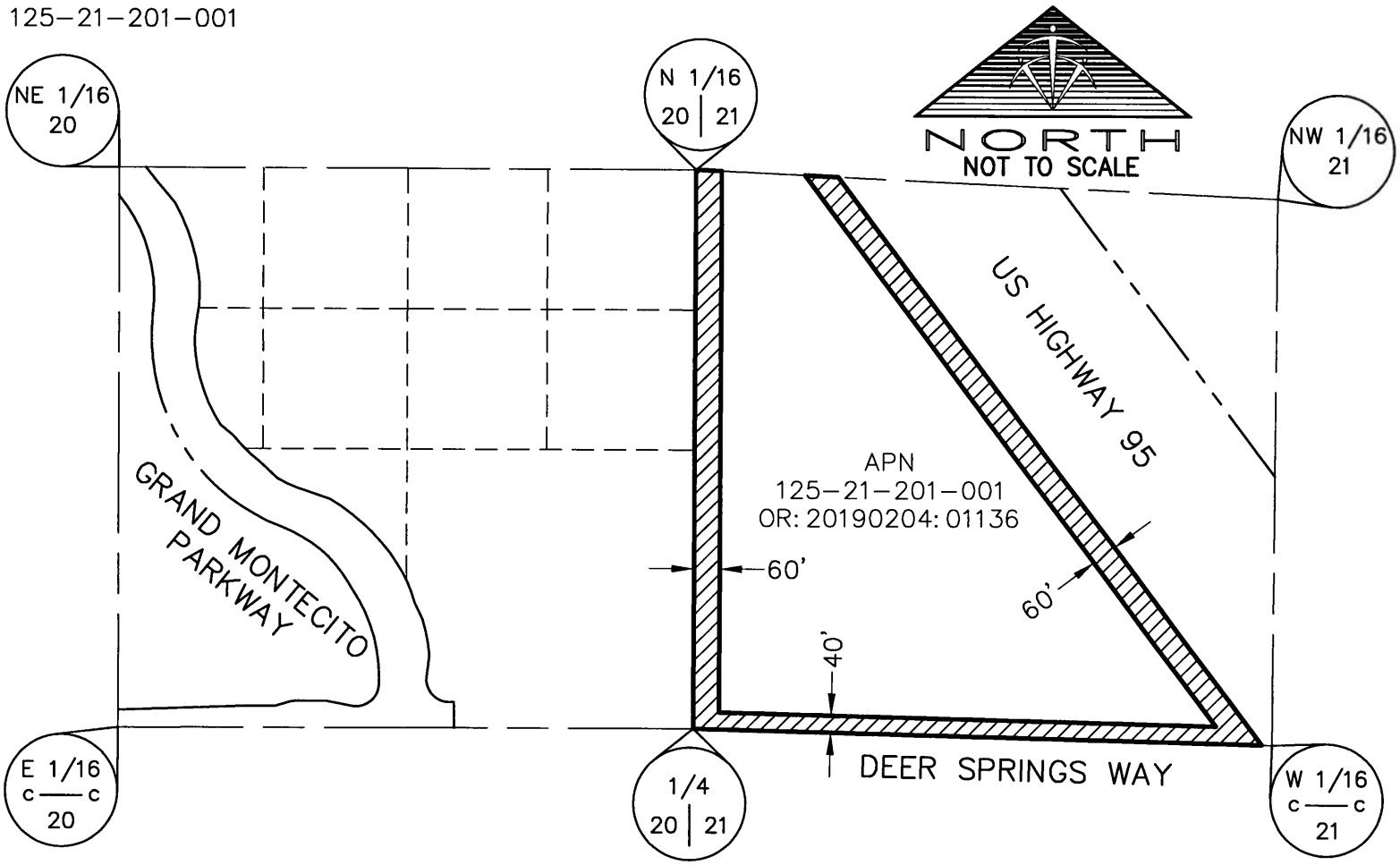
ALL OF THAT CERTAIN EASEMENT GRANTED TO THE CITY OF LAS VEGAS FOR ROAD, PUBLIC UTILITIES AND FLOOD CONTROL PURPOSES BY **U.S. PATENT No. 27-94-0024 RECORDED JULY 19, 1994 IN BOOK 940719 AS INSTRUMENT No. 01436 CLARK COUNTY OFFICIAL RECORDS**, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AN EASEMENT 60.00 FEET IN WIDTH ALONG THE WEST BOUNDARY AND 40.00 FEET IN WIDTH ALONG THE SOUTH BOUNDARY OF THE SW1/4 OF THE NW1/4 OF SEC. 21, T. 19S., R. 60 E., MDM, AND 60 FEET IN WIDTH ALONG THE SOUTH BOUNDARY OF RIGHT-OF-WAY CC-018138 (ALONG THE SOUTH SIDE OF U.S. 95) AS TO THE AFOREMENTIONED PARCEL, AS SHOWN ON **"EXHIBIT B-3"**, ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PRJ-76273
04/22/19

APN: 125-21-201-001



PATENT EASEMENT FOR ROAD, PUBLIC UTILITIES, AND FLOOD CONTROL PURPOSES PER OR: 940719:01436 TO BE VACATED

EXHIBIT B-3

PAGE 2 OF 2

08018.0012\vac_PDE-20071211-04193

TRI-CORE
SURVEYING, LLC

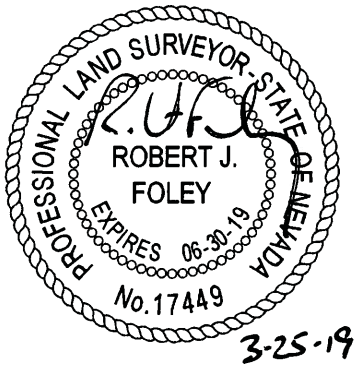
6761 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-76273
04/22/19

EXHIBIT A-4

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: vac_PDE-20170315-01545.doc
By: RD
Date: March 14, 2019



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED EAST OF GRAND MONTECITO PARKWAY AND NORTH OF DEER SPRINGS WAY FOR PUBLIC DRAINAGE EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

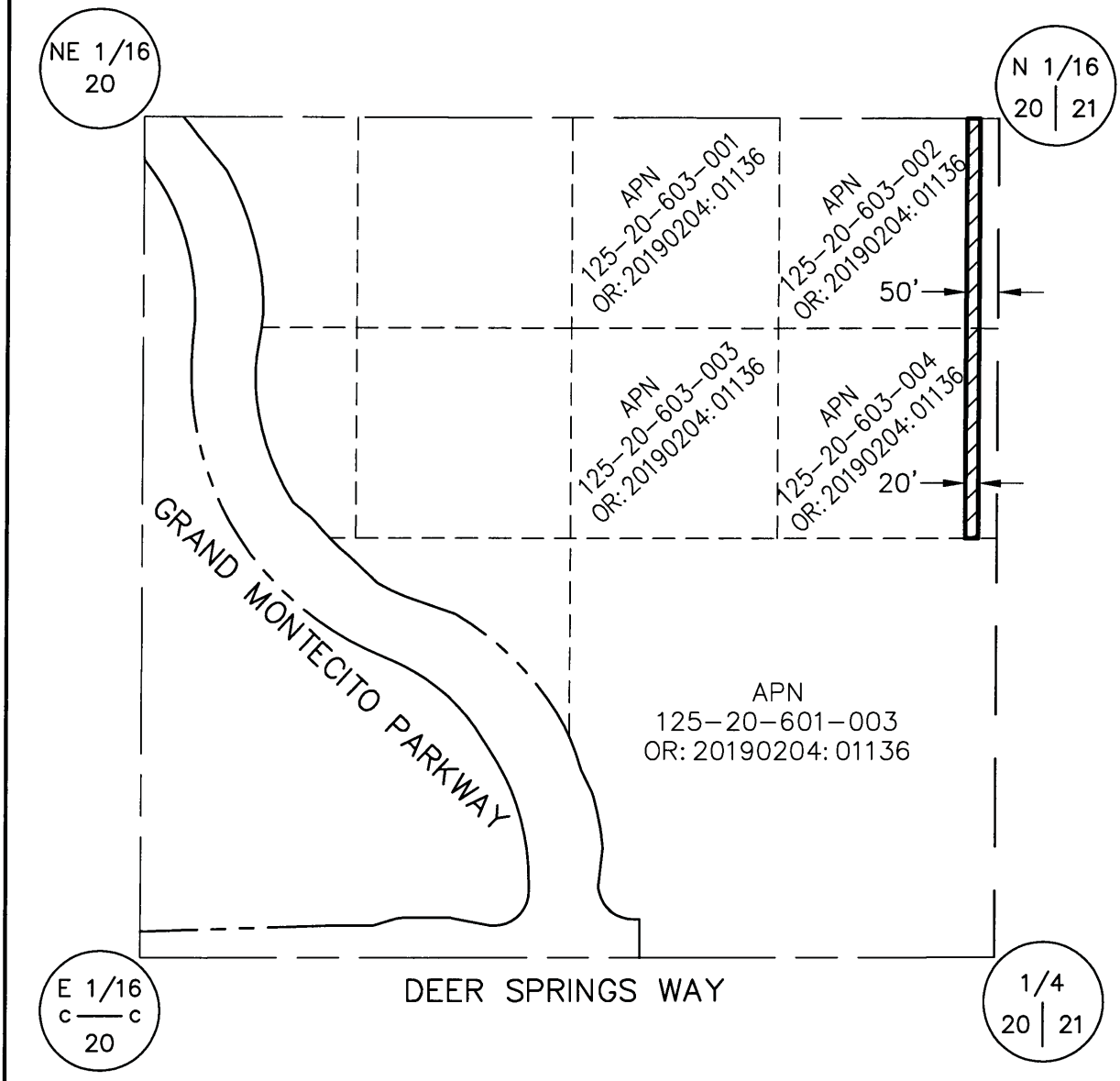
A PORTION OF THAT CERTAIN PUBLIC DRAINAGE EASEMENT RESERVED BY **INSTRUMENT No. 20170315-0001545 CLARK COUNTY OFFICIAL RECORDS**, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THE WEST 20.00 FEET OF THE EAST 50.00 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20, AS SHOWN ON **"EXHIBIT B"**, ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PRJ-76273
04/22/19

APN: 125-20-603-002, 004



PUBLIC DRAINAGE EASEMENT RESERVED
PER OR: 20170315: 01545 TO BE VACATED

NORTH
NOT TO SCALE

EXHIBIT B-4

PAGE 2 OF 2

08018.0012\vac_PDE-20170315-01545

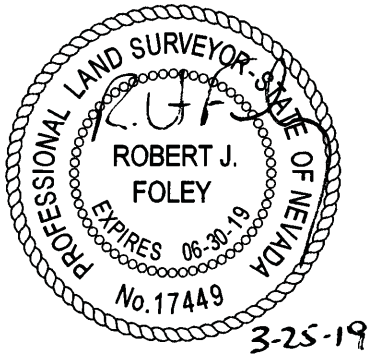
TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-76273
04/22/19

EXHIBIT A-5

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: vac_RW-20071211-04194.doc
By: RD
Date: March 14, 2019



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED EAST OF GRAND MONTECITO PARKWAY AND NORTH OF DEER SPRINGS WAY FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

ALL OF THAT PORTION OF PUBLIC RIGHT-OF-WAY DESCRIBED AS **EXHIBIT "B"** OF **INSTRUMENT No. 20071211-0004194 CLARK COUNTY OFFICIAL RECORDS**, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON **"EXHIBIT B-5"**, ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION

PRJ-76273
04/22/19

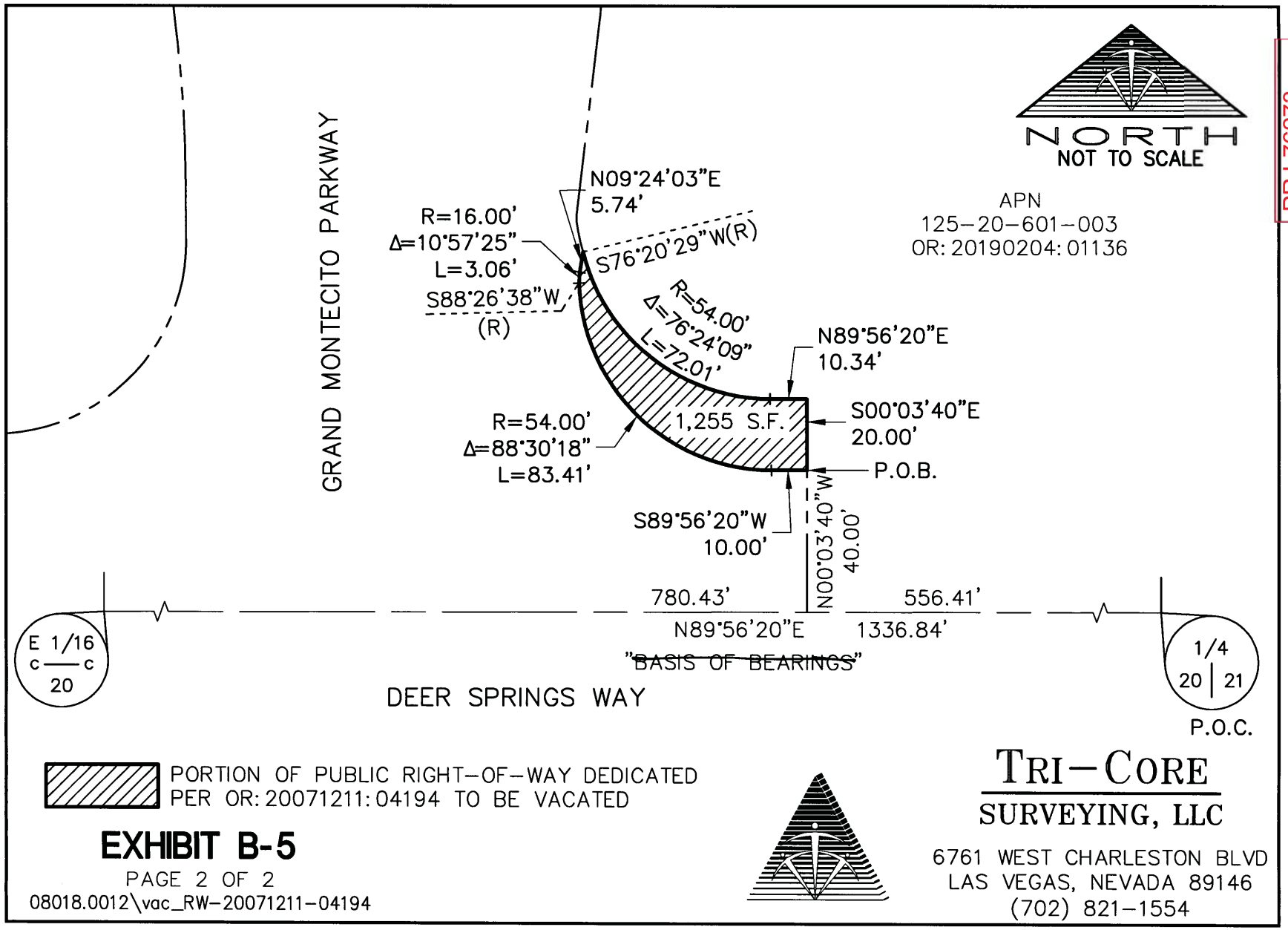


EXHIBIT B-5

PAGE 2 OF 2

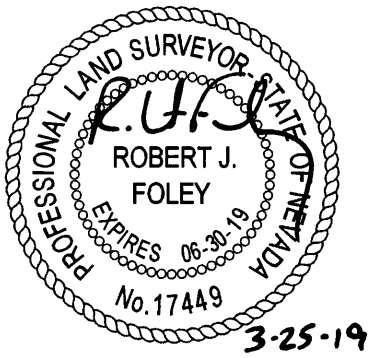
08018.0012\vac_RW-20071211-04194

TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89146
(702) 821-1554

EXHIBIT A-6

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: vac_RW-20040614-02298.doc
By: RD
Date: March 14, 2019



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED EAST OF GRAND MONTECITO PARKWAY AND NORTH OF DEER SPRINGS WAY FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

A PORTION OF PUBLIC RIGHT-OF-WAY DESCRIBED AS **EXHIBIT "J"** OF **INSTRUMENT No. 20040614-0002298 CLARK COUNTY OFFICIAL RECORDS**, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), SOUTH 89°56'20" WEST, 556.41 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°03'40" WEST, 20.01 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'20" WEST, 10.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 54.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 84.36 FEET, THROUGH A CENTRAL ANGLE OF 89°30'16"; THENCE NORTH 00°33'24" WEST, 33.51 FEET; THENCE NORTH 06°45'55" EAST, 5.25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GRAND MONTECITO PARKWAY SAME BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 16.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 83°14'05" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 1.97 FEET, THROUGH A CENTRAL ANGLE OF 07°03'48" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 54.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 83°14'10" WEST; THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE, 9.19 FEET, THROUGH A CENTRAL ANGLE OF 09°45'05"; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 09°24'03" WEST, 5.74 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 3.06 FEET, THROUGH A CENTRAL ANGLE OF 10°57'25" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 54.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 88°26'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 83.41 FEET, THROUGH A CENTRAL ANGLE OF 88°30'18"; THENCE NORTH 89°56'20" EAST, 10.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GRAND MONTECITO PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°03'40" EAST, 19.99 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON **"EXHIBIT B-6"**, ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 1,370 SQUARE FEET

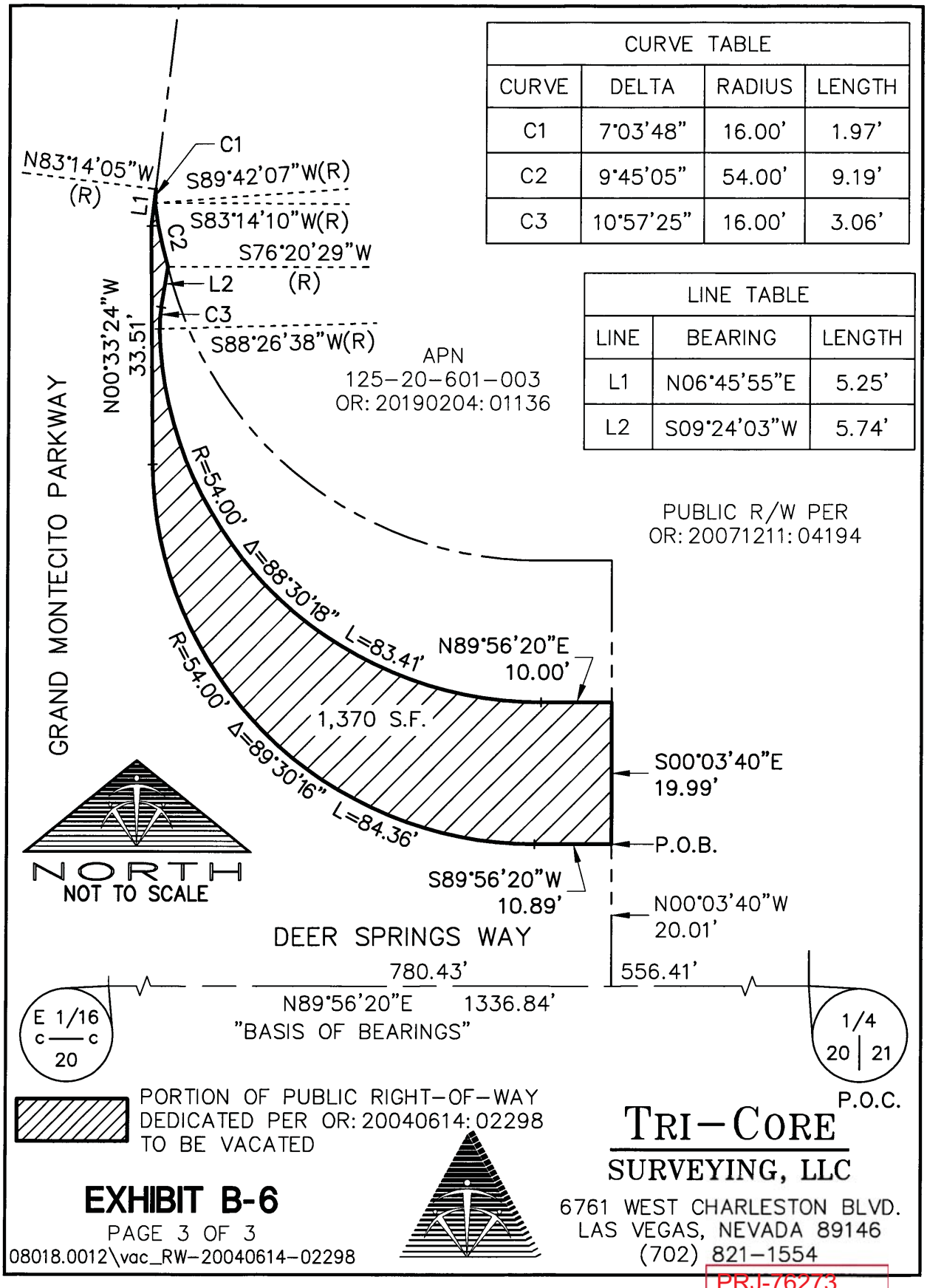
PRJ-76273
04/22/19

BASIS OF BEARINGS

NORTH 89°56'20" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 118, PAGE 89 OF SURVEYS.

END OF DESCRIPTION

PRJ-76273
04/22/19



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°03'48"	16.00'	1.97'
C2	9°45'05"	54.00'	9.19'
C3	10°57'25"	16.00'	3.06'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°45'55"E	5.25'
L2	S09°24'03"W	5.74'

EXHIBIT B-6

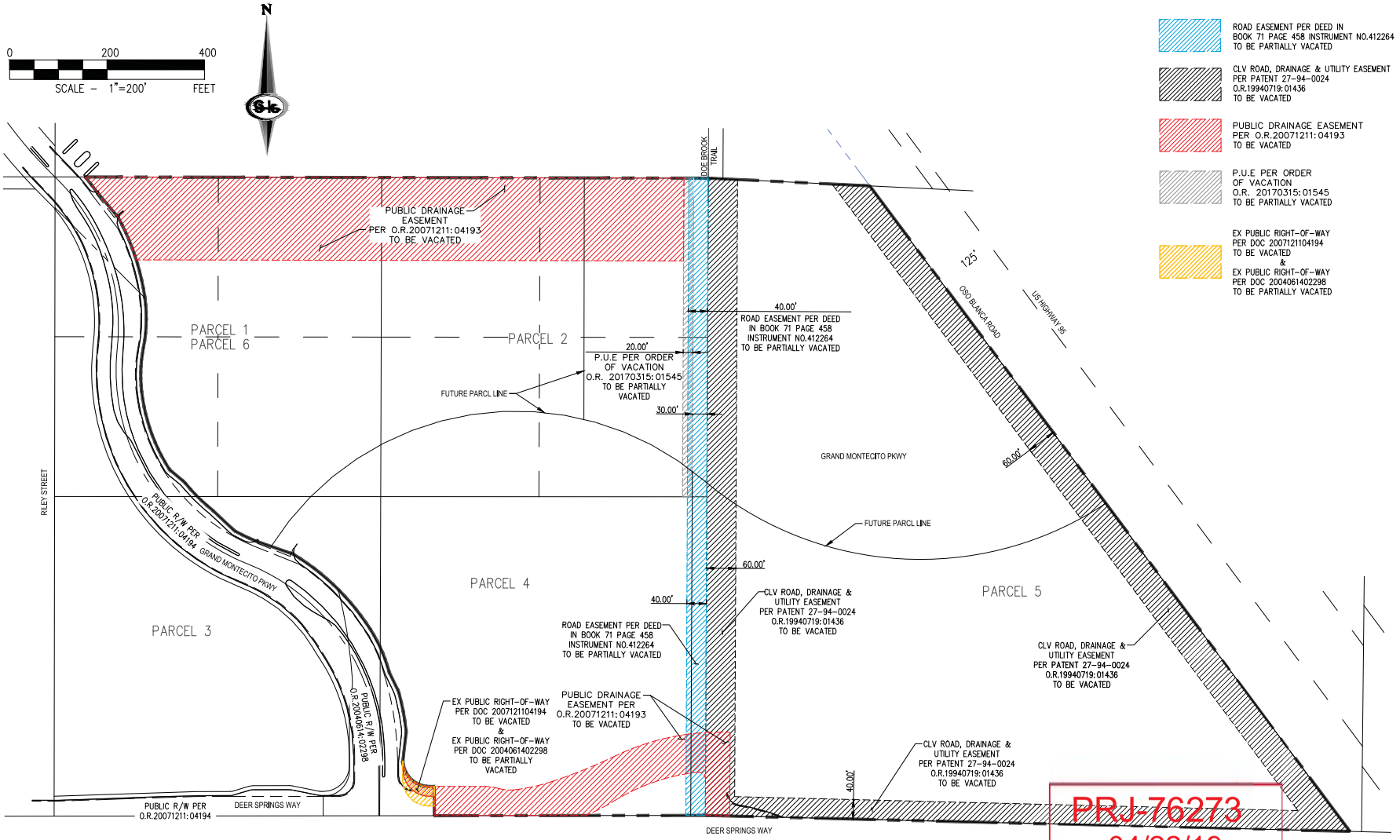
PAGE 3 OF 3

08018.0012\vac_RW-20040614-02298

TRI-CORE SURVEYING, LLC

6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-76273
04/22/19



PRJ-76273
04/22/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 2944-5300 FAX (702) 2944-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

KB HOME

MONTECITO 60

CITY OF LAS VEGAS PUBLIC VACATIONS EXHIBIT

DATE:	4/22/19
DRAFTER:	AM
DESIGNER:	HN
CHECKED:	MAK
PROJECT NO.	KBH1805-000

EXH-1
SHEET 1 OF 1

j:\kbh1805-000 montecito 60\dwg\entitlements\vs\190418 montecito 60 clv public vacations & private relings exhibits.dwg 4/22/2019 10:17 AM Andy Madrid

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SCHEDULE B – SECTION TWO EASEMENTS AND EXCEPTIONS

THE EASEMENTS AND OTHER RECORDED DATA SHOWN HEREON, WERE OBTAINED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE No. NSC-914875-HHLV DATED JUNE 22, 2018. THE SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED ON THESE SUPPLIED DOCUMENTS AND SPECIFICALLY DISCLAIMS ANY ITEMS NOT SHOWN WHICH MAY BE OF RECORD OR NOT OF RECORD THAT MAY AFFECT THE PROPERTY SHOWN ON THIS SURVEY.

⬡ DENOTES PLOTTABLE EASEMENTS AND EXCEPTIONS

18. RESERVATIONS AND PROVISIONS AS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA, RECORDED DECEMBER 17, 1928, IN BOOK 13 OF DEEDS, PAGE 362, AS INSTRUMENT NO. 29660.
AFFECTS PARCELS 1, 2, 3, 4 AND 6 **(NO EASEMENTS, RESERVES MINERAL RIGHTS)**

⬡19. ALL OF THE OIL, GAS, MINERALS AND MINERAL SUBSTANCES OF EVERY SORT AND DESCRIPTION UNDERLYING THE SURFACE OF THE LAND AS RESERVED IN A DOCUMENT RECORDED AUGUST 26, 1953 IN BOOK 71 OF DEEDS, PAGE 458 AS INSTRUMENT NO. 412264 AND A RESERVATION OF ROADWAY EASEMENT OVER THE EAST 40 FEET OF PARCEL 4 AS CONTAINED IN THE ABOVE INSTRUMENT.
AFFECTS PARCELS 1, 2, 3, 4 AND 6

20. PROVISIONS, RECITED ON THE DEDICATION STATEMENT ON THE PARCEL MAP RECORDED DECEMBER 04, 1984 IN BOOK 2031 AS INSTRUMENT NO. 1990092 OF OFFICIAL RECORDS, IN FILE 45, PAGE 15 OF PARCEL MAPS.
(AFFECTS PARCEL 2) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

21. EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE PARCEL MAP, RECORDED IN FILE 45, PAGE 15 OF PARCEL MAPS.
(AFFECTS PARCEL 2) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

22. PROVISIONS, RECITED ON THE DEDICATION STATEMENT ON THE PARCEL MAP RECORDED DECEMBER 04, 1984 IN BOOK 2031 AS INSTRUMENT NO. 1990093 OF OFFICIAL RECORDS, IN FILE 45, PAGE 16 OF PARCEL MAPS.
(AFFECTS PARCELS 1 AND 6) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

23. EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE PARCEL MAP, RECORDED IN FILE 45, PAGE 16 OF PARCEL MAPS.
(AFFECTS PARCELS 1 AND 6) **(PUBLIC STREETS DEDICATED PER THIS MAP HAVE BEEN VACATED)**

⬡24. AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED SEPTEMBER 29, 1993, IN BOOK 930929 AS INSTRUMENT NO. 01372 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND.
(AFFECTS PARCEL 4)

25. COVENANTS, CONDITIONS, AND RESTRICTIONS IN A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND MONTECITO TOWN CENTER, LLC FOR THE MONTECITO TOWN CENTER RECORDED MAY 1, 2002, IN BOOK 20020501 AS INSTRUMENT NO. 02542 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 1, 2, 3, 4 AND 6) **(NO PLOTTABLE EASEMENTS)**

⬡26. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 22, 2002 IN BOOK 20020822 AS INSTRUMENT NO. 00707 OF OFFICIAL RECORDS.
DOCUMENT ALSO RECORDED SEPTEMBER 16, 2002 IN BOOK 20020916 AS INSTRUMENT NO. 00758 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 3 AND 4)

⬡27. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 25, 2002 IN BOOK 20020925 AS INSTRUMENT NO. 00686 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 3 AND 4)

⬡28. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN AN EASEMENT AND RIGHT-OF-WAY RECORDED MARCH 18, 2003, IN BOOK 20030318 AS INSTRUMENT NO. 00918 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 3 AND 4)

29. ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK , PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS VACATING THOSE PORTIONS OF WITTIG AVENUE, CLARENCE AVENUE, RILEY STREET AND BONITA VISTA STREET AS THE SAME WAS RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06908 OF OFFICIAL RECORDS.

DOCUMENT RE-RECORDED JUNE 14, 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02063 OF OFFICIAL RECORDS.
(AFFECTS PARCELS 1, 2 AND 6) **(NO EASEMENTS RESERVED)**

30. A DOCUMENT ENTITLED "AFFIDAVIT OF WAIVER AND CONSENT IN CONNECTION WITH THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1502" RECORDED NOVEMBER 6, 2003 IN BOOK 20031106 AS INSTRUMENT NO. 00764 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 1, 2, 3, 4 AND 5) **(NO EASEMENTS)**

⬡31. ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK , PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS VACATING VACATION OF A DEDICATED RIGHT-OF-WAY AS THE SAME WAS RECORDED MARCH 15, 2017 IN BOOK 20170315 AS INSTRUMENT NO. 01545 OF OFFICIAL RECORDS.
(AFFECTS LOTS 1 AND 4 OF PARCEL 2)

32. COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED MARCH 20, 2017, IN BOOK 20170320 AS INSTRUMENT NO. 01802 OF OFFICIAL RECORDS.
(AFFECTS LOTS 1 AND 4 OF PARCEL 2) **(PUBLIC NOTICE OF STREET VACATION)**

THE FOLLOWING ITEMS 19 THROUGH 27 AFFECTS PARCEL 5:

33. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS IN A HIGHWAY EASEMENT DEED RECORDED JUNE 22, 1990, IN BOOK 900622 AS INSTRUMENT NO. 01101 OF OFFICIAL RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

⬡34. RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 19, 1994, IN BOOK 940719 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01436.

⬡35. AN EASEMENT FORA ROAD, LANDSCAPE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 1, 1996 IN BOOK 960801 AS INSTRUMENT NO. 00381 OF OFFICIAL RECORDS.
A DOCUMENT ENTITLED "ASSIGNMENT OF RIGHT OF WAY GRANT FOR LANDSCAPE PURPOSES" RECORDED AUGUST 12, 1997 IN BOOK 970812 AS INSTRUMENT NO. 00478 OF OFFICIAL RECORDS.

36. A DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" RECORDED JULY 23, 1997 IN BOOK 970723 AS INSTRUMENT NO. 01481 OF OFFICIAL RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

⬡37. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 14, 2006 IN BOOK 20061214 AS INSTRUMENT NO. 02961 OF OFFICIAL RECORDS.

⬡38. ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK , PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS VACATING PORTIONS OF THE LAND AS THE SAME WAS RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04192 OF OFFICIAL RECORDS.

⬡39. COVENANTS, CONDITIONS, EASEMENTS (RESERVED) AND RESTRICTIONS IN A ORDER OF VACATION RECORDED DECEMBER 11, 2007, IN BOOK 20071211 AS INSTRUMENT NO. 04192 OF OFFICIAL RECORDS.

⬡40. A DOCUMENT ENTITLED "RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES" RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04193 OF OFFICIAL RECORDS.

41. A DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT" RECORDED DECEMBER 13, 2007 IN BOOK 20071213 AS INSTRUMENT NO. 00269 OF OFFICIAL RECORDS. **(ALLOWS FOR LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY)**

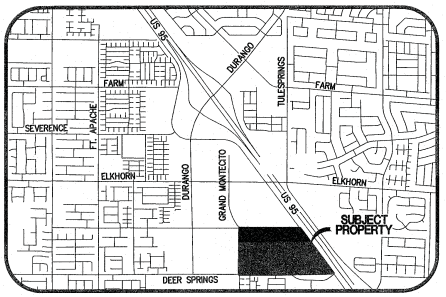
THE FOLLOWING MATTERS AFFECT PARCEL 7:

42. RESERVATIONS AND PROVISIONS AS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA, RECORDED FEBRUARY 14, 1929, IN BOOK 14, PAGES 23 AND 24 OF DEED RECORDS, AS INSTRUMENT NO. 30370. **(RESERVES MINERAL RIGHTS)**

43. LACK OF ANY AND ALL ABUTTER'S RIGHTS WITH NO RIGHT OF EASEMENT OF ACCESS THERETO IN A FINAL ORDER OF CONDEMNATION RECORDED AUGUST 30, 1995, IN BOOK 950830 AS INSTRUMENT NO. 01103 OF OFFICIAL RECORDS.
(WITHIN US-95 RIGHT-OF-WAY)

44. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 82, PAGE 86 OF RECORD OF SURVEYS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

45. COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED MARCH 06, 2013, IN BOOK 20130306 AS INSTRUMENT NO. 00449 OF OFFICIAL RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4, AS SHOWN BY MAP THEREOF ON FILE IN FILE 45 OF PARCEL MAPS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF WITTIG AVENUE, CLARENCE AVENUE, RILEY STREET AND BONITA VISTA STREET AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06908 AND RERECORDED JUNE 14, 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02063 OF OFFICIAL RECORDS.

EXCEPTING FROM LOTS 1, 2, 3 AND 4, THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06913 AND RE-RECORDED JUNE 14 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02298 OF OFFICIAL RECORDS.

ALSO, EXCEPTING THOSE PORTIONS OF LOTS 2 AND 3, CLARENCE AVENUE AND RILEY STREET AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04194 OF OFFICIAL RECORDS.

PARCEL 2:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4, AS SHOWN BY MAP THEREOF ON FILE IN FILE 45 OF PARCEL MAPS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF WITTIG AVENUE, CLARENCE AVENUE, AND BONITA VISTA STREET AS VACATED BY THE CITY OF LAS VEGAS IN AN ORDER OF VACATION RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06908 AND RE-RECORDED JUNE 14, 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02063 OF OFFICIAL RECORDS.

TOGETHER WITH THOSE PORTIONS VACATED BY THE ORDER OF VACATION OF DEDICATED RIGHT-OF-WAY RECORDED MARCH 15, 2017 IN BOOK 20170315 AS INSTRUMENT NO. 01545 OF OFFICIAL RECORDS AS TO LOTS 1 AND 4

PARCEL 3:
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO 06913 AND RE-RECORDED JUNE 14 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02298 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04194 OF OFFICIAL RECORDS.

PARCEL 4:
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED JUNE 30, 2003 IN BOOK 20030630 AS INSTRUMENT NO. 06913 AND RE-RECORDED JUNE 14 2004 IN BOOK 20040614 AS INSTRUMENT NO. 02298 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN GRANT DEED RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04194 OF OFFICIAL RECORDS.

PARCEL 5:
THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY NO. 95 AS IT MAY NOW EXIST.

PARCEL 6:
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., BEING A PORTION OF GRAND MONTECITO PARKWAY, AS VACATED IN THAT CERTAIN ORDER OF VACATION RECORDED DECEMBER 12, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 04192 OF OFFICIAL RECORDS.

PARCEL 7: **(NOT A PART OF THIS SURVEY)**
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM A THIRTY FOOT (30') RIGHT OF WAY ADJACENT TO THE SECTION LINE, MORE FULLY DESCRIBED AS BORDERING ANY PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST AS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY DEED RECORDED JANUARY 15, 1952 IN BOOK 65 OF DEEDS, PAGE 244, CLARK COUNTY, NEVADA, AS DOCUMENT 379825.

FURTHER EXCEPTING THOSE PORTIONS CONDEMNED IN FAVOR THE STATE OF NEVADA BY FINAL ORDER OF CONDEMNATION (CASE NO. A320304) RECORDED AUGUST 30, 1995 IN BOOK 950830 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AS DOCUMENT NO. 01103 FURTHER EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 95 AS IT NOW EXISTS.

SURVEYOR'S COMMENTS

1. THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR CLARK COUNTY, NEVADA AND INCORPORATED AREAS, MAP NO. 32003C1745 E, PANEL NUMBER 1745 OF 4090, REVISED SEPTEMBER 27, 2002.

2. THE LOCATION OF UTILITIES SHOWN ON THIS MAP ARE BASED ON VISIBLE SURFACE EVIDENCE. THE SURVEYOR BEARS NO RESPONSIBILITY FOR THE LOCATION OF NON-VISIBLE UTILITIES SHOWN OR NOT SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ACTUAL CONSTRUCTION. TRI-CORE SURVEYING AND THE CERTIFYING SURVEYOR SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

3. NO ATTEMPT HAS BEEN MADE TO RESEARCH SERVICE CONNECTIONS. FOR FURTHER INFORMATION REGARDING LOCATION, DEPTH OR SIZE OF UTILITIES, OR POINTS OF CONNECTIONS, CONTACT THE APPROPRIATE UTILITY COMPANY

   CALL BEFORE YOU DIG – 811

4. AREA= 65.00 ACRES (GROSS)
   60.37 ACRES (NET)

5. PROPERTY ADDRESS: PARCEL 4 (APN 125-20-601-003) 6810 GRAND MONTECITO PKWY
   (NO OTHER ADDRESSES ASSIGNED)

6. ZONING: SUBJECT PROPERTY IS ZONED: **(MC-TC) MONTECITO – TOWN CENTER**
   (WEST OF DOEBROOK)
   (UC-TC) URBAN CENTER MIXED USE – TOWN CENTER
   (EAST OF DOEBROOK)

   NO SPECIFIC SETBACKS LISTED IN THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE TITLE 19.

   A ZONING REPORT WAS NOT PROVIDED TO THE CERTIFYING LAND SURVEYOR, THE ABOVE ZONING INFORMATION WAS OBTAINED JULY 25, 2018 FROM THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE "TOWN CENTER DEVELOPMENT STANDARDS MANUAL":
   (https://www.lasvegasnevada.gov/cs/groups/public/documents/document/dhn0/mday/~edisp/tst002698.pdf)

7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

BASIS OF BEARINGS

NORTH 89°56'20" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 118, PAGE 89 OF SURVEYS.

SURVEYOR'S CERTIFICATE

TO: KB HOME NEVADA, INC;
FIRST AMERICAN TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 8, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2018.

PROFESSIONAL LAND SURVEYOR — ROBERT J. FOLEY — EXPIRES 06-30-19 — No.17449

8-2-18

ROBERT J. FOLEY
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17449

PRJ-76273
04/22/19

NO.	DESCRIPTION	DATE	APP'D
N/A			

DATE : 8/2/2018
PM : RF
DRAWN BY : RF
DESIGNED BY :
CHECKED BY : ML
ADA CHECKED :
JOB NO. : 03018.0016
SCALE : N/A

The contractor shall verify and be responsible for all dimensions. DO NOT scale this drawing - any errors or omissions shall be reported to the surveyor immediately. Copyright Reserved. This drawing is the property of TRI-Core Surveying and is not to be used in any way that is detrimental to the interests of TRI-Core. Reproduction or use for any purpose other than that authorized by TRI-Core is prohibited.
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TRI-CORE SURVEYING, LLC
LAND SURVEYING · CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS
6795 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL (702) 821-1654 FAX (702) 870-4378

ALTA/NSPS LAND TITLE SURVEY
GRAND MONTECITO & DEER SPRINGS
COVER SHEET

SHEET 1 OF 4

P:\03018.0016 Grand Montecito & Deer Springs\Mapping\drawings\ALTA_Grand Montecito_Deer Springs.dwg rfoley Thu, 02 Aug 2018 - 2:33pm

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°28'13"	382.50'	89.93'	45.17'
C2	31°32'32"	379.89'	209.14'	107.29'
C3	74°21'07"	477.50'	619.65'	362.13'
C4	8°25'01"	377.50'	55.46'	27.78'
C5	29°41'36"	291.00'	150.81'	77.14'
C6	3°37'54"	309.00'	19.59'	9.80'
C7	33°31'17"	367.50'	215.01'	110.68'
C8	90°14'13"	54.00'	85.05'	54.22'
C9	11°18'35"	17.00'	3.36'	1.68'
C10	11°18'35"	33.00'	6.51'	3.27'
C11	16°41'58"	33.00'	9.62'	4.84'
C12	16°41'58"	17.00'	4.95'	2.50'
C13	76°24'09"	54.00'	72.01'	42.50'
C14	9°44'53"	54.00'	9.19'	4.60'
C15	7°03'48"	16.00'	1.97'	0.99'
C16	13°21'15"	34.00'	7.92'	3.98'
C17	9°02'57"	487.50'	76.99'	38.58'
C18	0°09'25"	281.00'	0.77'	0.38'
C19	10°18'11"	34.00'	6.11'	3.07'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C20	10°44'03"	16.00'	3.00'	1.50'
C21	17°31'30"	309.00'	94.51'	47.63'
C22	26°10'11"	487.50'	222.66'	113.31'
C23	6°57'11"	377.50'	45.81'	22.93'
C24	14°20'26"	16.00'	4.00'	2.01'
C25	12°18'02"	367.50'	78.90'	39.60'
C26	10°51'01"	34.00'	6.44'	3.23'
C27	17°44'02"	16.00'	4.95'	2.50'
C28	25°42'24"	377.50'	169.37'	86.14'
C29	17°47'44"	291.00'	90.38'	45.56'
C30	18°59'58"	309.00'	102.47'	51.71'
C31	0°36'15"	309.00'	3.26'	1.63'
C32	20°18'37"	485.01'	171.93'	86.88'
C33	4°39'40"	472.50'	38.44'	19.23'
C34	68°00'00"	427.50'	507.37'	288.35'
C35	74°20'22"	427.50'	554.67'	324.13'
C36	50°55'19"	427.50'	379.94'	203.55'
C37	0°48'15"	548.48'	7.70'	3.85'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°17'53"W	17.75'
L2	N89°56'20"E	4.39'
L3	S78°45'05"E	56.24'
L4	N89°56'20"E	73.86'
L5	N73°14'22"E	34.42'
L6	N89°56'20"E	71.33'
L7	N00°03'40"W	60.00'
L8	S89°56'20"W	10.34'
L9	S06°45'55"W	56.03'
L10	S25°47'03"E	39.62'
L11	S70°32'15"E	82.79'
L12	S46°43'44"E	59.08'
L13	S50°01'58"E	34.53'
L14	S39°49'32"E	68.83'
L15	N00°17'53"W	122.22'

RADIAL TABLE	
LINE	BEARING
R1	N65°49'39"E
R2	N83°56'46"W
R3	S76°20'29"W
R4	S73°29'16"W
R5	S83°14'10"W
R6	N89°42'07"E
R7	N83°43'30"E
R8	N74°40'33"E
R9	N74°31'08"E
R10	N74°57'00"E
R11	S28°55'50"W
R12	S38°31'01"W
R13	N50°49'03"E
R14	S57°42'04"W
R15	N82°12'14"E
R16	N81°35'59"E
R17	N61°17'22"E
R18	N54°08'22"E
R19	S21°42'07"W
R20	S83°57'31"E
R21	N45°07'10"E

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ALIQUOT LINE
- ASSESSOR'S PARCEL LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- FOUND MONUMENT AS DESCRIBED
- FOUND ALUMINUM CAP STAMPED "PLS 16224" PER FILE 180, PAGE 22 OF SURVEYS
- (19) TITLE REPORT EXCEPTION NUMBER
- APN ASSESSOR'S PARCEL NUMBER
- BLM BUREAU OF LAND MANAGEMENT

NE 1/16 20 — FOUND 2" BRASS CAP STAMPED "PLS 16224"

FOUND ALUMINUM CAP STAMPED "PLS 13384" PER FILE 105, PAGE 6 OF SURVEYS — N 1/16 20 | 21

30' PUBLIC RIGHT-OF-WAY PER BOOK 65, PAGE 244 OF DEEDS, INST: 379825

DOE BROOK TRAIL

PARCEL 7 (N.A.P.)

FOUND NDOT R/W MONUMENT STA F 126+00 DIST 41.00 ANGLE 90°

PUBLIC RIGHT-OF-WAY PER BOOK 65, PAGE 244 OF DEEDS, INST: 379825

PUBLIC RIGHT-OF-WAY PER BOOK 20050525 AS INST: 0003588

PUBLIC RIGHT-OF-WAY PER BOOK 20050525 AS INST: 0003588

US HIGHWAY 95

PUBLIC RIGHT-OF-WAY PER OR: 20100826:01163, 20100826:01164

SKY POINTE DRIVE

FOUND NAIL AND BRASS TAG STAMPED "PLS 17449" ON BLOCK WALL PER FILE 118, PAGE 98 OF PARCEL MAPS

NW 1/16 21

N89°53'29"W 1340.99'

1279.30'

331.89'

N87°15'25"W 1355.89'

1024.00'

N00°36'02"E 1276.93'

PARCEL 1
PARCEL 6

PARCEL 2

PARCEL 3

PARCEL 4

PARCEL 5

OSO BLANCA ROAD

S36°37'44"E 1651.38'

RILEY STREET

N00°05'05"E 1312.21'

1204.94'

GRAND MONTECITO PARKWAY

DEER SPRINGS WAY

N88°06'19"E 290.42'

666.67'

N89°56'20"E BASIS OF BEARINGS

112.01'

1.75'

1336.84'

556.41'

1323.27'

N88°34'31"W 1347.46'

24.19'

S00°16'00"W 1308.26'

5' CLV STREETLIGHT & FIRE HYDRANT EASEMENT RESERVED PER ORDER OF VACATION O.R.20071211:04192 (38)

10' NEVADA POWER EASEMENT RESERVED PER ORDER OF VACATION O.R.20071211:04192 (39)

LVVWD EASEMENT RESERVED PER ORDER OF VACATION O.R.20071211:04192 (39)

PUBLIC R/W PER O.R.20071211:04194

PUBLIC R/W PER O.R.20040414:02298

40' LVVWD EASEMENT PER O.R.20050510:02928 (28)

PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED PER O.R.20071211:04193 (40)

50' LVVWD EASEMENT RESERVED PER ORDER OF VACATION O.R. 20170315:01545 (31)

5' PUBLIC SEWER EASEMENT RESERVED PER ORDER OF VACATION O.R. 20170315:01545 (31)

50' P.U.E. RESERVED PER ORDER OF VACATION O.R. 20170315:01545 (31)

40' ROAD EASEMENT RESERVED BY DEED IN BOOK71 PAGE 458 INSTRUMENT No.412264 (19)

30' LVVWD EASEMENT O.R.19930929:01372 (24)

60' CLV ROAD, DRAINAGE & UTILITY EASEMENT PER PATENT 27-94-0024 O.R.19940719:01436 (34)

30' SWG EASEMENT N-57864 (34)

CLV ROAD, DRAINAGE & UTILITY EASEMENT PER PATENT 27-94-0024 O.R.19940719:01436

PRIVATE ROAD & LANDSCAPE EASEMENT PER O.R.19960801:00381 (35)

PUBLIC RIGHT-OF-WAY PER BOOK 288 INST. 215999

PUBLIC RIGHT-OF-WAY PER BOOK 21 OF DEEDS, PAGE 329 AND BOOK 288 INST. 215999

PUBLIC RIGHT-OF-WAY PER BOOK 288 INST. 215999

E 1/16 c — c 20 — FOUND ALUMINUM CAP STAMPED "PLS 16201"

FOUND ALUMINUM CAP STAMPED "PLS 8895" 0.2' WEST OF CENTERLINE

C-E 1/64 c — c 20 — FOUND ALUMINUM CAP STAMPED "PLS 16201"

40' NEVADA POWER EASEMENT PER O.R.20061114:03881 (37)

5' CENTRAL TELEPHONE EASEMENT PER O.R. 20020925:00586 (27)

30' SWG EASEMENT PER O.R.20020822:00707 (26)

FOUND BLM BRASS CAP DATED 2007 — 1/4 20 | 21

PRIVATE ROAD & LANDSCAPE EASEMENT PER O.R.19960801:00381 (35)

W 1/16 c — c 21 — FOUND ALUMINUM CAP STAMPED "PLS 13384" PER FILE 119, PAGE 02 OF SURVEYS

PRJ-76273
04/22/19

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/2/2018
PM : RF
DRAWN BY : RF
DESIGNED BY :
CHECKED BY : ML
ADA CHECKED :
JOB NO. : 03018.2016
SCALE : 1"=200'

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6795 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL (702) 821-1854 FAX (702) 870-4378

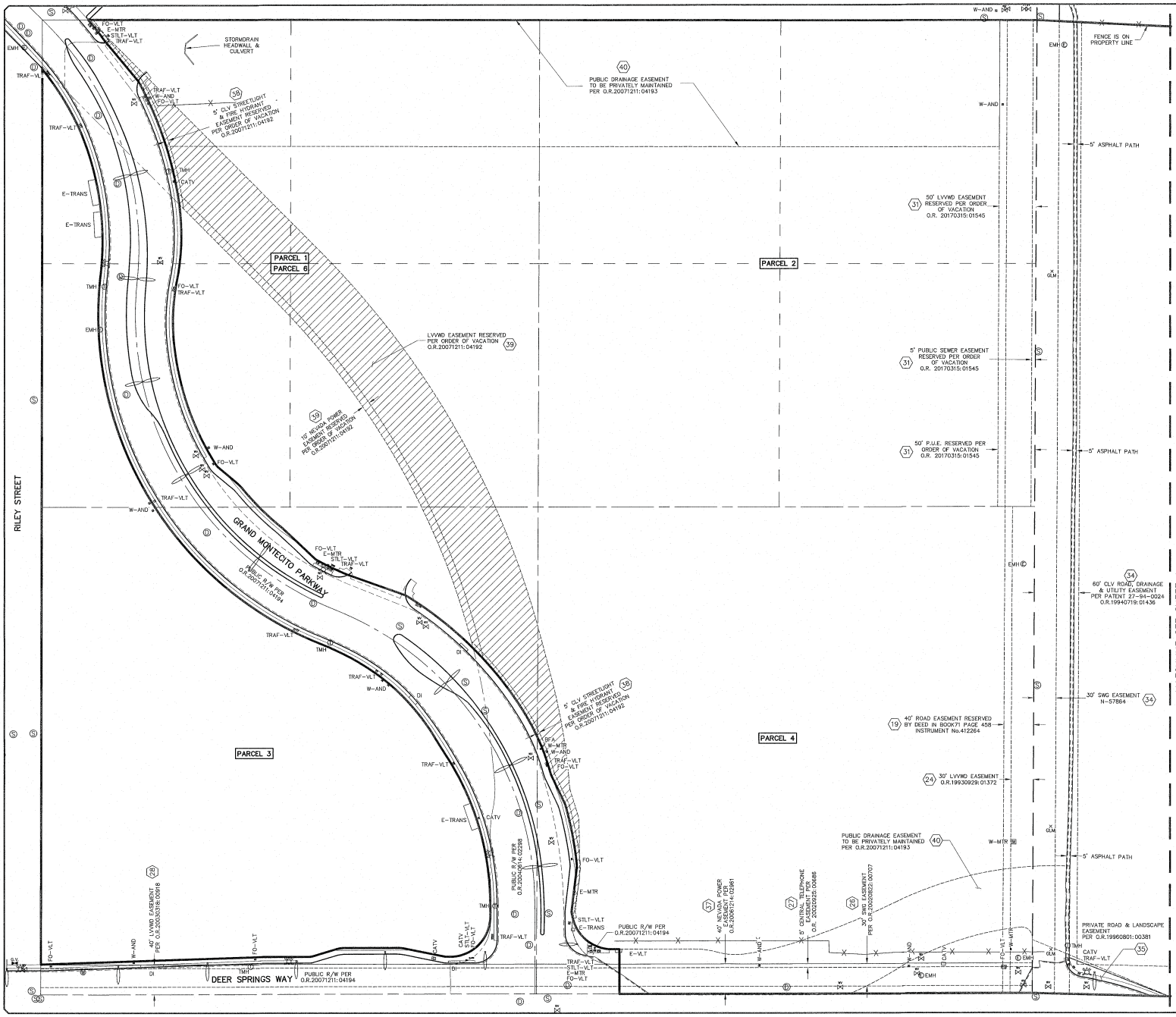
ALTA/NSPS LAND TITLE SURVEY
GRAND MONTECITO & DEER SPRINGS

BOUNDARY ANALYSIS
EXISTING EASEMENTS

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
ROBERT J. FOLEY
No. 17449
EXPIRES 06-30-19
8-2-18

SHEET 2 OF 4

P:\2018\03018.0016 Grand Montecito & Deer Springs\Mapping\drawings\ALTA_Grand Montecito_Deer Springs.dwg rfoley Thu, 02 Aug 2018 - 2:33pm



ALTA/NSPS
LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ALIQUOT LINE
- ASSESSOR'S PARCEL LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND MONUMENT AS DESCRIBED
- (6) TITLE REPORT EXCEPTION NUMBER
- L1 LINE NUMBER
- C1 CURVE NUMBER
- EDGE OF PAVEMENT
- FENCE LINE
- BLOCK WALL
- "L" TYPE CURB
- MATCHLINE
- FIRE HYDRANT
- WATER VALVE
- WLM WATER LINE MARKER
- W-MTR WATER METER
- W-AND WATER ANODE
- WATER BLOW OFF
- WMH WATER MANHOLE
- W-VLT WATER VAULT
- BFA WATER BACKFLOW ASSEMBLY
- STREET LIGHT
- STLT-VLT STREETLIGHT VAULT/PULLBOX
- TRAFFIC SIGNAL
- TRAF-VLT TRAFFIC SIGNAL VAULT/PULLBOX
- EMH ELECTRICAL MANHOLE
- E-VLT ELECTRICAL VAULT/PULLBOX
- E-TRANS ELECTRICAL TRANSFORMER
- E-MTR ELECTRIC METER
- POWER POLE
- TMH TELEPHONE MANHOLE
- TELE-VLT TELEPHONE VAULT/PULLBOX
- FO-VLT FIBER OPTIC VAULT/PULLBOX
- CATV CABLE TV VAULT/PULLBOX
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- DI STORM DRAIN INLET
- GLM GAS LINE MARKER
- GAS VALVE
- SIGN
- APN ASSESSOR'S PARCEL NUMBER
- CNLV CITY OF NORTH LAS VEGAS
- P.U.E. PUBLIC UTILITY EASEMENT
- OR: OFFICIAL RECORDS, CLARK COUNTY
- R/W RIGHT-OF-WAY LINE
- BLM BUREAU OF LAND MANAGEMENT
- GL 12 GOVERNMENT LOT LINE

PRJ-76273
04/22/19

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/2/2018
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CHECKED BY : ML
ADA CHECKED :
JOB NO. : 03018.0016
SCALE : 1"=200'

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ALTA/NSPS LAND TITLE SURVEY
GRAND MONTECITO & DEER SPRINGS
EASEMENTS & EXISTING IMPROVEMENTS

PROFESSIONAL LAND SURVEYOR
ROBERT J. FOLEY
No.17449
STATE OF NEVADA
PROPERTY OF TRI-CORE
EXPIRES 06-30-19
8-2-18

SHEET
3
OF 4

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ALTA/NSPS LAND TITLE SURVEY

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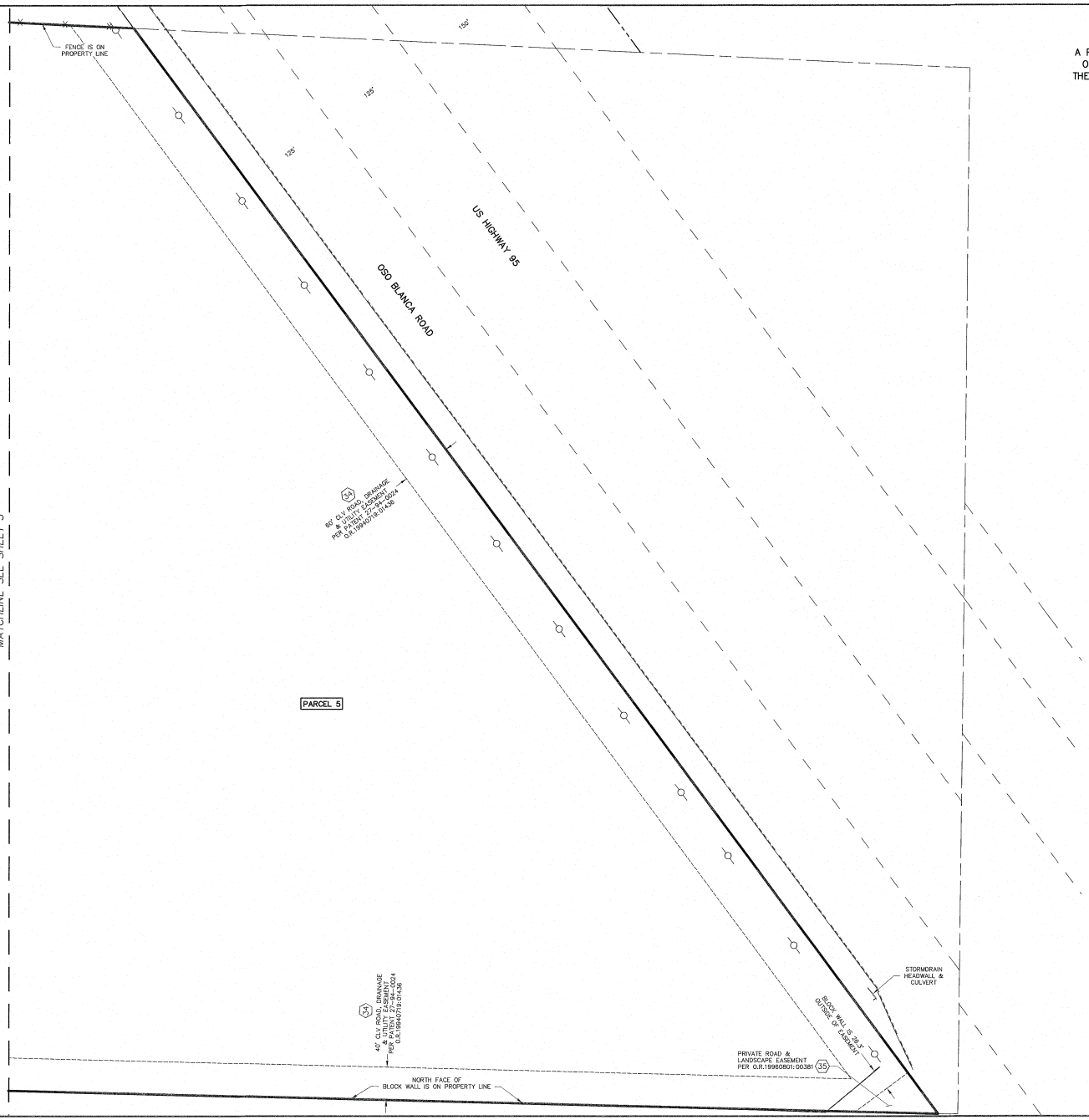

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

	BOUNDARY LINE
	SECTION LINE
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	RIGHT-OF-WAY LINE
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5	TITLE REPORT EXCEPTION NUMBER
L1	LINE NUMBER
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W-VLT	WATER VAULT
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	POWER POLE
TMH	TELEPHONE MANHOLE
TELE-VLT	TELEPHONE VAULT/PULLBOX
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GV	GAS VALVE
	SIGN
APN	ASSESSOR'S PARCEL NUMBER
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P.U.E.	PUBLIC UTILITY EASEMENT
OR:	OFFICIAL RECORDS, CLARK COUNTY
R/W	RIGHT-OF-WAY LINE
BLM	BUREAU OF LAND MANAGEMENT
GL 12	GOVERNMENT LOT LINE

PRJ-76273
04/22/19

NO.	DESCRIPTION:	DATE	APP'D

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DRAWN BY :	RF
DESIGNED BY :	
CHECKED BY :	ML
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SHEET
4
OF 4

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KBH1805.000

April 22, 2019

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for Vacation of Easements for Montecito 60

To whom it may concern,

Slater Hanifan Group, on behalf of our client, Century Communities, respectfully submits this justification letter with an application for vacations of public road, drainage, and utility easements for the subject development located at the Northeast corner of Deer Springs Way and Grand Montecito Parkway; and is bordered on the east by OSO Blanca Road.

The subject vacations are approximately 458,263 SF and cover APNs: 125-21-201-001, 125-20-603-001, 125-20-603-002, 125-20-603-004, 125-20-602-002, and 125-20-602-005.

- Road Easement (1 location);
  - Established per deed in Book 71 Page 458 Instrument # 412264
- CLV Road, Drainage and Utility Easement (1 location);
  - Established per O.R. 19940719:01436
- Public Drainage Easement (2 locations);
  - Established per O.R. 20071211:04193
- Public Utility Easement (1 location);
  - Established per O.R. 20170315:01545
- Public Right-of-Way (1 location);
  - Established per Doc 2007121104194
- Public Right-of-Way (1 location);
  - Established per Doc 2004061402298

The vacation of these easements is the result of the establishment of Montecito 60. For the locations of these vacations refer to Alta/NSPS Land Title Survey – Grand Montecito and Deer Springs and their respective establishing documents above.

The limits of these vacations are more specifically described in the attached legal descriptions and exhibits. Please contact our office if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

Slater Hanifan Group

Matt Key, E.I.
Project Manager

Cc: Chelsea Jensen, SHG

PRJ-76273
04/22/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUN 10 2019
Dept of Planning
City of Las Vegas

CASE: VAC-76340 [PRJ-76273] - VACATION RELATED TO MOD-76339

SUBJECT: APPLICANT/OWNER: KB HOME NV ACQUISITION, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 11, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 10, 2019.***

Signature

6.10.19
Date

MARK BANGAN
Please Print Name

KB HOME
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 11

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
12

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

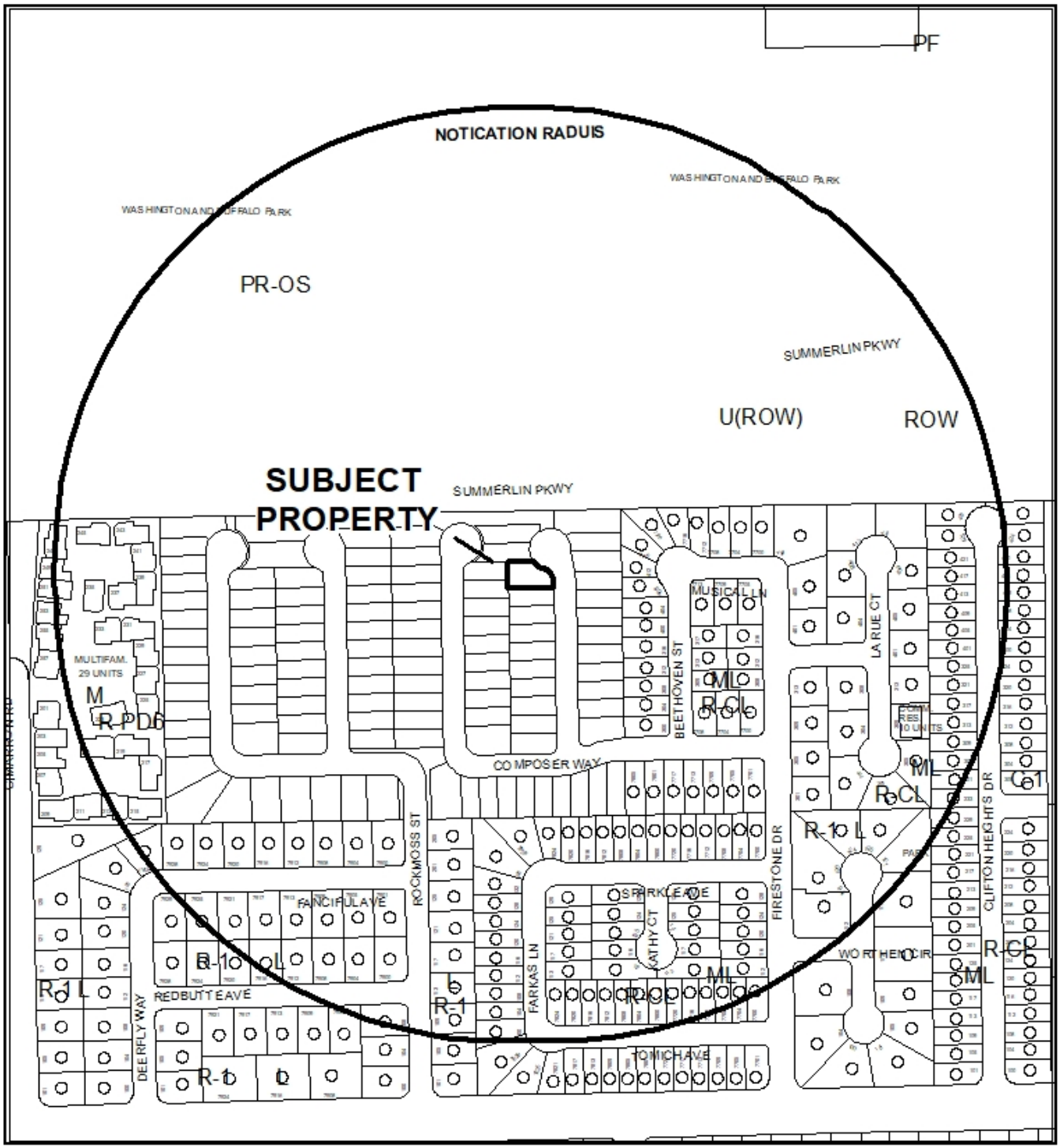
SUBJECT:
VAR-76274 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK TO THE HOUSE WHERE 14 FEET IS REQUIRED on 0.11 acres at 409 Breve Court (APN 138-28-821-089), R-CL (Single Family Compact-Lot) Zone, Ward 2 (Vacant) [PRJ-76155]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 250 500 Feet

CASE: **VAR-76274 (PRJ-76155)**

RADIUS: 1000 FEET

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

N

CASE: **VAR-76274 (PRJ-76155)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DR HORTON, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76274	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 320

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-76274 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is seeking to vary the front yard setback to a proposed single family, detached dwelling at 409 Breve Court.

ISSUES

- A Variance (VAR-76274) has been requested for a proposed single family, detached dwelling at 409 Breve Court to allow a ten-foot front yard setback to the house where 14 feet is required as per Title 19.06.080. Staff supports this request.

ANALYSIS

This is a request for a Variance to allow a ten-foot front yard setback to a proposed single family, detached dwelling located at 409 Breve Court, which does not comply with Title 19.06.080 setback development standards. The subject property is zoned R-CL (Single Family Compact-Lot). The applicant has requested a Variance to allow a ten-foot front yard setback to the house where 14 feet is required. The newly-created subject parcel has frontage to the head of a cul-de-sac of a proposed street.

The applicant's justification letter states "This adjustment will allow the home to be constructed on the cul-de-sac, and will allow for deeper rear yards for future residents." In addition, the Variance of the front yard setback to the house requirement will allow for a uniform building line along Breve Court as development proceeds. As such, staff recommends approval of this request.

FINDINGS (VAR-76274)

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

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

Additionally, Title 19.16.140(L) states:

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

The subject parcel is unique as it fronts onto the head of a cul-de-sac, resulting in a shallower lot than standard; therefore, the strict application of the Title 19 front yard setback to the house requirement would result in exceptional and undue hardships upon the owner of the property. In view of the hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/10/03	The applicant pulled a request to amend a portion of the Southwest Sector Plan of the General Plan (GPA-2510) from MLA (Medium Low Attached Density Residential) to M (Medium Density Residential) on 10 acres adjacent to the south side of Summerlin Parkway, approximately 640 feet east of Cimarron Road.
	The applicant pulled a request for a Rezoning (ZON-2509) from U (Undeveloped) Zone [MLA (Medium Low Attached Density Residential) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone to R-PD17 (Residential Planned Development - 17 Units per Acre) on 10 acres adjacent to the south side of Summerlin Parkway, approximately 640 feet east of Cimarron Road.
	The applicant pulled a request for a Site Development Plan Review (SDR-2582) for a proposed 170-Unit three building Senior Apartment Complex on 10 acres adjacent to the south side of Summerlin Parkway, approximately 640 feet east of Cimarron Road.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/15/06	The City Council approved a request for a General Plan Amendment (GPA-10567) from MLA (Medium Low Attached Density Residential) to L (Low Density Residential) on approximately 15 acres located approximately 1,311 feet west of the intersection of North Buffalo Drive and Summerlin Parkway. The Planning Commission and staff recommended approval.
05/08/18	The applicant pulled a request for a Variance (VAR-72967) to allow a street to terminate in a non-standard design on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street.
	The applicant pulled a request for a Variance (VAR-72971) to allow a six-foot front yard setback where ten feet is required on Lot 16 of a proposed 144-lot Single-Family Attached Residential Subdivision on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street.
	The applicant pulled a request for a Variance (VAR-72972) to allow an eight-foot front yard setback where ten feet is required on Lot 17 of a proposed 141-Lot Single-Family Attached Residential Subdivision on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street.
	The applicant pulled a request for a Variance (VAR-72973) to allow an nine-foot front yard setback and an eight-foot corner side yard setback where ten feet is required on Lot 18 of a proposed 141-Lot Single-Family Attached Residential Subdivision on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street.
08/01/18	The City Council approved a request for a General Plan Amendment (GPA-72773) from L (Low Density Residential) to ML (Medium Low Density Residential) on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-72774) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-CL (Single Family Compact-Lot) on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (VAR-73380) to allow a 1.0 street connectivity ratio where 1.3 is required on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street. The Planning Commission recommended approval; staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/03/19	Staff approved a request for a Final Map Technical Review (FMP-75070) for a 110-Lot Single Family Residential Subdivision on 15.00 acres approximately 612 feet north of the intersection of Westcliff Drive and Rockmoss Street.
01/08/19	The Planning Commission approved a request for a Petition to Vacate (VAC-75087) a 20-foot wide Public Sewer Easement and a 30-foot wide Government Patent Easement generally located 650 feet south of the intersection of Westcliff Drive and Rockmoss Street. Staff recommended approval.

Most Recent Change of Ownership	
12/04/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting
No Pre-Application Meeting was conducted.

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

Field Check	
05/02/19	Staff were unable to reach the newly created parcel as the approved residential subdivision is in the process of being developed. However, the site was viewable from the northern terminus of Rockmoss Street, approximately 550 feet south of the subject parcel. The subject parcel is currently undeveloped and nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	0.11

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	Summerlin Parkway	Right-of-Way	Right-of-Way
South	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
		L (Low Density Residential)	R-1 (Single Family Designation)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Undeveloped	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

Pursuant to note the applicable code section here (19.06, 19.08, etc.), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	14 Feet	10 Feet	N*
• Side	10 Feet (combined)	27 Feet	Y
• Rear	10 Feet	17 Feet	Y

* A Variance (VAR-76274) has been requested to allow a ten-foot front yard setback where 14 feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Breve Court*	Local Street	Title 13	50	Y

* Breve Court has yet to be constructed.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-28-801-002 & 003

Name of Property Owner: DR HORTON

Name of Applicant: DR HORTON

Name of Representative: ADVANTAGE CIVIL DESIGN

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

☐ **Yes** ☐ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Jennings

Subscribed and sworn before me

This 27th day of March, 2019

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public, State of Nevada
Appointment No. 98-2673-1
My Appt. Expires Mar 24, 2022

PRJ-76155
04/15/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Summerlin Parkway & Buffalo

Project Name BLM 33 **Proposed Use**

Assessor's Parcel #(s) 138-28-801-002 & 003 **Ward #**

General Plan: existing L proposed **Zoning:** existing R-CL proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres 15.7+ **Lots/Units** 110/4 **Density** 9.23

Additional Information Waiver request for front yard set back on lot 89.

PROPERTY OWNER DR Hoton **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive **Phone:** (702) 633-3601 **Fax:**

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

APPLICANT DR Horton **Contact** Michael Cuddy

Address 1081 Whitney Ranch Drive **Phone:** (702) 635-3600 **Fax:**

City Henderson **State** NV **Zip** 89014

E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE Advantage Civil Design **Contact** Colleen McClone

Address 2920 N. Green Valley Pkwy Bldg 4 #422 **Phone:** (702) 432-2234 **Fax:** (702) 436-2234

City Henderson **State** NV **Zip** 89014

E-mail Address colleen@advantagecivil-nv.com

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

Property Owner Signature* _____

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

Print Name David Jennings

Subscribed and sworn before me

This 27th day of March, 2019.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public, State of Nevada
Appointment No. 98-2673-1
My Appt. Expires Mar 24, 2022

FOR DEPARTMENT USE ONLY

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

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

PR-76455
04/15/19

Revised 03/28/16

SITE PLAN
BLM 33
BY DR HORTON
REVISIONS
DESCRIPTION
DATE
BY
JOB NUMBER:
DRAWN BY: JCR
DESIGNED BY:
CHECKED BY:
DATE: APRIL 2019
SP 1 1
ADVANTAGE CIVIL DESIGN GROUP, LLP
2920 N. GREEN VALLEY PKWY.
BLDG. #4, STE. #22
HENDERSON, NEVADA 89014
Office: 702.452.2254
Fax: 702.456.2254
CIVIL ENGINEERING
PLANNING
DEVELOPER/OWNER:
D.R. HORTON, INC
1081 WHITNEY RANCH
HENDERSON, NV 89014
CONTACT: MICHAEL P. CUDDY
PHONE: 702-435-3655
ENGINEER:
ADVANTAGE CIVIL DESIGN GROUP
2920 N. GREEN VALLEY PARKWAY
BUILDING 4, STE #22
HENDERSON, NEVADA 89014
PHONE: 702-452-2254
FAX: 702-456-2254
SITE DATA
EXISTING ZONING: R-CL
EXISTING LAND USE: VACANT
PROPOSED ZONING: R-CL (3,000 S.F. MIN.)
PROPOSED LAND USE: SFR
GROSS ACREAGE: 7.65± A.
DENSITY - LOTS/AGABLE GROSS ACRE: 14.4 D.U.A.
TOTAL RESIDENTIAL UNITS: 110
SCALE: 1" = 40'
0 40' 80'
N E S W
OPT. PATIO
30.00'
52.00'
2-CAR GARAGE
ENTRY PORCH
10.00'
2433
R-CL SETBACKS
40' X 100' LOTS
N.T.S.
FRONT
BACK OF CURB
5' SIDEWALK
49.00' PUBLIC STREET
24.50'
100.00'
40.00'
C/L
5'-5"
C=10'
5.0'
18'
LIVING
GARAGE
BLDG
NOTE:
THIS LOT FIT ANALYSIS IS CONTINGENT ON THE APPROVAL OF THE IMPROVEMENT PLANS AND IS SUBJECT TO CHANGE. FINAL LOT LAYOUT TO BE DONE WITH THE PLOT PLANS FOR EACH LOT.
PRJ-76155
04/15/19
BREVE CT.
SOUBRETTE CT.
BORGATO CT.
TEMBRE CT.
COMPOSER WAY
BECHSTEIN WAY
22.62
5.00
17.47
26'12.7"
5.0'
2.5'
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110
Orvis
Orvis
Picture PLOT DATE: 04-10-19 PLOT TIME: 13:24:49 DWG PATH: N:\horton\043 BLM 33\dwg\P-Plans\Lot Fit\19-024 BLM 33 LOT 89 EXHIBIT.dwg

VAR-76274 [PRJ-76155] - VARIANCE - APPLICANT/OWNER: D.R. HORTON, INC.
409 BREVE COURT

05/02/2019

ADVANTAGE CIVIL DESIGN GROUP
2920 N. GREEN VALLEY PKWY., BLDG #4, STE. 422 - HENDERSON - NEVADA - 89014 - 702-432-2234

April 11, 2019

Ms. Nicole Eddowes
City of Las Vegas
Department of Planning
333 S. Rancho Road
Las Vegas, NV 89106

Subject: Justification Letter for BLM 33 - by D.R. Horton
Waiver Request

Ms. Eddowes,

On behalf of D.R. Horton, Advantage Civil Design Group offers this justification letter and submittal package in support of a Waiver application for the BLM 33 project. The intent of this application is to revise the front yard setback requirement for lot 89. The subject site is approximately 15.6 gross acres, located north of the intersection of Westcliff Drive and Rockmoss Street, and is comprised of the following Assessor's Parcel Numbers:

APN: 138-28-801-002 & 138-28-801-003.

Recent Zoning Actions

The subject site was recently approved under GPA-72773 [PRJ-72760] and ZON-72774 (R-CL zoning). D.R. Horton proposes to construct 110 single family residences, for an overall density of 7.05 units/acre. Therefore, no zone change is necessary. Please note that site layout and street patterns remain the same as was previously approved.

Waiver Request

Due to site constraints and for the benefit of future and existing residents this waiver is requested internal to the site.

- Reduce front yard setback for lot 89 to 26-ft to the face of garage, 10-ft to the house where a minimum setback of 14 feet is required. This adjustment will allow home to be constructed on the cul-de-sac, and will allow for deeper rear yards for future residents. Please see exhibit included with this submittal for a graphical representation.

This waiver request will not have an adverse impact on the community and will allow for larger useable rear yard. We respectfully request your approval. Please contact our office if you have any questions or require any additional information regarding this application.

Respectfully,
Advantage Civil Design Group

Brandon G. Doty, P.E.
Project Manager

PRJ-76155
04/15/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUN 05 2019
Dept of Planning
City of Las Vegas

CASE: VAR-76274 [PRJ-76155] - VARIANCE

SUBJECT: APPLICANT/OWNER: D.R. HORTON, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JUNE 11, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JUNE 10, 2019.***

Signature

19.0605

Date

MICHAEL CUDDY

Please Print Name

DRHORTON

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 12

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUN 05 2019
Dept of Planning
City of Las Vegas

CASE: VAR-76274 [PRJ-76155] - VARIANCE

SUBJECT: APPLICANT/OWNER: D.R. HORTON, INC.

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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 10, 2019.***

Signature

6/5/2019
Date

Erik Peters
Please Print Name

DR Horton
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 12

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
13

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

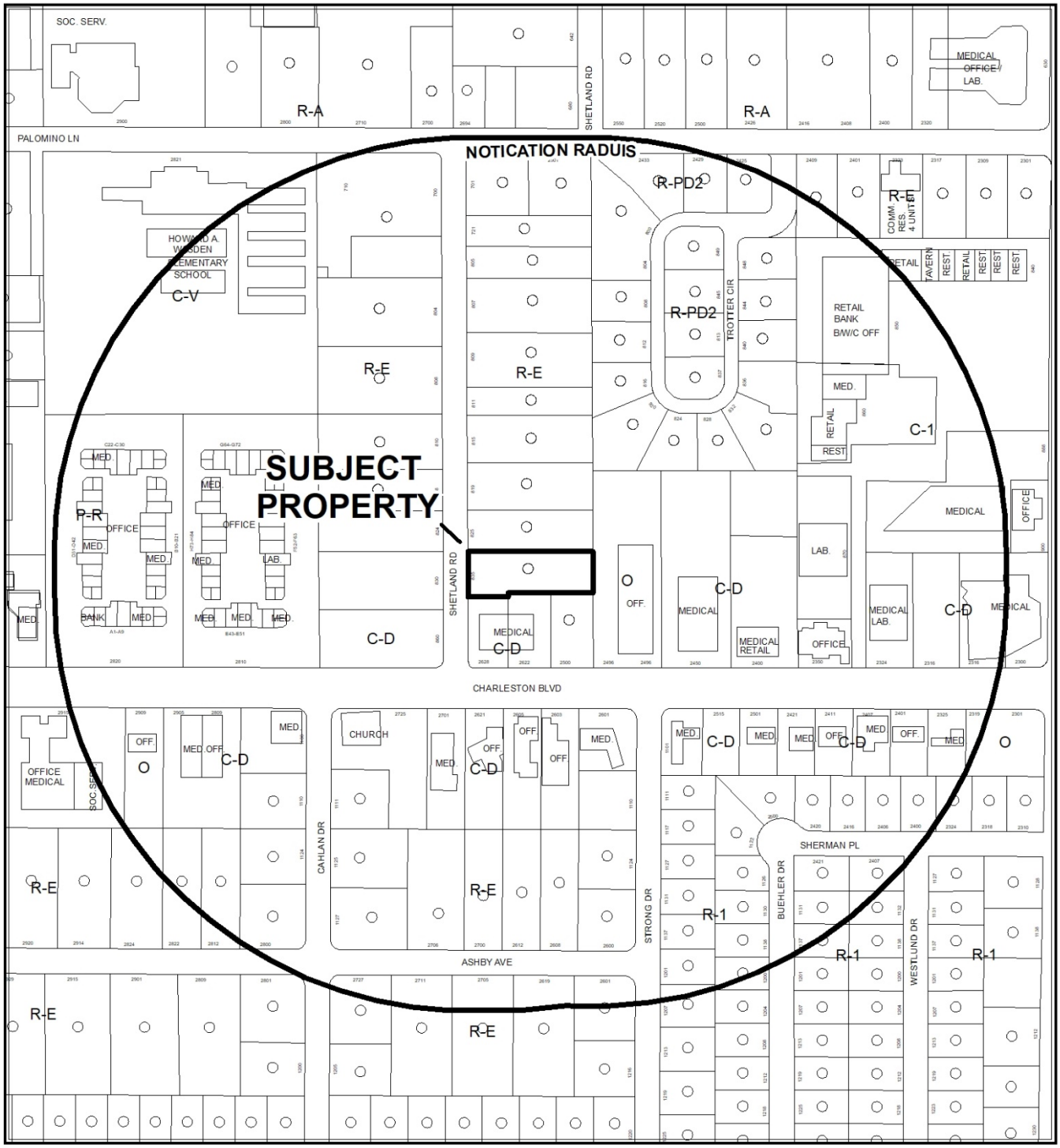
SUBJECT:
ABEYANCE - VAR-75824 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW REDUCED LOT SIZES AND WIDTHS FOR THREE PROPOSED LOTS WHERE A 20,000 SQUARE-FOOT LOT SIZE AND A 100-FOOT LOT WIDTH ARE REQUIRED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

C.C.: 07/17/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest Documentation Not Vetted – Comment Forms
7. Backup Documentation Submitted for the April 9, 2019 Planning Commission Meeting



0 275 550

Feet

CASE: **VAR-75824 (PRJ-75738)**

RADIUS: 1000 FEET

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

N

0 275 550 Feet

CASE: **VAR-75824 (PRJ-75738)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75824	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 206

PROTESTS 7

APPROVALS 0

CS

**** CONDITIONS ****

VAR-75824 CONDITIONS

Planning

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

2. The existing accessory structure on Lot 2 of the submitted site plan, date stamped 03/13/19, shall be demolished and removed prior to the recordation of a map.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to divide the subject parcel into 3 lots to allow a future mapping realignment. The lots fail to meet the minimum lot size and width requirements. The subject site is located at 835 Shetland Road.

ISSUES

- A Variance is requested to allow a lot size of 16,303 square feet where 20,000 square feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A Variance is requested to allow a 26-foot rear yard setback where 35 feet is minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A Variance is requested to allow a lot size of 13,844 square feet where 20,000 square feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A condition of approval has been added to require the existing accessory structure on Lot 2 be demolished and removed prior to the recordation of any map.
- A Variance is requested to allow a lot size of 1,000 square feet where 20,000 square feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A Variance is requested to allow a lot width of 10 feet where 100 feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.

ANALYSIS

The subject site is located within the R-E (Residence Estates) zoning district and is subject to Title 19 requirements. The applicant requests a Variance to split the subject parcel into three lots that fail to meet the minimum Title 19 requirements. Per the submitted justification letter, the future goal is to reconfigure the subject site in conjunction with two lots adjacent to the south (APNs: 139-32-802-027 and 028) in order to provide additional parking for the existing medical office uses. It will require several steps and entitlements in order to accomplish the proposed end result. If the subject Variance is approved, requests of a Parcel Map, General Plan Amendment, Rezoning and Site Development Plan Review must follow.

Per the submitted site plan, three lots are proposed that fail to meet the minimum Title 19 requirements. In particular, Lot 1, identified on the submitted site plan, date stamped 03/13/19, depicts a 16,303 square-foot lot size where the minimum is 20,000 square feet in the R-E (Residence Estates) zoning district. Lot 1 also depicts a 26-foot rear yard setback where 35 feet is the minimum required in the R-E (Residence Estates) zoning district. Lot 2, identified on the submitted site plan, date stamped 03/13/19, depicts a 13,844 square-foot lot size where the minimum is 20,000 square feet in the R-E (Residence Estates) zoning district. It also depicts an existing accessory structure that will create a nonconforming use if the requested Variance is approved. A condition of approval has been added that requires the existing accessory structure be demolished and removed prior to the recordation of a map. Lot 3, identified on the submitted site plan, date stamped 03/13/19, depicts a 1,000 square-foot lot size where the minimum is 20,000 square feet in the R-E (Residence Estates) zoning district. It also depicts a minimum lot width of 10 feet where 100 feet is required in the R-E (Residence Estates) zoning district.

The Las Vegas Valley Water District (LVVWD) submitted the following comment, “This parcel is served by a quasi-municipal well as part of the Shetland Mutual Water Association. NDEP would be the agency to approve the proposed parceling of this land. Recommend the owner provide written guidance.”

The subject site is also located within the Rancho Charleston Land Use Study Area. It was adopted in June of 2002 and was initiated to determine appropriate measures for neighborhood preservation of the subject area. The proposed future development of the subject site fails to meet Goal #1 of the Rancho Charleston Land Use Study, which states, “Protect the existing residential neighborhoods from any additional encroachment by commercial and/or office uses.” As such, staff recommends denial of the requested entitlement as it does not meet the minimum Title 19 development standards and does not align with the goals of the Rancho Charleston Lane Use Study Area. If the requested Variance is approved, it is subject to conditions.

FINDINGS (VAR-75824)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to create lots that don't conform to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/15/78	The Board of City Commissioners approved a Rezoning (Z-0097-78) from R-E (Residence Estates) to C-D (Designed Commercial) with the proposed use of offices at 2622 West Charleston Boulevard.
05/28/91	The Planning Commission approved Plot Plan Building Elevation Reviews [Z-0018-68 (15)] and (Z-0097-78) for an office addition at 2622 and 2628 West Charleston Boulevard. Staff recommended approval.
10/07/15	Variance (VAR-61336) request to allow 29 parking spaces where 38 were previously approved was pulled from the Planning Commission agenda as it was determined the Variance was no longer needed due to the revision of the submitted site plan.
10/14/15	Planning Department Staff administratively approved Site Development Plan Review (SDR-61338) for a Minor Amendment of an approved Plot Plan Review [Z-0018-68 (15)] to redesign the site circulation on 0.80 acres at 2622 and 2628 West Charleston Boulevard.
04/09/19	The Planning Commission voted (5-0) to hold in abeyance VAR-75824 [PRJ-75738] to the June 11, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
11/30/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1947	The original building was constructed.
07/02/91	A building permit (#91112375) was issued for a building addition at 2622 West Charleston Boulevard. The permit expired on 01/02/92.
	A building permit (#91112374) was issued for on-site improvement at 2622 West Charleston Boulevard. The permit was finalized on 02/26/92.
07/30/91	A building permit (#91114808) was issued for a tenant improvement at 2622 West Charleston Boulevard. The permit was finalized on 10/21/91.
12/04/06	A business license (P55-009889) was issued for a Medical Office at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
2/04/07	A business license (P55-01130) was issued for a Medical Firm at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
03/21/08	A business license (P55-01156) was issued for a Medical Office at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
04/05/12	A building permit (#256126) was issued for a tenant improvement at 2628 West Charleston Boulevard. The permit was finalized on 07/23/12.
06/14/12	A business license (C55-00451) was issued for a Clinic at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
	A business license (P55-01763) was issued for a Medical Firm at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
03/17/14	A building permit (#256126) was issued for a tenant improvement at 2628 West Charleston Boulevard. The permit was finalized on 06/23/14.

Pre-Application Meeting	
02/06/19	Planning Staff conducted a pre-application meeting where the submittal requirements and deadlines were reviewed for a proposed lot reconfiguration.

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

Field Check	
02/28/19	Staff conducted a routine field check and found an existing single-family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.70

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family, Detached	O (Office)	C-D (Designed Commercial)
North	Single-Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
	Church/House of Worship		
East	Vacant (Proposed Parking Structure)	O (Office)	O (Office)
West	Undeveloped	DR (Desert Rural Density Residential)	C-D (Designed Commercial)
	Single-Family, Detached	O (Office)	R-E (Residence Estates)

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

*The proposed future development fails to meet Goal #1 of the Rancho Charleston Land Use Study which states, “Protect the existing residential neighborhoods from any additional encroachment by commercial and/or office uses.”

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply (Lot 1):

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	16,303 SF	N*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	50 Feet	52 Feet	Y
• Side	10 Feet	11 Feet	Y
• Rear	35 Feet	26 Feet	N*

*The applicant has requested the subject Variance (VAR-75824) to allow a reduced lot size and rear yard setback.

Pursuant to Title 19.06, the following standards apply (Lot 2):

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	13,844 SF	N*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	50 Feet	36 Feet	N**
• Side	10 Feet	14 Feet	Y
• Rear	35 Feet	19 Feet	N**

*The applicant has requested the subject Variance (VAR-75824) to allow a reduced lot size.

**A condition of approval has been added that requires the existing accessory structure be demolished and removed prior to the recordation of a map.

Pursuant to Title 19.06, the following standards apply (Lot 3):

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	1,000 SF	N*
Min. Lot Width	100 Feet	10 Feet	N*
Min. Setbacks			
• Front	50 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Rear	35 Feet	N/A	N/A

*The applicant has requested the subject Variance (VAR-75824) to allow a reduced lot size and lot width.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Shetland Road	Local	Title 13	60 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 835 Shetland Rd

Project Name 835 Shetland Zone/Parking **Proposed Use**

Assessor's Parcel #(s) 139-32-802-025 **Ward #**

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

Additional Information

Property Owner DSRS Properties LLC Contact Russell J. Shah MD

Address 10624 S. Eastern Ave # A-425 City Henderson State NV Zip 89052

E-mail doctorshah@yahoo.com Phone 702-606-3246

Applicant RAD Management LLC Contact Sandra McDade

Address 2628 W. Charleston Blvd City Las Vegas State NV Zip 89102

E-mail manager@drpmnv.com Phone 702-786-3727

Representative Jerry Miceli Contact Jerry Miceli

Address 3020 Phoenix Street City Las Vegas State NV Zip 89121

E-mail jmiceliarchitect@cox.net Phone 702-431-1241

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name RUSSELL J. SHAH

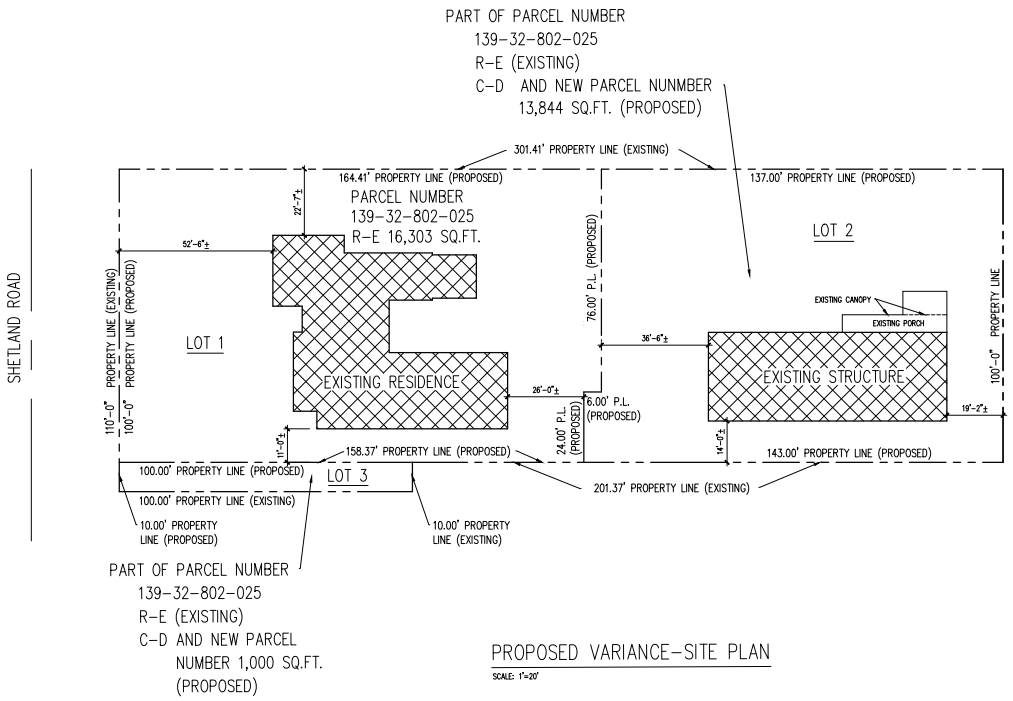
Subscribed and sworn before me

This 14th day of February, 20 19

Notary Public in and for said County and State

ARELY A. GONZALEZ
Notary Public, State of Nevada
Appointment No. 18-3650-1
My Appt. Expires Sep 2, 2022

PRJ-75738
02/19/19

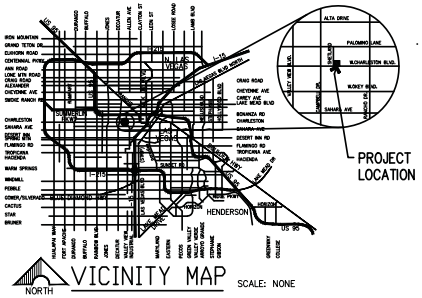


PROPOSED VARIANCE-SITE PLAN

SCALE: 1"=20'

PROJECT DATA

PARCEL NUMBER	139-32-802-025
TOTAL	31,147 SQ.FT±
EXISTING ZONING	R-E
PROPOSED ZONING:	
16,303 SQ.FT. (EXISTING RESIDENCE)	R-E
1,000 SQ.FT. (TO THE SOUTH AT SHETLAND)	C-D
13,844 SQ.FT. (TO THE EAST OF PROPERTY)	C-D



PRJ-75738
03/13/19

JERRY MICELI REGISTERED ARCHITECT No. 2868 02-14-19 STATE OF NEVADA

Jerry Miceli
Architect
3020 Phoenix Street
Las Vegas, Nevada 89121
(702) 434-2424
jmicelliarchitect@cox.net

Proposed Proposed Variance
For Parcel Number
139-32-802-025

835 Shetland Road
Las Vegas Nevada 89102

Date: 02-14-19
Scale: As shown
Job No.: 19102
Revision:

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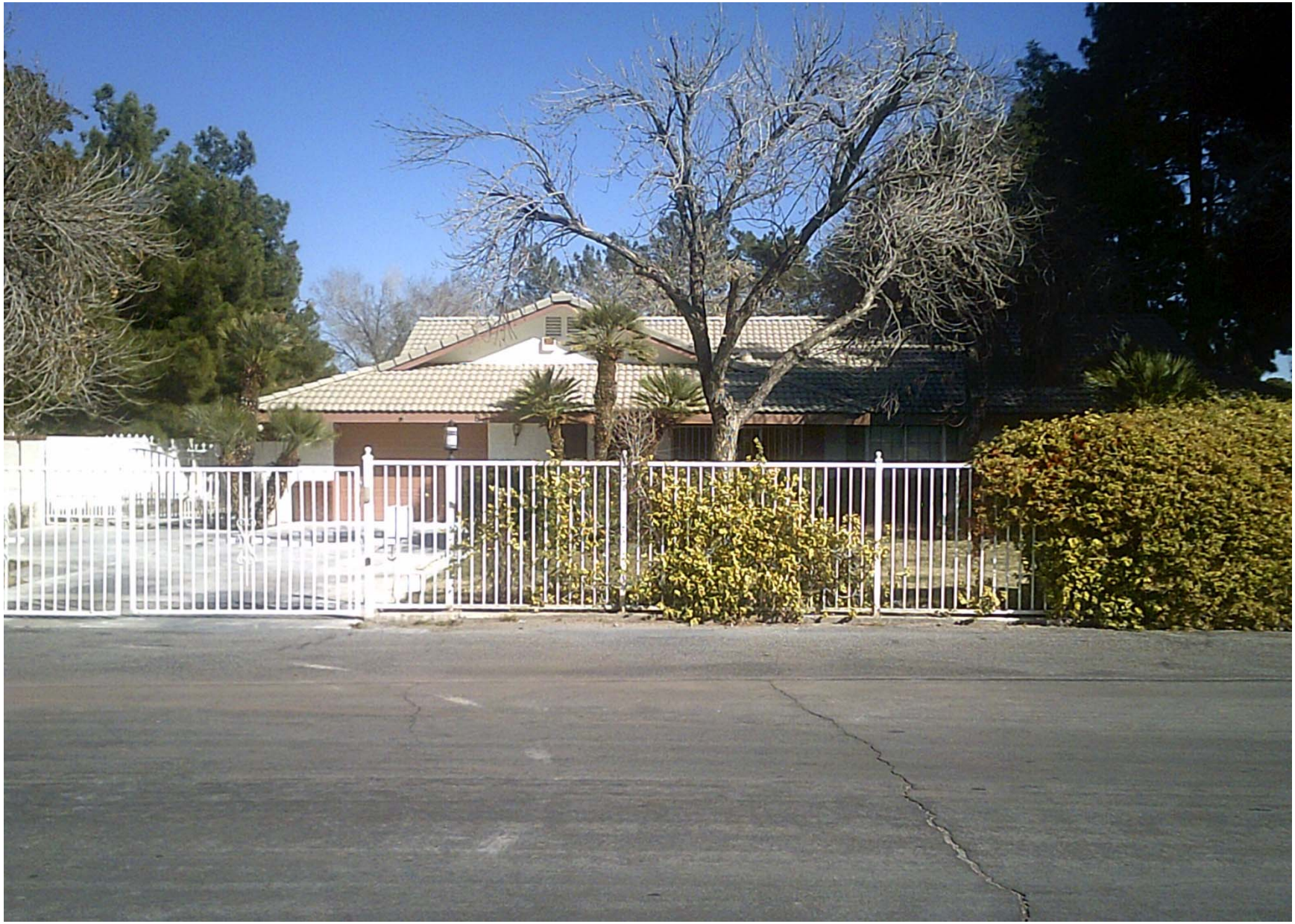
Sheet Title / Location
SITE PLAN

Sheet Number
A-1

Revision

VAR-75824 [PRJ-75738] - VARIANCE - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC
835 SHETLAND ROAD

02/28/19



VAR-75824 [PRJ-75738] - VARIANCE - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC
835 SHETLAND ROAD

02/28/19

Jerry Miceli

Architect

3020 Phoenix Street Las Vegas, Nevada 89121
Phone (702) 431-1241 jmicliarchitect@cox.net
Certificate Number 2868

February 14, 2019
City of Las Vegas Department of Planning
333 N. Rancho Drive,
Las Vegas, Nevada 89106

Re: Justification Letter

Proposed Variance for 835 Shetland Road, Parcel Number 139-32-802-025.
Divide the above Parcel into 3 Parcels and Rezone Two of them:
16,303 SQ.FT. with the existing residence to remain R-E.
1,000 SQ. FT. to the South at Shetland from R-E to C-D.
13,844 SQ.FT. to the East of the Property from R-E to C-D.

Reason for the above request:
Dr. Russell J Shah is the Owner of the above Parcel and also the owner of 2622-2628 West Charleston Blvd.
Las Vegas, Nevada 89102. Parcel Numbers: 139-32-802-027 and 28 .

Future Proposal:

1) Re-design the site circulation for 2622-2628 W. Charleston Blvd.
The existing parking facility has a total of 4 handicapped spaces and none of them meet the City Standard. Based on the existing parking, only 2 H.C. parking spaces are required and most of the time they remain unused while the site has a shortage of parking. A car entering the site from Charleston going West will attempt to park on the one way going North , on the covered parking or on the one parking going West. In order to park along the Westside wall parking, must enter Shetland Road and re-enter the site on the South entrance near Charleston. A car from Shetland Road can enter the site on the entrance near Charleston, if there are no parking spaces, can not proceed to make right and attempt to park on the parking spaces on the North or East side of the site. The proposed 2 required handicapped spaces with the van facility meet the City Standard. With the proposed new striping a car going West on Charleston can drop a patient and then exit on Charleston. A car from Shetland Road can enter the site on the entrance near Charleston, if there are no parking spaces, can proceed and make right and proceed to find a parking space or exit on Charleston.
2) Request to Rezone 2 portions of Parcel Number 139-32-802-025 from R-E to C-D:
   a) 1000 Sq.Ft. to the South, at Shetland side. This will add 4 Parking spaces for 2622-2628 W. Charleston Building.
   b) 13,844 Sq. Ft. to the West of the Property. In this new Parcel there is an existing 2,430 Sq.Ft. Structure.
      Dr. Shah plans to renovate this structure and use for his medical office.
      Portion of the provided 13 parking spaces could be used for the staff parking of building 2622 and 2628 W. Charleston, since Dr. Shah never has 13 patients waiting at the same time.
      We respectfully request your approval on this application.

Sincerely,
Jerry Miceli R.A.

PRJ-75738
02/19/19

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 10, 2019 10:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 06/10/19 10:53 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ75738
Position:	I OPPOSE the project and all related applications.
Name:	Charles Gronbach
Residential or Business Address:	642 Shetland Road Las Vegas, NV 89107
Phone:	(702) 877-6947
Email:	amgronbach@earthlink.net
Comments:	I am opposed to moving the residential border to allow commercial uses. This request would be a combination of residential and business in a residential only zone.

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

Submitted after final agenda

13P

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 10, 2019 3:04 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 06/10/19 3:03 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Tamara Townsend
Residential or Business Address:	820 Trotter Circle Las Vegas , NV 89107
Phone:	(702) 808-7187
Email:	taamara@aol.com
Comments:	I live a couple of lots over from the rear of this property. My backyard is very close as I'm located in the rear corner of the care center. I strongly oppose the creation of 3 parcels on one lot. I've already been subjected to the approval of the 24 hour care center to my left with trees that block my strip view and allow homeless to access my rear yard. I've had tools stolen and an attempt to steal my pool equipment in just the past 2 months. I would like this neighborhood to remain fully residential as initially intended. I

BP
Pg 1 of 2

purchased this home believing the homes on Shetland would remain residential. An introduction of commercial would damage the feel of the neighborhood and cause harm to the existing property owners nearby. Thank you.

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13
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 10, 2019 4:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 06/10/19 4:28 PM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Mario Garcia
Residential or Business Address:	824 Trotter Circle Las Vegas, NV 89107
Phone:	(702) 302-7927
Comments:	Keep the property residential, single-family, as one parcel the way it has been for well over 40 years. The owner of the medical office knew full well what the existing zoning was and gambled that he could change it to suit his business interests. The business operates beyond normal 8 am to 5 pm hours and has done so for a long time, likely in violation of the zoning for that property. Parking for customers of his business park in front of several of the residential properties north along Shetland. It is a nuisance. The City seems to often grant waivers of required on-site parking and neglects to enforce whatever rules exist. Please

13P
Pg 1 of 2

preserve the quality of life for the residents of this area and deny this request, it has little to no merit.

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13
Pg 2 of 2

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

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NV 890
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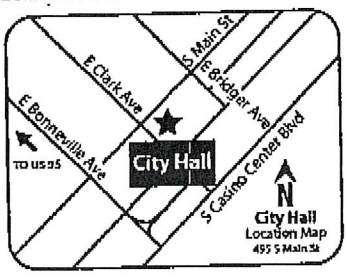

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City of Las Vegas

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

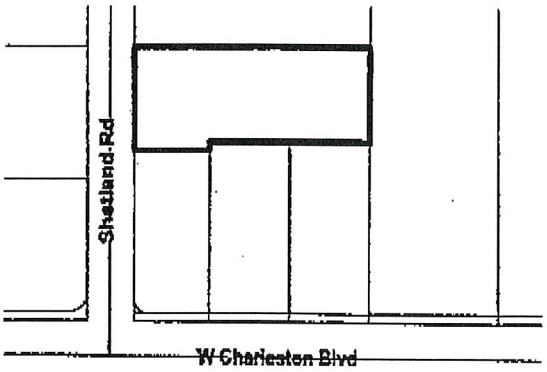
PRJ-75738
13932810001
BLUE CORVETTE TRUST
COSTA DAVID GASTON ROBERT & SAND
2425 PALOMINO LN
LAS VEGAS NV 89107

ST BRDGNP1 89107

Application Information

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

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*04/09/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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

Submitted after final agenda 45P

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

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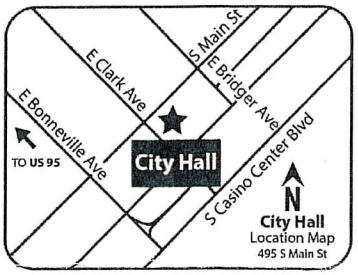

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]

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

PRJ-75738
16205510007
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 BRDGNP1 89102

45 P

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

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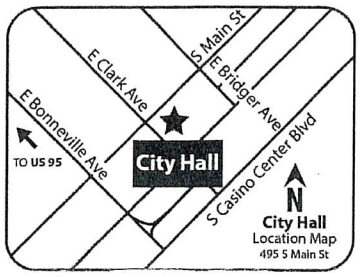

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

PRJ-75738
16205510008
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 BRDCNP1 89102

45 P

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

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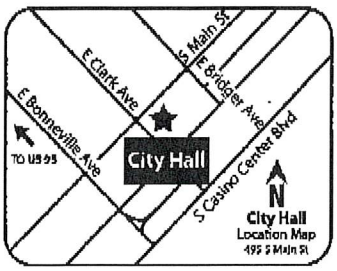

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

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City of Las Vegas

PRJ-75738
13932810019

GORANSON ALEXANDRA
813 TROTTER CIR
LAS VEGAS NV 89107-4508

ST BRDGHP1 89107

45P

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

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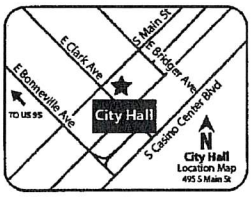

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

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PLEASE DO NOT GRANT VARIANCES THAT CHANGE THE DENSITY OF EXISTING NEIGHBORHOODS,

PRJ-75738
16205511001
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

89 BRDGNP1 89102

45P

12/24/2018 05:27 17022569688 CDC INC PAGE 01/01

City of Las Vegas
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Las Vegas, Nevada 89106

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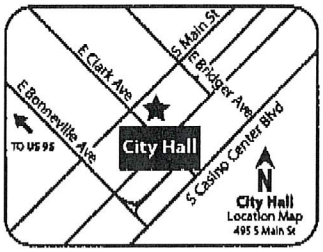

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]

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

PRJ-75738
13932810022
PALOMINO GARDENS HOMEOWNERS ASSN
824 TROTTER CIR
LAS VEGAS NV 89107-4501

97 BRDGNP1 89107

45P

Apr.03.2019 11:52 AM Garcia 7022581989 PAGE. 1/ 1

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

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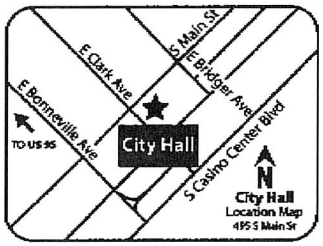

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75824 [PRJ-75738]
Planning Commission Meeting of **04/09/2019**

PRJ-75738
13932810010
GARCIA MARIO A & ELSA F
824 TROTTER CIR
LAS VEGAS NV 89107-4501

This is a historic neighborhood, known for its larger sized lots. Help us preserve it!

97 BRDGNP1 89107

45P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, April 4, 2019 7:57 AM
To: Planning Comments
Subject: Planning Application Comments Form

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

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 7:57 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75738
Position:	I OPPOSE the project and all related applications.
Name:	charles kavitsky
Residential or Business Address:	2329 Alta Drive las vegas, NV 89107
Phone:	(415) 250-2565
Email:	chuckkavitsky@yahoo.com
Comments:	Please don't begin the destruction of our beautiful neighborhood by allowing dramatic changes by speculative profiteers.

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Submitted after final agenda
45P

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 04/04/19 7:44 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	75738
Position:	I OPPOSE the project and all related applications.
Name:	Mindy Kavitsky
Residential or Business Address:	2329 Alta Drive Las Vegas , NV 89107
Phone:	(702) 510-2341
Email:	mindykavitsky@aol.com
Comments:	Our historic neighborhood is 1 acre lots. This is the way it should stay. Lot size is a major reason we purchased here.

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4SP

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 5:56 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Aaron Hinterleitner
Residential or Business Address:	2337 Pinto Ln Las Vegas, NV 89107
Phone:	(702) 769-1059
Email:	hinty89102@cox.net
Comments:	Please consider the impact this will have to the residential area on Shetland.

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Nora Lares

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Submitted at 04/03/19 7:59 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ75738
Position:	I OPPOSE the project and all related applications.
Name:	neil carmena
Residential or Business Address:	2825 pinto lane las vegas, NV 89107
Phone:	(702) 878-8108
Email:	tncarmena@gmail.com
Comments:	Maintain the standard in our neighborhood.

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/04/19 1:17 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Sandra Costa
Residential or Business Address:	2425 Palomino Lane Las Vegas, NV 89107
Phone:	(480) 703-9027
Email:	blondorr@aol.com
Comments:	With this area being historic and preservationist, it is ridiculous to trying to devalue the neighborhood. It seems there is little grand planning here and once Lois Tarkanian leaves, I fear for this pristine area. Even the timing is suspect. I would hope more focus would be put on rogue traffic and the homeless invasion. Even rebuilding Wasden so that children can be bussed in seems like very un unified planning.

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Nora Lares

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Sent: Friday, April 5, 2019 6:40 PM
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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/05/19 6:39 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Jeanne Marie Möller
Residential or Business Address:	801 Campbell Drive Las Vegas, NV 89107-4407
Phone:	(702) 218-9351
Email:	jmmoller@mac.com
Comments:	In order to support a project, it is necessary to be able to review the proposed plan in specific detail. Other than the posted description, there is insufficient information. Until I have an opporunity to review the proposed plan indicating the proposed new setback vs the existing setback, the proposed relocation of lot lines with dimensions and the proposed siting of the structures, I must oppose this variance request.

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Nora Lares

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Sent: Monday, April 8, 2019 9:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/08/19 9:49 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Alice Hartling
Residential or Business Address:	825 Shetland Road Las Vegas, NV 89107
Email:	babsseraphim@gmail.com
Comments:	I absolutely oppose the idea of cutting up historic residential properties just so some outside investor can try to collect a quick pofit. The house in the back of this property is a 3 car garage and a great room with a tiny kitchen and bathroom. It is NOT another home. I toured the entire property when it went on the market, as my family is interested in moving nearby. They also already own almost an acre and want a similar style of lot when they move. Having a little land is EXACTLY why my husband and I live here! This is an historic Vegas neighborhood and must be preserved. Our Equestrian Estates are the perfect blend of rural living in the center of the most unique city in the world! Don't allow real estate pirates to ruin our city!

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Nora Lares

From: noreply@formstack.com
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Submitted at 04/08/19 8:49 AM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	CHRIS ANDRASFAY
Residential or Business Address:	825 SHETLAND ROAD LAS VEGAS, NV 89107
Phone:	(702) 204-3414
Email:	candrasfay@gmail.com
Comments:	Members of the Planning Commission, I request that the members deny this variance request. I am not sure if the members backgrounds includes experiences that are a result of these types of variances. Having come from Los Angeles 20 years ago, specifically Santa Monica, I have seen the damage done to communities when lots are split.

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Pg 1 of 2

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The Main Street area of Santa Monica once, had one half to acre lots just like this neighborhood. Then lot sizes where allowed to shrink and multiple residences where allowed on the same property. Where four people once lived, there are now 8, 12, 16. Where once there where two cars, there are now a dozen. The quality of life plummeted.

I urge you to let this community live as it has for the past 70 years and deny the variance.

Thank you for your consideration,

Chris Andrasfay

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/03/19 3:39 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	Kevin Buckley
Residential or Business Address:	2333 Pinto Lane Las Vegas, NV 89107
Phone:	(702) 245-0282
Email:	kevin@frecnv.com
Comments:	To the Members of the Planning Commission and City Council I appreciate this opportunity to address our strenuous opposition to this application. Our family is a 50 year resident of this Historic and Equestrian Neighborhood. Beyond the physical barriers of the restriction of the land size this application is contrary to the integrity of this incredible rural gem in the center of Las Vegas . This application makes no sense based upon its location , size and past historicist zoning precedent .

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Respectfully
Kevin Buckley

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Nora Lares

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 04/03/19 10:33 PM

Meeting Date:	Tuesday, April 9, 2019
Project Number:	PRJ-75738
Position:	I OPPOSE the project and all related applications.
Name:	RICHARD BRUNO
Residential or Business Address:	2426 PALOMINO LN LAS VEGAS, NV 89107
Phone:	(310) 863-9013
Email:	triplevette2000@msn.com
Comments:	I am absolutely opposed to this property variance - PRJ-75738. There is no benefit to the residents in this community to enact this proposed variance. These types of variances in our neighborhood will be detrimental. They will lower property values, create more congestion and overall severely impact the quality of life for the residents who have lived here for many years - if not decades. No one benefits except the speculator DSRS Properties. They will take their profits

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pg 1 of 2

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and leave our neighborhood to deal with the consequences. This variance must be denied.

Sincerely,

Richard Bruno

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Pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
14

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

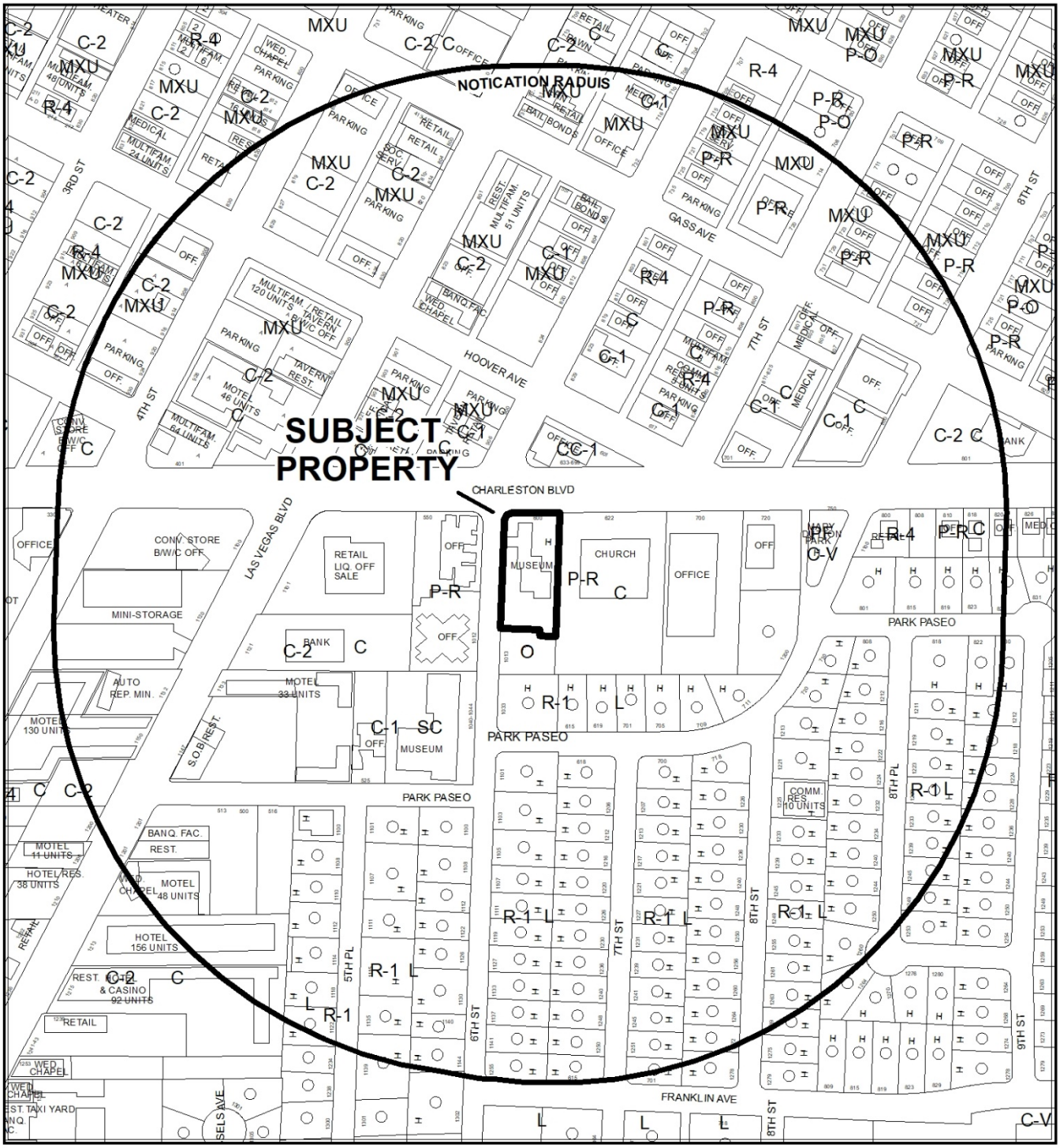
SUBJECT:
ABEYANCE - SDR-76062 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,542 SQUARE-FOOT ADDITION TO AN EXISTING 10,594 SQUARE-FOOT MUSEUM WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY PARKING AND SETBACK STANDARDS on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin) [PRJ-76060]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

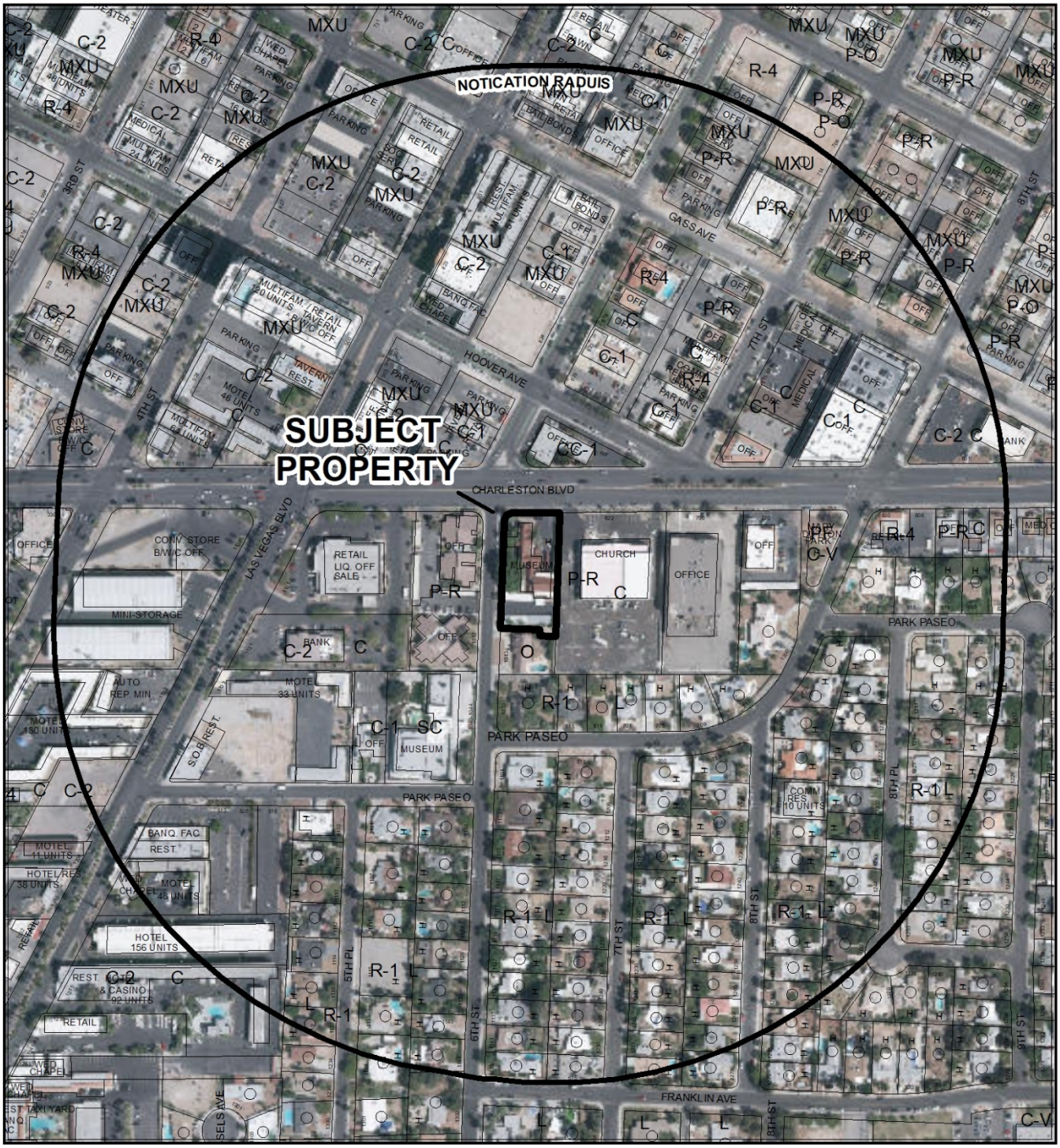
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest Postcard
7. Backup Documentation Submitted for the May 14, 2019 Planning Commission Meeting



CASE: **SDR-76062 (PRJ-76060)**

RADIUS: 1000 FEET

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



CASE: **SDR-76062 (PRJ-76060)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HELLFIRE MEDIA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76062	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 238

PROTESTS 0

APPROVALS 0

SN

**** CONDITIONS ****

SDR-76062 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for SUP-61802, VAR-62029, and HPC-75708 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 03/14/19, except as amended by conditions herein.

4. A Waiver from 19.08.050 is hereby approved, to allow a corner side setback of 10' where 15' is required.

5. A Waiver from 19.12.070 is hereby approved, to allow a parking requirement of 33 spaces where 42 is required.

6. All required parking shall be accommodated onsite. Offsite parking adjacent to the site on 6th Street shall be prohibited.

7. Prior to issuance of a building permit, submit a revised site plan showing the location of the existing trash enclosure.

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

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

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

11. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.10.150.

12. 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 1,542 square-foot addition to an existing 10,594 square-foot Museum requiring a waiver of the corner side setback and a waiver of parking requirements. The applicant has received a Certificate of Appropriateness from the Historic Preservation Commission.

ISSUES

- The applicant has requested a Waiver of corner side setback of 10' where 15' is required.
- The applicant has requested a Waiver of parking requirements for 33 spaces where 42 is required.
- A Certificate of Appropriateness (HPC-75708) was approved by the Historic Preservation Commission.

ANALYSIS

The applicant has submitted a request for a Site Development Plan Review for an addition to an existing Museum. The subject property is located within the Downtown Las Vegas Overlay – Founders District and is subject to Appendix F Interim Downtown Las Vegas – Area 2 Development Standards. The Area 2 Development Standards state that any deviation from Title 19 Development Standards that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the district's goals and descriptions shall require the approval of a Waiver. The applicant has requested waivers of the corner side setback to allow 10' where 15' is required and of parking requirements to allow 33 spaces where 42 are required.

Currently, the subject property contains a 10,594 square-foot building being used as a Museum. The applicant proposes a 1,542 square-foot addition on the southwest corner of the building just north of the existing parking lot in the rear of the property.

On 1/20/2016, the City Council approved a Special Use Permit (SUP-61802) for a Museum, Art Display, or Art Sales (Private) use and a Variance (VAR-62029) to allow 33 parking spaces where 35 were required for this use. There were several additions to the rear of the building between 1984 and 1987 with the largest being a 1984 addition of 2,512 square-feet and a 1987 addition of 4,892 square-feet.

On 2/17/2016, the City Council approved the Application for Historic Designation for 600 East Charleston Boulevard, also known as the Wengert House. The Historic Preservation Commission, Planning Commission, and staff recommended approval. This action placed the building on the local historic property register and made it subject to the requirements of Title 19.10.150.

As a historic property on the local register, proposed work must be approved by either the Historic Preservation Officer or the Historic Preservation Commission through an application for a Certificate of Appropriateness. On 2/27/2019, the Historic Preservation Commission approved a Certificate of Appropriateness (HPC-75708) for the addition with the following condition:

1. The applicant shall change the paint tone, stucco texture finish and wood trim reveal between the addition and the original structure.

The submitted plans show that this condition has been complied with to clearly demarcate the addition from the existing structure.

The trash enclosure does not meet current residential adjacency standards with respect to setback to single family residential use; however, the location was approved through a valid building permit in 1984 and is, therefore, legally nonconforming.

The Vision 2045 Masterplan envisions that Form-Based Code (FBC) will be implemented throughout the Downtown Las Vegas Overlay. While the Founders District does not yet have FBC standards, the proposed addition would bring the building into closer compliance with standards of a corridor-type transect (as examples, T5-C or T4-C) which would be appropriate for this property. FBC stipulates that buildings in these transects will be sited closer to property lines within a minimum and maximum setback to create a more pedestrian-friendly environment. Staff finds that the requested waiver of the corner side setback to allow 10’ where 15’ is required would be allowed by-right in a T5-C or T4-C, supports the goals of the Vision 2045 Masterplan, and is, therefore, appropriate for the property. Also contributing to a more pedestrian-friendly environment, parking requirements under FBC have minimum and maximum values that are less than the requirements of Title 19.12. Staff finds that the requested waiver of parking requirements to allow 33 spaces where 42 are required supports the goals of the Vision 2045 Masterplan as a Museum use of this size under FBC would have a maximum parking requirement of 30 spaces.

Staff has determined that the applicant’s proposal is in harmony with the goals and intent of the Vision 2045 Downtown Las Vegas Masterplan and surrounding properties; therefore, staff recommends approval of the proposed Site Development Plan Review and requested waivers.

FINDINGS (SDR-76062)

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

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

   Staff finds that the applicant's proposal for a Site Development Plan Review to be compatible with adjacent residential and commercial properties.

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

   The applicant's proposal is consistent with the General Plan. However, the proposed design does not comply with all Title 19 development standards. The applicant has requested Waivers of the corner side setback to allow 10' where 15' is required and parking requirements to allow 33 spaces where 42 is required. Staff supports the applicant's request as the proposed addition is consistent with the Vision 2045 Downtown Las Vegas Masterplan and forthcoming Form-Based Code standards.

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

   Existing site access and circulation is not impacted by the proposed addition. Access is provided by Charleston Boulevard and 6th Street, both of which are sufficient in size to carry the amount of traffic this proposed development will generate.

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

   The existing building and landscape materials are appropriate. All building materials for the proposed addition are in conformance with the conditions of a previously approved Certificate of Appropriateness (HPC-75708).

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;**

   All building elevations, design characteristics, and other architectural and aesthetic features are in compliance with the requirements of Title 19.08.040, 19.08.050, and 19.10.150.

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

The proposed addition will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/09/2015	Historic Preservation Commission approved a request (HPC-62223) for historic designation for 600 E. Charleston Boulevard as a Historic Landmark on the City of Las Vegas Historic Property Register. Staff recommended approval.
01/20/2016	City Council approved a request for a Special Use Permit (SUP-61802) for a proposed 10,248 square-foot Museum, Art Display, or Art Sales (Private) on 0.78 acres at 600 East Charleston Boulevard. Planning Commission recommended approval and staff recommended denial.
01/20/2016	City Council approved a request for a Variance (VAR-62029) to allow 33 parking spaces where 35 parking spaces are required for a proposed 10,248 square-foot Museum, Art Display, or Art Sales (Private) on 0.78 acres at 600 East Charleston Boulevard. Planning Commission recommended approval and staff recommended denial.
02/17/2016	City Council approved a request (DIR-62634) to designate the Wengert House as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-62223) at 600 East Charleston Boulevard. Planning Commission and staff recommended approval.
12/14/2016	Historic Preservation Commission approved a request (HPC-67893) to construct a 12' tall pole mounted sign at the Wengert House, also known as The Haunted Museum, at 600 E. Charleston Boulevard. Staff had no recommendation.
03/21/2018	City Council approved a Required Review (RQR-72721) of an Approved Special Use Permit (SUP-61802) for an existing 10,248 square-foot Museum, Art Display, or Art Sales (Private) at 600 East Charleston Boulevard. Staff recommended approval.
06/12/2018	Planning Commission approved a Special Use Permit (SUP-73275) for a proposed Astrologer, Hypnotist, or Psychic Art and Science use within an existing Museum at 600 East Charleston Boulevard. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/27/2019	Historic Preservation Commission approved a Certificate of Appropriateness (HPC-75708) for a building addition to the Wengert House located at 600 E. Charleston Boulevard. Staff recommended approval.
05/14/19	The Planning Commission voted (5-0) to hold SDR-76062 [PRJ-76060] in abeyance to the June 11, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
12/22/2015	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/19/2016	A building permit (C-313849) was issued for a tenant improvement to install an accessible restroom at 600 East Charleston Boulevard. The final inspection occurred on 05/09/2017.
04/25/2016	A business license (G64-02066) was issued for Museum at 600 East Charleston Boulevard. The license is inactive as of 12/6/2016.
12/19/2016	A business license (G64-08511) was issued for Museum & Gifts at 600 East Charleston Boulevard. The license is active.
01/09/2017	A building permit (C-330565) was issued for a freestanding sign at 600 East Charleston Boulevard. The final inspection occurred on 02/23/2018.
06/26/2017	A building permit (C-328393) was issued for a change of occupancy from office to museum at 600 East Charleston Boulevard. The final inspection occurred on 08/01/2017.
08/02/2018	A business license (P66-00212) was issued for Psychic Arts at 600 East Charleston Boulevard. The license is inactive as of 03/13/2019.
09/26/2018	A business license (G66-05153) was issued for Psychic Arts-Retail Sales at 600 East Charleston Boulevard. The license is inactive as of 03/13/2019.

Pre-Application Meeting	
01/24/2019	A Pre-Application Meeting was held with the applicant in which the details of the proposed addition and the required process were discussed.

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

Field Check	
3/28/2019	A field check revealed a well-maintained museum and landscaping.

Details of Application Request	
Site Area	
Net Acres	0.78

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Museum, Art Display, or Art Sales (Private)	C (Commercial)	P-R (Professional Office)
North	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
South	Single-Family Detached	O (Office)	R-1 (Single Family Residential)
East	Church/House of Worship	C (Commercial)	P-R (Professional Office)
West	Office, Other than Listed	C (Commercial)	P-R (Professional Office)

Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)	N
HD-O (Historic Designation 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

Pursuant to 19.08.050, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	60 Feet	123 Feet	Y
Min. Setbacks			
• Front	20 Feet	35 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	10 Feet	N
• Rear	15 Feet	82 Feet	Y
Max. Lot Coverage	50 %	26 %	Y
Max. Building Height	35 Feet	29 Feet	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not shown*	By condition
Mech. Equipment	Screened	Ground mounted and screened	Y

* Trash enclosure exists, but is not shown on site plan. A condition of approval has been added to revise the site plan to show it.

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	30 Feet	29 Feet	Y
Trash Enclosure	50 Feet	40 Feet	Y*

* Trash enclosure does not meet current residential adjacency setback; however, the location was approved through a valid building permit in 1984.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Blvd	Primary Arterial	Planned Streets and Highways	95	N
6th St	Local Street	Title 13	40	N

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Museum, Art Display, or Art Sales (Private)	12,136 SF	1:300 SF	40				
TOTAL SPACES REQUIRED			42		33		N
Regular and Handicap Spaces Required			40	2	31	2	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
A corner side setback of 15' is required.	To allow a corner side setback of 10' where 15' is required.	Approval
A parking requirement of 42 spaces is required per the size of the proposed building.	To allow 33 parking spaces where 42 is 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) VARIANCE

Project Address (Location) 600 E CHARLESTON BLVD. LAS VEGAS NV 89104

Project Name ZAK BAGANS HAUNTED MUSEUM **Proposed Use** NC

Assessor's Parcel #(s) 162-03-501-001 **Ward #** 3

General Plan: Existing NC Proposed NC **Zoning:** Existing NC Proposed NC

Additional Information

Property Owner HELLFIRE MEDIA LLC. **Contact** ZAK BAGANS

Address 33 PROMOTORY RIDGE DRIVE City LAS VEGAS State NV Zip 89135

E-mail zakbagans95@gmail.com Phone 702-277-4461

Applicant HELLFIRE MEDIA LLC. **Contact** ZAK BAGANS

Address 33 PROMOTORY RIDGE DRIVE City LAS VEGAS State NV Zip 89135

E-mail zakbagans95@gmail.com Phone 702-277-4461

Representative KC CAMIS ARCHITECT **Contact** JASON MAHEU

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 N/A **Partner(s)** —

Partner(s) —

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

Property Owner Signature

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

Print Name Zak Bagans

Subscribed and sworn before me

This 10th day of January, 20 19

Clark, Nevada

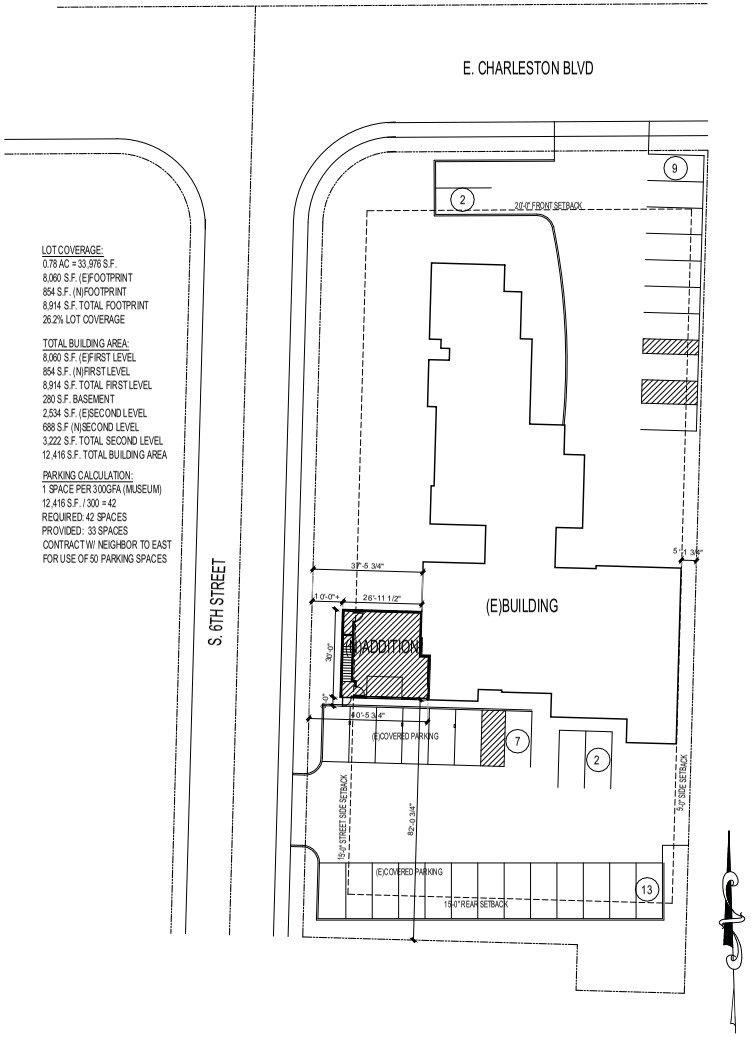
Notary Public in and for said County and State

ANABEL BARRON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-23-2021
Certificate No: 17-2283-1

PRJ-76060
03/14/19

2 SITE ARIEL PLAN

SCALE : 1" = 20'-0"



LOT COVERAGE:
0.78 AC = 33,976 S.F.
8,060 S.F. (E)FOOTPRINT
854 S.F. (N)FOOTPRINT
8,914 S.F. TOTAL FOOTPRINT
26.2% LOT COVERAGE

TOTAL BUILDING AREA:
8,060 S.F. (E)FIRST LEVEL
854 S.F. (N)FIRST LEVEL
8,914 S.F. TOTAL FIRST LEVEL
280 S.F. BASEMENT
2,534 S.F. (E)SECOND LEVEL
688 S.F (N)SECOND LEVEL
3,222 S.F. TOTAL SECOND LEVEL
12,416 S.F. TOTAL BUILDING AREA

PARKING CALCULATION:
1 SPACE PER 300GFA (MUSEUM)
12,416 S.F. / 300 = 42
REQUIRED: 42 SPACES
PROVIDED : 33 SPACES
CONTRACT W/ NEIGHBOR TO EAST
FOR USE OF 50 PARKING SPACES

1 SITE PLAN

SCALE : 1" = 20'-0"

PRJ-76060
03/14/19

SDR SET

KC CAMS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
kccams@gmail.com
TEL 702.353.1313
FAX 702.353.1313
681 MIDDLE BEATTIE #Ste B
HENDERSON NEVADA 89011

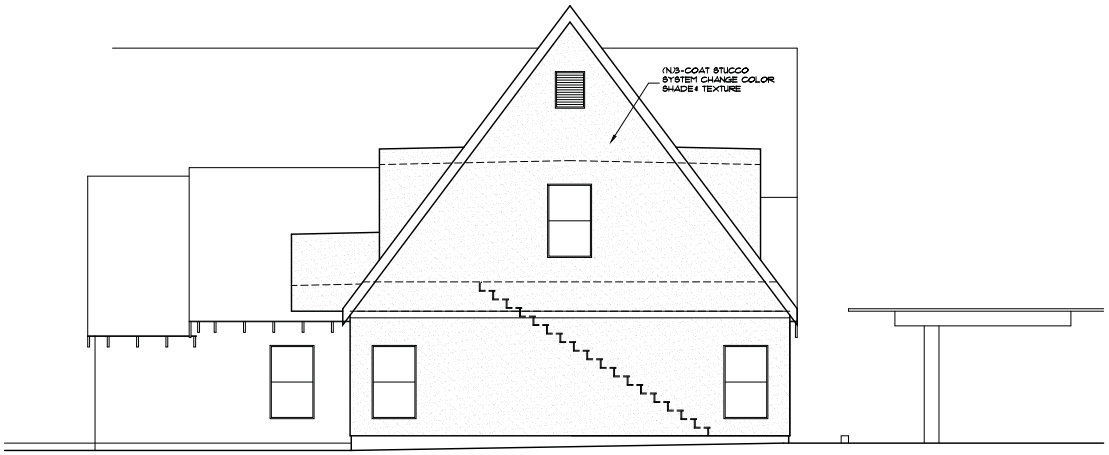
REVISIONS

JOB: CRS2018
DATE: 3/13/19

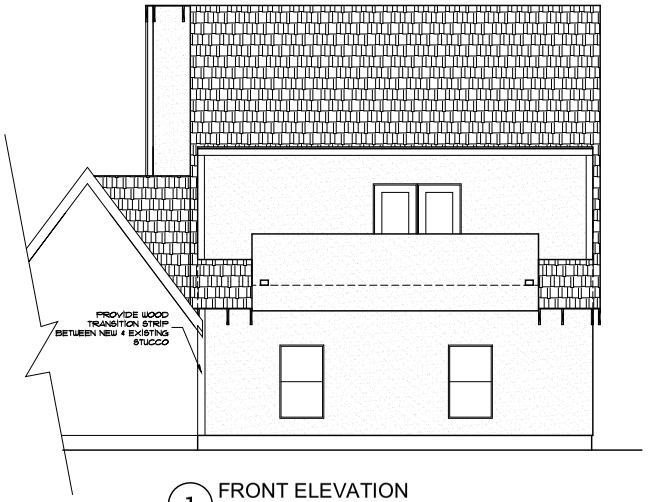
ZAC BAGANS HAUNTED MUSEUM
AT: 600 E CHARLESTON BLVD
CITY OF LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OTHER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & BE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION, AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

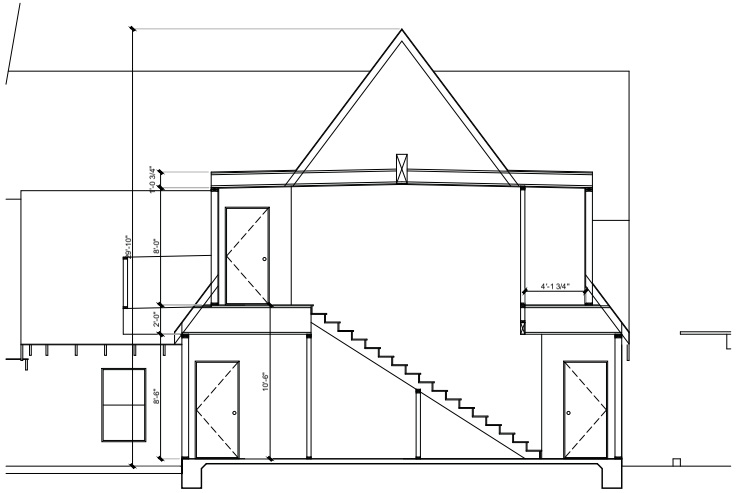
SHEET A-S1



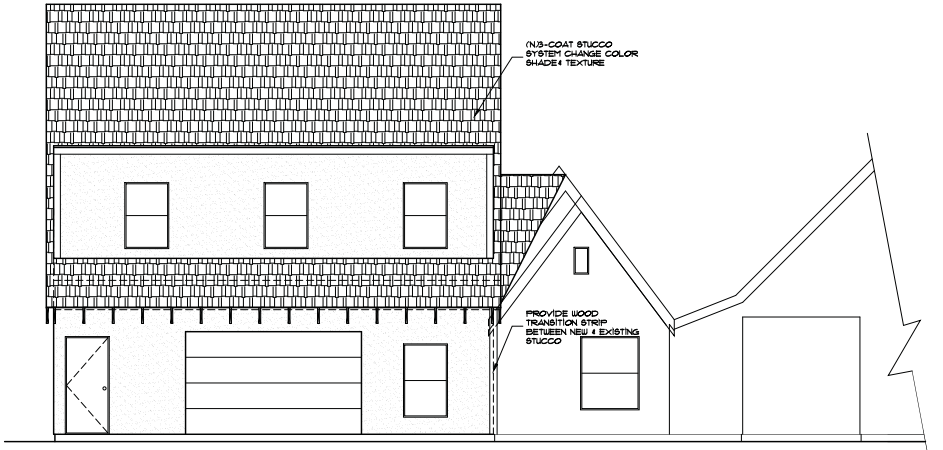
2 SIDE ELEVATION
SCALE : 1/4" = 1'-0"



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



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



3 REAR ELEVATION
SCALE : 1/4" = 1'-0"

PRJ-76060
03/14/19

SDR SET

KC CAMS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
kccams@gmail.com
CELL 253-1363
FAX 253-1363
681 MEDICI ESTATE #Flat B
HENDERSON NEVADA 89011

REVISIONS

JOB: CRS0318
DATE: 3/13/19

ZAC BAGANS HAUNTED MUSEUM
AT: 600 E CHARLESTON BLVD
CITY OF LAS VEGAS NEVADA

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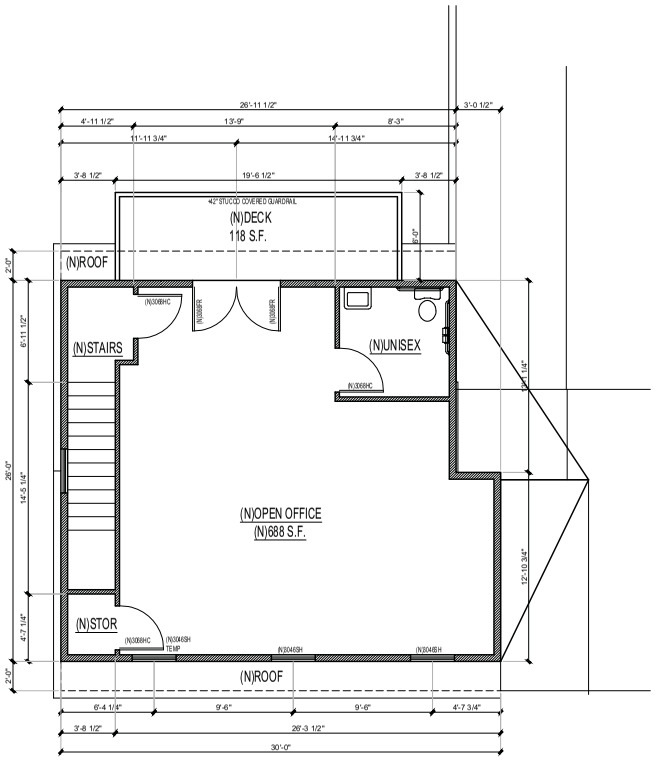
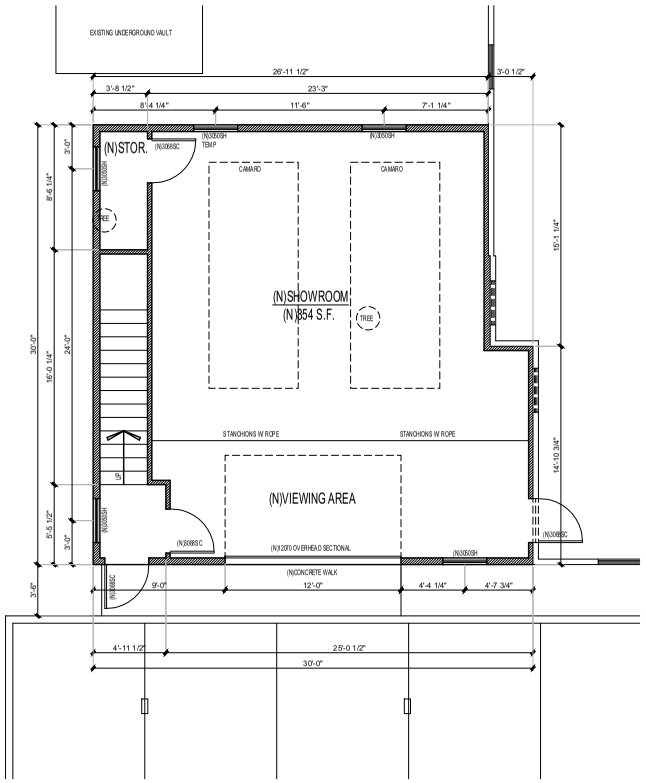
SHEET A-2

EXAMPLE OF THE STYLE OF GARAGE DOOR
COLOR TO MATCH EXISTING DOORS



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



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

PRJ-76060
03/14/19

DRAWINGS & SPECIFICATIONS OF THIS ARCHITECT REMAIN SOLELY HIS PROPERTY; THEY ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE PREPARED AND, EXCEPT UNDER CONTRACT WITH THE ARCHITECT, SHALL NOT BE LOANED, COPIED OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
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KC CAMS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
kccams@gmail.com
PH: 702.263.1613
FAX: 702.263.1613
681 MIDDLE EAGLE #Flat B
HENDERSON NEVADA 89011

REVISIONS

JOB: CRS2018
DATE: 3/13/19

ZAC BAGANS HAUNTED MUSEUM
AT: 600 E CHARLESTON BLVD
CITY OF LAS VEGAS NEVADA

NOTE-THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OTHER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & TAKE POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION, AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

SHEET
A1

SDR-76062 [PRJ-76060] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HELLFIRE MEDIA, LLC

03/28/19

SDR-76062 [PRJ-76060] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HELLFIRE MEDIA, LLC

03/28/19

SDR-76062 [PRJ-76060] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HELLFIRE MEDIA, LLC

03/28/19

KC CAMIS
ARCHITECT
652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
702 262-9473 kccamis@gmail.com

To: City of Las Vegas Planning
Attn: To whom it may concern
Re: Haunted Museum
APN 162 03 501 001

This justification letter is being submitted in support of the proposed addition to the existing Haunted Museum located at 600 East Charleston Boulevard. The existing building is a Historic structure built in 1938. The proposed addition would be on the southwest side of the building facing 6th street. The addition would have additional showroom and viewing area on the first level and additional office space, an additional restroom and a balcony on the second level.

We would be requesting a waiver on the streetside setback to allow 10' where 15' is required. The additional size in the addition is needed to give adequate room for the two *haunted* cars the museum intends to put on display there.

The addition will be similar in style to maintain the Historic nature, but those finishes and colors will be of a slightly different shade and texture so as to be identifiable as an addition per the HPC requirement. It is the opinion of this office that the addition would improve the museums ability to reach a larger segment of the public and be a benefit to the business community.

Sincerely

KC Camis, Architect

PRJ-76060
03/14/19

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

Building already fills this lot & plus there is not enough parking already. I regularly see overflow parking used along the street on residential side,

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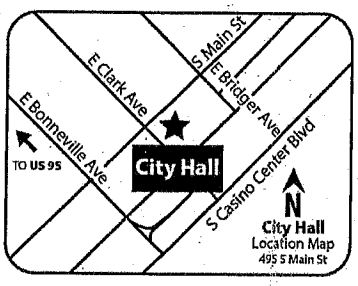
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76062 [PRJ-76060]

Planning Commission Meeting of **05/14/2019**

PRJ-76060
16203515037
ASMUSSEN JEANNE
718 PARK PASEO ST
LAS VEGAS NV 89104-1532

RECEIVED
MAY 15 2019
Dept of Planning
City of Las Vegas

93 BRDPNP1 89104

Submitted after final agenda

14P

Nora Lares

Subject: FW: Haunted Museum (Abey SDR-76062)

RECEIVED
MAY 14 2019
Dept of Planning
City of Las Vegas

From: Eric McCammond <emccammond@LasVegasNevada.GOV>
Sent: Tuesday, May 14, 2019 6:25 AM
To: Nora Lares <nlares@LasVegasNevada.GOV>
Cc: Steve Swanton <sswanton@LasVegasNevada.GOV>; Sidney Noyce <snoyce@LasVegasNevada.GOV>; Jamdesign2 <jamdesign2@gmail.com>
Subject: FW: Haunted Museum (Abey SDR-76062)

Nora,

Please find request to abey SDR-76062 to the June 11, 2019 PC.

Thanks,

Eric

Eric McCammond
Senior Management Analyst
Department of Planning | Case Planning Division
702.229.6196
333 N. Rancho Dr. 3rd Floor | Las Vegas, NV 89106
emccammond@lasvegasnevada.gov

From: Jamdesign2 <jamdesign2@gmail.com>
Sent: Monday, May 13, 2019 5:32 PM
To: Sidney Noyce <snoyce@LasVegasNevada.GOV>
Cc: Steve Swanton <sswanton@LasVegasNevada.GOV>; Eric McCammond <emccammond@LasVegasNevada.GOV>
Subject: Re: Haunted Museum

EXTERNAL EMAIL

Yes please abey it to the next meeting. We need to get neighborhood support. Thanks

Jason Maheu
JAM Residential Design & Drafting
652 Middlegate Road
Suite B
Henderson, NV 89011

On May 13, 2019, at 4:41 PM, Sidney Noyce <snoyce@lasvegasnevada.gov> wrote:

Jason,

Submitted after final agenda
Date 5/14/19 Item 25
Pg 1 of 2

Just to follow up on my voicemail, we can abey it, but it would have to be 4 weeks instead of 2 weeks. If that is ok, please reply by noon tomorrow with another email stating the request to abey it to the meeting 4 weeks away.

Thanks,

Sidney Noyce

Planner II
Department of Planning | Long Range Division
(702) 229-6882
333 N. Rancho Drive | Las Vegas, NV 89106
<image001.jpg>
lasvegasnevada.gov
<image002.png><image003.png><image004.png><image005.png>

From: Jamdesign2 [mailto:jamdesign2@gmail.com]
Sent: Monday, May 13, 2019 4:32 PM
To: Sidney Noyce <snoyce@LasVegasNevada.GOV>
Cc: Steve Swanton <sswanton@LasVegasNevada.GOV>; Eric McCammond <emccammond@LasVegasNevada.GOV>
Subject: Re: Haunted Museum

EXTERNAL EMAIL

Hello. We would like to abey the planning meeting tomorrow for 2 weeks so that we can meet the the neighbors and gain their support. Please let me know if there is something else that needs to be done for this. Thank you!!

Jason Maheu
JAM Residential Design & Drafting
652 Middlegate Road
Suite B
Henderson, NV 89011

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

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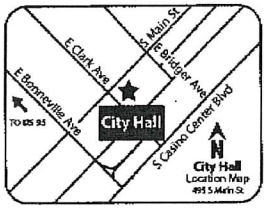
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-76062 [PRJ-76060]
Planning Commission Meeting of **05/14/2019**

131 BRDFNP1 89144

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City of Las Vegas

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PRJ-76060
16203515073
LUK DIANA A & KAYE C
10313 POMPEI PL
LAS VEGAS NV 89144

05/14/2019 10:57 091-702-9148984 LUK PAGE 05

25P

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

THIS BUSINESS KEEPS PUSHING FURTHER INTO J.S. PARK. ENOUGH. ALREADY. THEY KNEW GOING IN IT WAS NOT ENOUGH SPACE. LET THEM BUS IN FROM REMOTE PARKING AND THE CITY CAN MAKE $

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Las Vegas, NV
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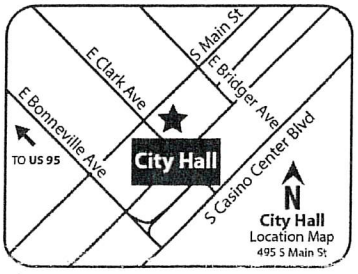

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76062 [PRJ-76060]
Planning Commission Meeting of **05/14/2019**

PRJ-76060
16203515049
R & A TRUST
AGUIRRE ALEJANDRO LLAMAS TRS
823 PARK PASEO
LAS VEGAS NV 89104

RECEIVED
MAY 13
Dept of Planning
City of Las Vegas

93 BRDFNP1 89104

2SP

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

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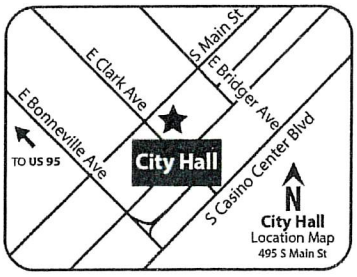

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MAY 09 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76062 [PRJ-76060]

Planning Commission Meeting of **05/14/2019**

PRJ-76060
13934410203
DOCTOR L L C
ISTRA IRREVOCABLE TRUST
601 E CHARLESTON BLVD
LAS VEGAS NV 89104-1508

93 BRDFNP1 89104

2SP

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

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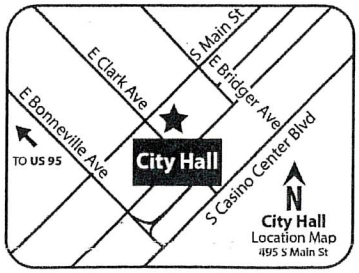

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76062 [PRJ-76060]

Planning Commission Meeting of **05/14/2019**

PRJ-76060
16203511018
R & A TRUST ETAL
RIPP RONALD RAYMOND TRS
823 PARK PASEO
LAS VEGAS NV 89104-1533

RECEIVED
MAY 09 2019
Dept of Planning
City of Las Vegas

93 BRDFNP1 89104

2SP

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

OPPOSED. BETWEEN THIS BUSINESS & THE OLD HART MANSION BUSINESS THERE IS ABSOLUTELY NOT ENOUGH PARKING AND IT SPILLS OVER TO HISTORIC Cotton STREET. ENOUGH THEY KNEW GOING IN IT WAS TIGHT NOW ASKING FOR WAIVERS NO WAY.

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U.S. Postage
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Permit No. 1630

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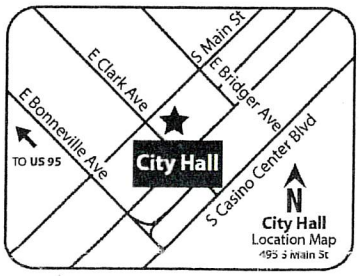
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76062 [PRJ-76060]
Planning Commission Meeting of **05/14/2019**

PRJ-76060
16203515050
R & A TRUST ETAL
RIPP RONALD RAYMOND TRS
823 PARK PASEO
LAS VEGAS NV 89104

RECEIVED
MAY 09 2019
Dept of Planning
City of Las Vegas

93 BRDFNP1 89104

2SP

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

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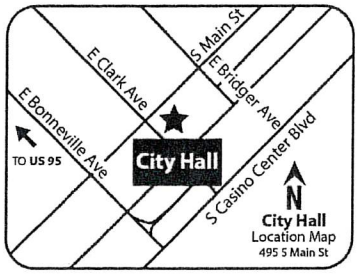
Official Notice of Public Hearing



RECEIVED
MAY 09 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76062 [PRJ-76060]

Planning Commission Meeting of **05/14/2019**

PRJ-76060
16203515008
WARD CHARLOTTE M
1226 S 7TH ST
LAS VEGAS NV 89104-1544

93 BRDFNP1 89104

2SP

p.1

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

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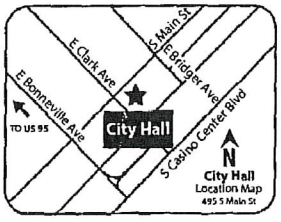
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
MAY 14 2019
Dept of Planning
City of Las Vegas



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76062 [PRJ-76060]
Planning Commission Meeting of **05/14/2019**

PRJ-76060
13934410126
COLLURA JOSEPH WILLIAM
COLLURA MARY
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

89 BRDFNP1 89102

25A

May 14 19,08:04a

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
15

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

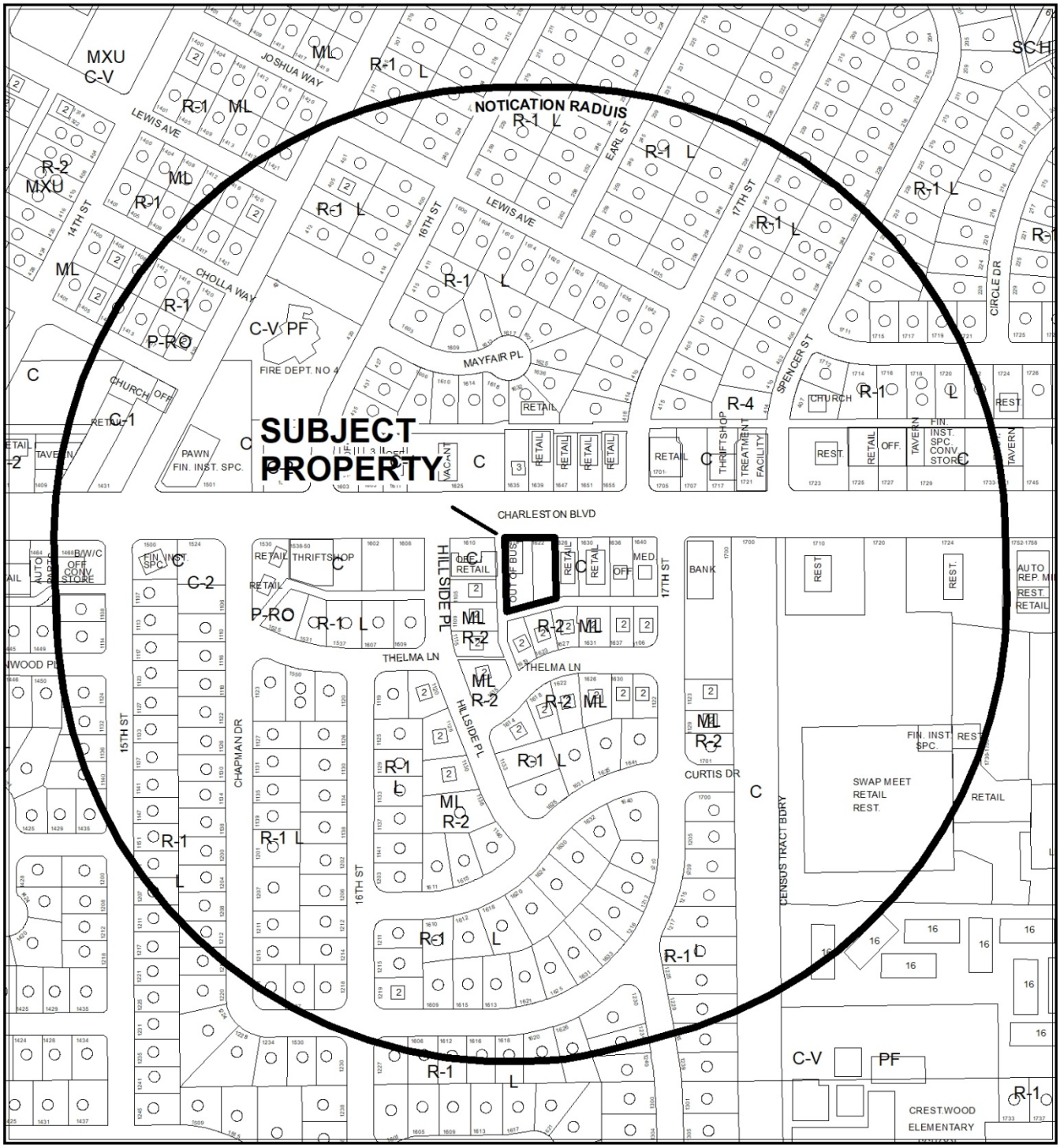
SUBJECT:
VAR-76335 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

C.C.: 07/17/2019

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76335, VAR-76336 and SDR-76337 [PRJ-76284]
2. Conditions and Staff Report - VAR-76335, VAR-76336 and SDR-76337 [PRJ-76284]
3. Supporting Documentation - VAR-76335, VAR-76336 and SDR-76337 [PRJ-76284]
4. Photo(s) - VAR-76335, VAR-76336 and SDR-76337 [PRJ-76284]
5. Justification Letter - VAR-76335, VAR-76336 and SDR-76337 [PRJ-76284]
6. Submitted after Final Agenda – Protest/Support Postcards for VAR-76335 and VAR-76336 [PRJ-76284]



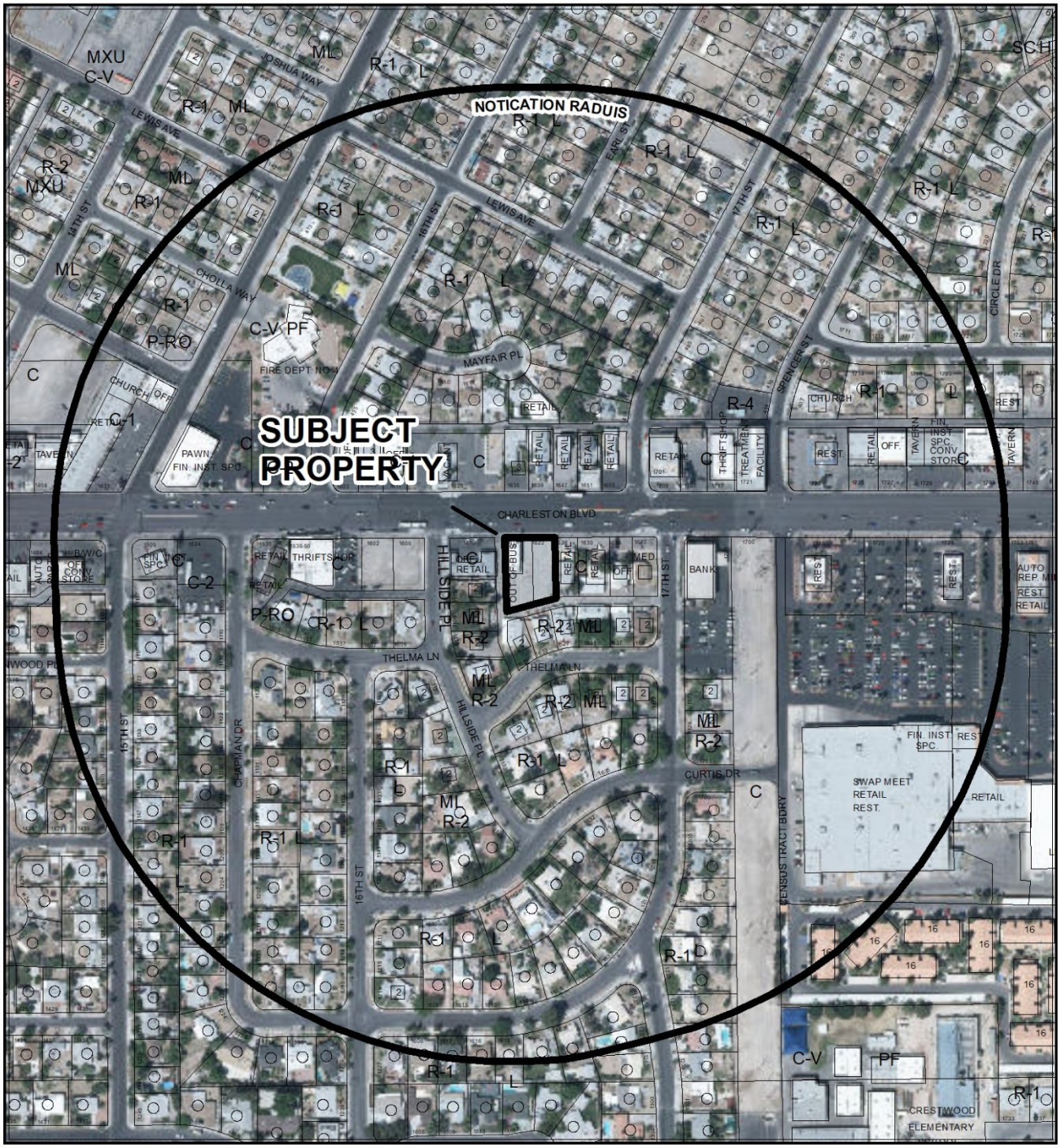
0 255 510 Feet

CASE: **VAR-76335, VAR-76336, SDR-76337 (PRJ-76284)**

RADIUS: 1000 FEET

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

N



0 255 510 Feet

CASE: **VAR-76335, VAR-76336, SDR-76337 (PRJ-76284)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PATRON INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76335	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76336	Staff recommends DENIAL, if approved subject to conditions:	
SDR-76337	Staff recommends DENIAL, if approved subject to conditions:	VAR-76335 VAR-76336

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED
311 - VAR-76335 and VAR-76336
311 - SDR-76337

PROTESTS
0 - VAR-76335 and VAR-76336
0 - SDR-76337

APPROVALS
0 - VAR-76335 and VAR-76336
0 - SDR-76337

CS

** CONDITIONS **

VAR-76335 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76336) and Site Development Plan Review (SDR-76337) shall be required, if approved.

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

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

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

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

VAR-76336 CONDITIONS

Planning

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

SDR-76337 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76335) and Variance (VAR-76336) 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 and landscape plan, date stamped 05/16/19, and building elevations and floor plans, date stamped 04/22/19, except as amended by conditions herein.

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

5. The proposed trash enclosure shall be screened, gated, with a roof or trellis in accordance with Title 19 development standards.

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

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

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

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

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

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk along Charleston Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant a Public Pedestrian Access Easement for any public sidewalk that is outside of the public right-of-way.

12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements within NDOT jurisdiction, if any.

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

14. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment 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 landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct an addition to an existing building that encroaches into the required side yard setback area at 1618 and 1622 East Charleston Boulevard.

ISSUES

- Variance (VAR-76335) is requested to allow a side yard setback of zero feet where 10 feet is the minimum required. Staff does not support the request.
- Variance (VAR-76336) is requested to allow 30 parking spaces where 32 are the minimum required. Staff does not support the request.
- A Waiver is requested to allow a zero-foot landscape buffer width along the north property line where 15 feet is required. Staff does not support the request.
- A Waiver is requested to allow a zero-foot landscape buffer width along the east property line where eight feet is required. Staff does not support the request.
- An exception is requested to allow zero trees along the north and east property lines where one 24" box tree is required per 20 feet. Staff does not support the request.
- An exception is requested to allow zero parking lot trees where one tree per six uncovered spaces, plus one tree at the end of each row of spaces is required. Staff does not support the request.
- A condition of approval has been added regarding any applicable mapping actions prior to building permit issuance.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standard requirements. The site consists of two adjoining lots with an existing unoccupied 1,680 square-foot building. The building was previously utilized as a retail orthopedic store. The applicant proposes to construct an 871 square-foot addition to the building in order to operate as a Restaurant use. The proposed use is permitted in the C-1 (Limited Commercial) zoning district.

The applicant has requested Variance (VAR-76335) to allow a zero-foot setback along the west property line, which abuts an alley. The applicant has also requested Variance (VAR-76336) to allow a seven percent reduction in required parking. A total of 30 parking spaces are provided where 32 are required. Per the submitted site plan, parking spaces

are provided on both lots. A condition of approval has been added to address any possible required mapping actions regarding combining the subject lots. Landscaping Waivers and Exceptions are requested to allow a reduction in landscape buffer width requirements and zero trees.

Due to the associated Variances, Waivers and Exceptions of Title 19 development standard requirements, staff finds that the proposed development is not appropriate for the subject site. Therefore, staff recommends denial of all requested entitlements. If approved, the entitlements are subject to conditions.

FINDINGS (VAR-76335)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct an addition that does not meet 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.

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No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct an addition that fails to provide the required parking amount per Title 19. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-76337)

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 adjacent development in the area due to the requested reduction in required setback and parking requirements.

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

   The proposed development is not consistent with Title 19 as evidenced by the requested associated Variances, Waivers and Exceptions.

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

   Site access is provided by Charleston Boulevard, a 102-foot wide primary arterial, adequate in size to service a restaurant use at the subject site.

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

   The proposed building materials are compatible with the existing development in the area. The proposed minimal landscaping includes shrubs which adhere to the Southern Nevada Regional Plant List. No trees are provided.

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 and architectural aesthetic features are not unsightly or obnoxious in appearance. However, the proposed zero-foot setback is not harmonious and compatible with development in the area.

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

   If the approved, the proposed development will be subject to building permit and licensing requirements, therefore ensuring the protection of the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related relevant City Actions pertinent to the subject site.

Most Recent Change of Ownership	
08/08/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/16/90	Business License (#G50-06946) was issued for a shoe sales retail establishment at 1618 East Charleston Boulevard. The license is listed inactive as of 06/11/15.
10/03/12	Business License (#M21-01271) was issued for a merchandise broker use at 1618 East Charleston Boulevard. The license is listed as inactive as of 03/05/14.
09/02/15	Building Permit (#C-298410) was issued for interior demo work at 1618 East Charleston Boulevard. The permit was finalized on 04/28/16.

Pre-Application Meeting	
04/16/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review with associated Variances for building setbacks and parking.

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

Field Check	
05/02/19	Staff conducted a routine field check and found a vacant building surrounded by a chain-link fence.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-1 (Limited Commercial)
North	General Retail, other than listed	C (Commercial)	C-1 (Limited Commercial)
South	Single Family, Attached	ML (Medium-Low Density Residential)	R-2 (Medium-Low Density Residential)
East	General Retail, other than listed	C (Commercial)	C-1 (Limited Commercial)
West	General Retail, other than listed	C (Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	9 Feet	Y*
• Side	10 Feet	0 Feet	N**
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	77 Feet	Y
Max. Lot Coverage	50 %	27 %	Y
Max. Building Height	N/A	16 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not Indicated	By Condition

*The proposed front yard setback for the addition aligns with the existing setback of the vacant building of the subject site.
**The applicant has requested a Variance (VAR-76335) to allow a reduced side yard setback.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 20 Linear Feet	7 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**13 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	0 Trees	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		0 Feet	N**
• South	0 Feet		0 Feet	Y
• East	8 Feet		0 Feet	N**
• West	0 Feet		0 Feet	Y

*Exceptions are requested to allow zero perimeter and parking lot trees.
**Waivers to allow zero-foot landscape buffer widths along the north and east property lines.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Planned Streets and Highways Map	102 Feet	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant (public seating and waiting area)	1,232 SF	1:50 SF	25				
Restaurant (remaining gross floor area)	1,319 SF	1:200 SF	7				
TOTAL SPACES REQUIRED			32		30		N*
Regular and Handicap Spaces Required			30	2	28	2	N*
Percent Deviation			7%				

*The applicant has requested Variance (VAR-76336) to allow a reduction in required parking.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 15-foot landscape buffer adjacent to the right-of-way	To provide a zero-foot landscape buffer adjacent to the right-of-way	Denial
Provide an eight-foot landscape buffer along interior lot lines	To provide a zero-foot landscape buffer along the south, east and west property lines	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide 24” box trees every 20 feet along the north and east perimeters	Provide zero trees along the north and east perimeters	Denial
Provide one tree per six uncovered spaces, plus one tree at the end of each row of spaces	Provide zero parking lot trees	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1618, 1622 E Charleston Blvd.

Project Name Tacos el Gordo **Proposed Use** _____

Assessor's Parcel #(s) 162-02-113-001 002 **Ward #** _____

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

Additional Information _____

Property Owner Miguel Rojas Rivera **Contact** _____

Address 1590 Golden Arrow City Las Vegas State NV Zip 89169

E-mail tacos elgordobc@gmail.com Phone (619) 424-7465

Applicant _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative ANGEL DIAZ **Contact** 702-413-8617

Address 1724 E CHARLESTON BLVD City LAS VEGAS State NV Zip 89104

E-mail days electric INC@gmail.com Phone 702 413-8617

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

Subscribed and sworn before me

This _____ day of _____, 20 _____ SEE ATTACHED

Notary Public in and for said County and State

PRJ-76284
04/22/19

04/18/2019 02:29PM 7022528226 TACOS EL GORDO CHARL PAGE 01/01

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On APRIL 18, 2019 before me, Phyllis E. Webster, Notary Public
(insert name and title of the officer)

personally appeared MIGUEL ROJAS RIVERA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Phyllis E Webster (Seal)

PHYLLIS E WEBSTER
COMM. #2197785
SAN DIEGO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JUNE 15, 2021

PRJ-76284
04/22/19

1618 & 1622 E. CHARLESTON
50' R.O.W.

NORTH

SCALE: 1" = 10'

0 10 20 30 40

PARKING ANALYSIS	
BLDG. #1	1680 SF
ADDITION	871 SF
TOTAL SF	2,551 SF
1,232 SF SEATING & WAITING @ 1/50	24.64 STALLS
1,319 SF GROSS AREA @ 1/200	6.60 STALLS
TOTAL PARKING STALLS REQUIRED	32 STALLS
EX. PARKING STALLS	30 STALLS

LANDSCAPING LEGEND			
SYMBOL	DESIGNATION	SIZE	AMOUNT
	DWARF FAN PALM CHAMAEROPS HUMILIS	5 GAL.	9
	MOCK ORANGE	5 GAL.	7
	DECORATIVE GRAVEL PAVING		—

TACOS EL GORDO
1618 & 1622 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104

SITE PLAN

DATE	6/2/18
JOB #	
SCALE	1" = 10'
DRAWN BY	

REVISION

SHEET #
SP. 1

1618 & 1622 E. CHARLESTON
50' R.O.W.

NORTH

SCALE: 1" = 10'

0 10 20 30 40

PARKING ANALYSIS	
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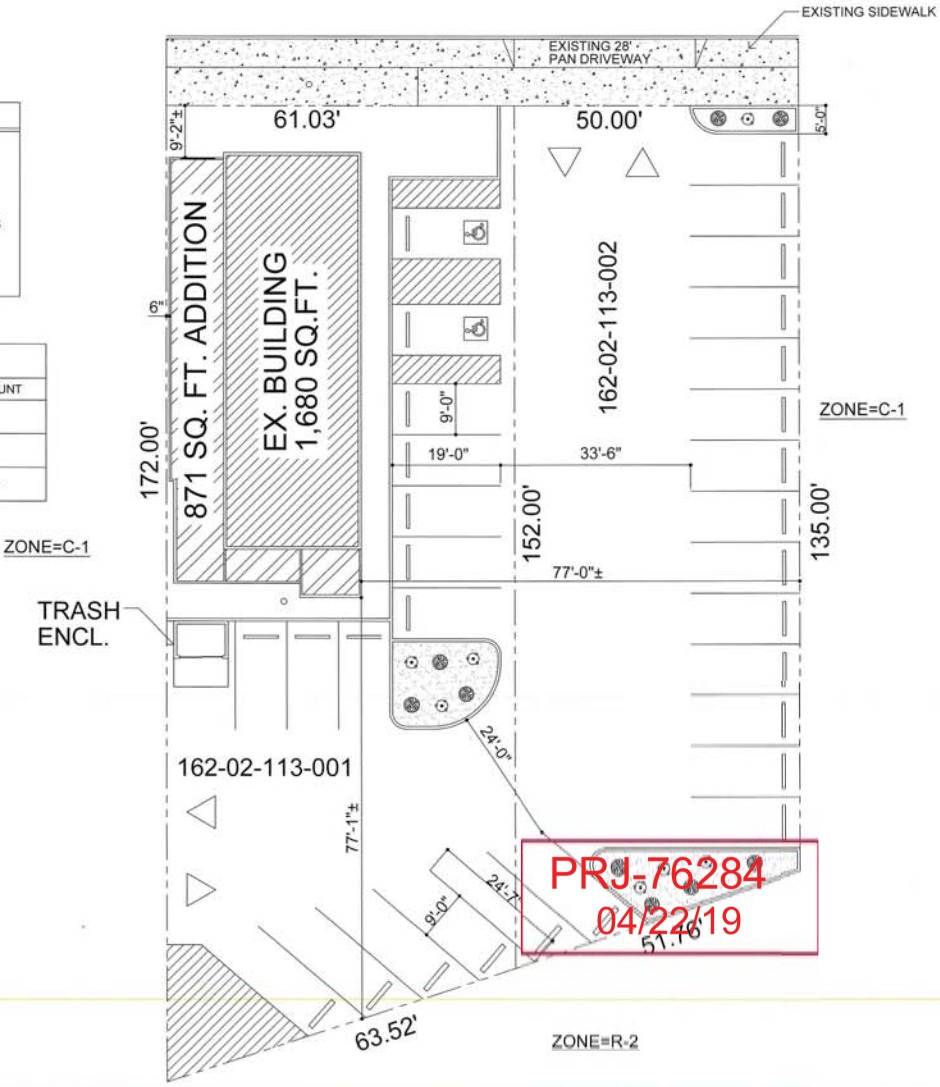


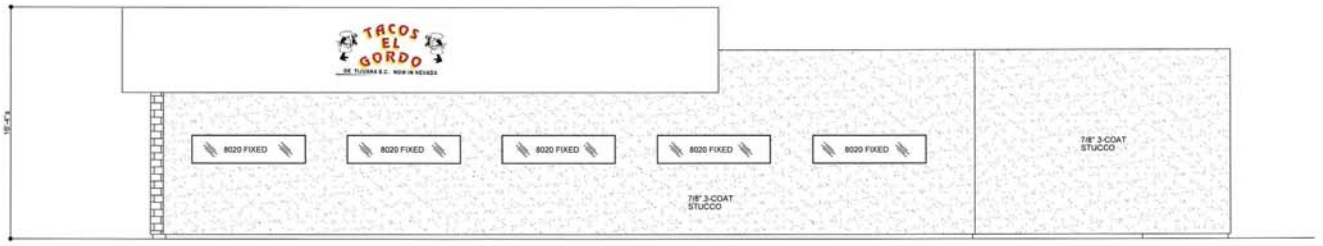
PRJ-76284
04/22/19

TACOS EL GORDO
1618 & 1622 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104

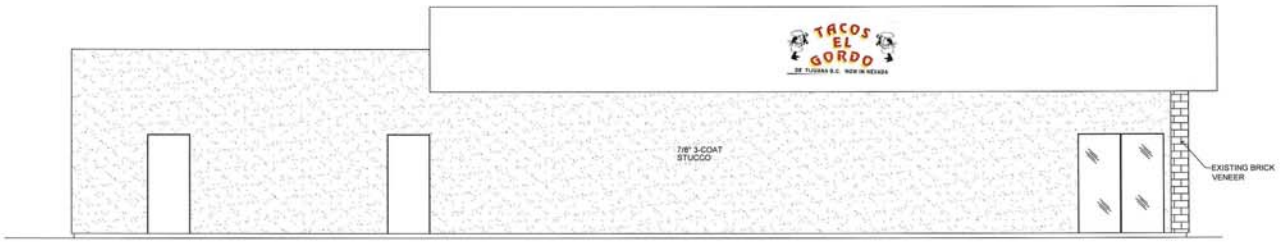
SITE PLAN

DATE : 5/1/19
JOB # :
SCALE : 1" = 10'
DRAWN BY :
REVISION :

SHEET #
SP.1



WEST ELEVATION



EAST ELEVATION

FRONT ELEVATION

REAR ELEVATION

PRJ-76284
04/22/19

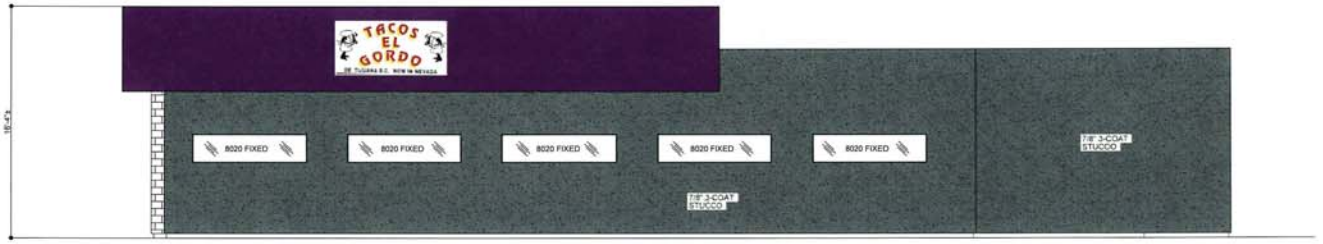
TACOS EL GORDO
1618 & 1622 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104

ELEVATIONS

DATE :	6/7/18
JOB # :	
SCALE :	1/4" = 1'-0"
DRAWN BY :	

REVISION :

SHEET #
A.2



WEST ELEVATION

EAST ELEVATION

FRONT ELEVATION

REAR ELEVATION

PRJ-76284
04/22/19

TACOS EL GORDO
1618 & 1622 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104

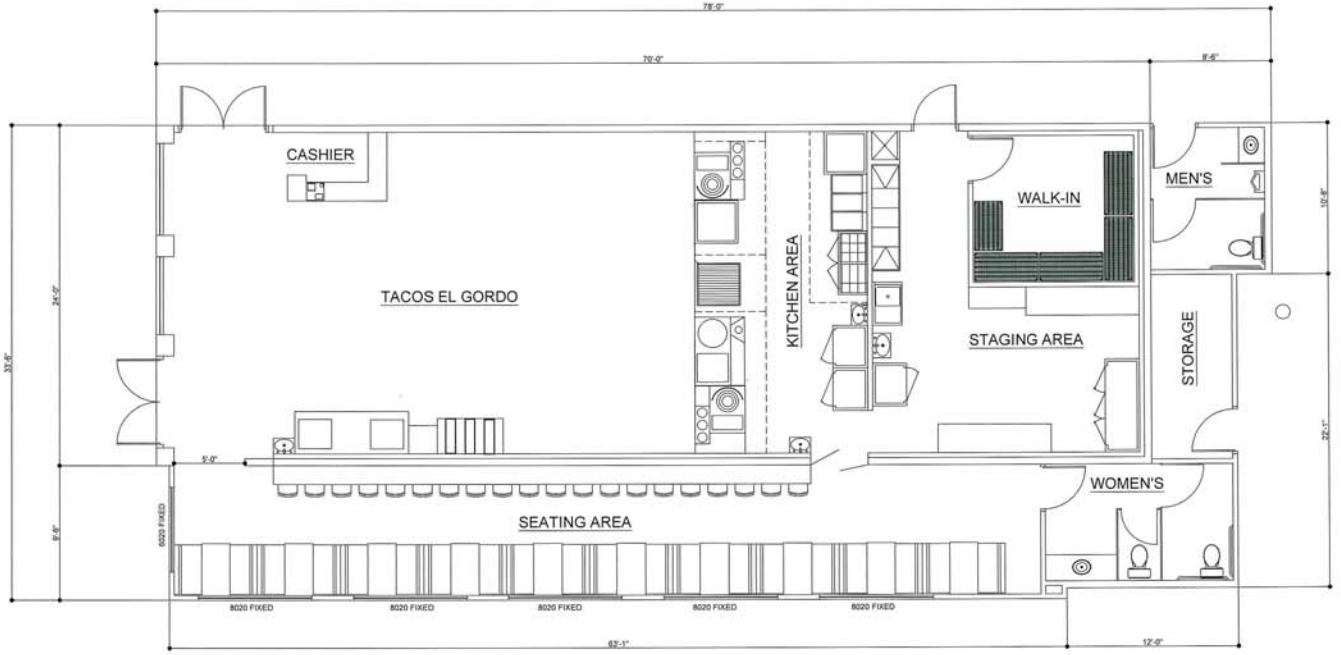
ELEVATIONS

DATE	6/2/18
JOB #	
SCALE	1/4" = 1'-0"
DRAWN BY	

REVISION

SHEET #

A.2



FLOOR PLAN

SCALE 1/4" = 1'-0"

CODE ANALYSIS	
OCCUPANCY: A2	CONSTRUCTION TYPE: VB
HEIGHT: ACTUAL = 16'-4"	ALLOWABLE = 40'-0"
STORIES: ACTUAL = ONE	ALLOWABLE = ONE
ACTUAL = 2,551 SQ. FT.	ALLOWABLE = 6,000 SQ. FT.
REQUIRED EXITS: TWO	PROVIDED EXITS: TWO
FIRE SPRINKLERS: PROPOSED	
SPECIAL INSPECTIONS REQUIRED: NONE	
FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: NONE	
OCCUPANCY LOAD:	SEATING AREA = 1,292 S.F. @ 1/15 = 86.13
	RESTROOM AREA = 246 S.F. = 0
	CASHIER AREA = 34 S.F. @ 1/200 = .17
	SERVICE/STAGING AREA = 990 S.F. @ 1/200 = 4.5
	STORAGE = 79 S.F. @ 1/300 = .26
TOTAL OCCUPANCY: 92	

PRJ-76284
04/22/19

1618 & 1622 E. CHARLESTON BLVD.
LAS VEGAS, NV 89104

FLOOR PLAN

DATE :	3/4/19
JOB # :	
SCALE :	1/4" = 1'-0"
DRAWN BY :	

REVISION :

SHEET #

A.1

VAR-76335 [PRJ-76284] - VARIANCE RELATED TO VAR-76336 AND SDR-76337 - APPLICANT/OWNER: PATRON INVESTMENTS, LLC
1622 EAST CHARLESTON BOULEVARD

05/02/2019

VAR-76335 [PRJ-76284] - VARIANCE RELATED TO VAR-76336 AND SDR-76337 - APPLICANT/OWNER: PATRON INVESTMENTS, LLC
1622 EAST CHARLESTON BOULEVARD

05/02/2019

VAR-76335 [PRJ-76284] - VARIANCE RELATED TO VAR-76336 AND SDR-76337 - APPLICANT/OWNER: PATRON INVESTMENTS, LLC
1622 EAST CHARLESTON BOULEVARD

05/02/2019

JUSTIFICATION LETTER

THIS LETTER IS TO REQUEST A DEVELOPMENT PLAN FOR THE PROPOSED 2,551 SQ FT RESTAURANT LOCATED AT 1618 & 1622 E. CHARLESTON. WE ARE REQUESTING A WAIVER TO ALLOW A 0' FT LANDSCAPE BUFFER ALONG THE NORTH, SOUTH, EAST, & WEST PROPERTY LINES. WE ARE ALSO REQUESTING (2) VARIANCES, ONE FOR A 0' FT SIDEYARD SETBACK ALONG THE WEST PROPERTY LINE WHERE 10' FEET IS REQUIRED. THE SECOND VARIANCE THAT WE ARE REQUESTING IS TO ALLOW 30 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED ON 0.39 ACRES AT 1618 & 1622 E. CHARLESTON. WE OWN BOTH PROPERTIES AND WILL UTILIZE THEM FOR THE RESTAURANT AND PARKING LOT REQUIREMENTS. WE WILL ADD LANDSCAPE PLANTERS TO THE MODIFIED PARKING LOT LAYOUT. WE ARE ALSO ADDING ONTO THE EXISTING BUILDING TO MAXIMIZE THE CUSTOMER DINNING EXPERIENCE. WE GREATLY APPRECIATE YOUR HELP WITH OUR REQUESTS. THANK YOU FOR YOUR TIME.

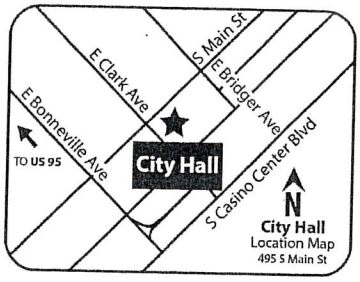
SINCERELY MIGUEL ROJAS

PRJ-76284
04/22/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
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Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76335 and VAR-76336 [PRJ-76284]

Planning Commission Meeting of **06/11/2019**

PRJ-76284
16202116043
PROCK ROCCO L & DONA J
1641 CURTIS DR
LAS VEGAS NV 89104-1850

93 DRDFNP1 89104

Submitted after final agenda

15 P
16 P

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

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Las Vegas, NV
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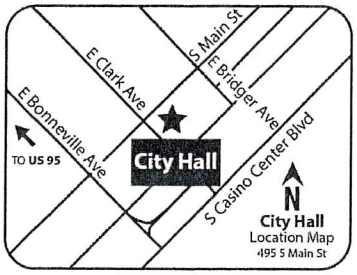
JUN 0
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76335 and VAR-76336 [PRJ-76284]
Planning Commission Meeting of **06/11/2019**

PRJ-76284
13935413068
MURPHY MELISSA ELLEN & MACHIKO I
239 SPENCER ST
LAS VEGAS NV 89101

87 DRDFMP1 89101

Submitted after final agenda

15A
16A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
16

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

SUBJECT:
VAR-76336 - VARIANCE RELATED TO VAR-76335 - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Variance TO ALLOW 30 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

C.C.: 07/17/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1618, 1622 E Charleston Blvd.

Project Name Tacos el Gordo

Proposed Use _____

Assessor's Parcel #(s) 162-02-113-001 002

Ward # _____

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

Additional Information _____

Property Owner Miguel Rojas Rivera

Address 1590 Golden Arrow

E-mail tacos elgordobc@gmail.com

Contact _____

City Las Vegas State NV Zip 89169

Phone (619) 424-7465

Applicant _____

Address _____

E-mail _____

Contact _____

City _____ State _____ Zip _____

Phone _____

Representative ANGEL DIAZ

Address 1724 E CHARLESTON BLVD

E-mail days electric INC@gmail.com

Contact 702-413-8617

City LAS VEGAS State NV Zip 89104

Phone 702 413-8617

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

Subscribed and sworn before me

This _____ day of _____, 20 _____

SEE ATTACHED

Notary Public in and for said County and State

PRJ-76284
04/22/19

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On APRIL 18, 2019 before me, Phyllis E. Webster, Notary Public
(insert name and title of the officer)

personally appeared MIGUEL ROJAS RIVERA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Phyllis E Webster (Seal)

PHYLLIS E WEBSTER
COMM. #2197785
SAN DIEGO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JUNE 15, 2021

PRJ-76284
04/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
17

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

SUBJECT:
SDR-76337 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76335 and VAR-76336 - PUBLIC HEARING - APPLICANT/OWNER: PATRON INVESTMENTS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT ADDITION TO AN EXISTING BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.39 acres at 1618 and 1622 East Charleston Boulevard (APNs 162-02-113-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76284]. Staff recommends DENIAL.

C.C.: 07/17/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda – Protest/Support Postcards

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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) 1618, 1622 E Charleston Blvd.

Project Name Tacos el Gordo

Proposed Use _____

Assessor's Parcel #(s) 162-02-113-001 002

Ward # _____

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

Additional Information _____

Property Owner Miguel Rojas Rivera

Address 1590 Golden Arrow

E-mail tacos elgordobc@gmail.com

Contact _____

City Las Vegas State NV Zip 89169

Phone (619) 424-7465

Applicant _____

Address _____

E-mail _____

Contact _____

City _____ State _____ Zip _____

Phone _____

Representative ANGEL DIAZ

Address 1724 E CHARLESTON BLVD

E-mail days electric INC@gmail.com

Contact 702-413-8617

City LAS VEGAS State NV Zip 89104

Phone 702 413-8617

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

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

Print Name MIGUEL ROJAS RIVERA

Subscribed and sworn before me

This _____ day of _____, 20 _____

SEE ATTACHED

Notary Public in and for said County and State

PRJ-76284
04/22/19

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

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(insert name and title of the officer)

personally appeared MIGUEL ROJAS RIVERA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Phyllis E Webster (Seal)

PHYLLIS E WEBSTER
COMM. #2197785
SAN DIEGO COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
JUNE 15, 2021

PRJ-76284
04/22/19

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

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Permit No. 1630

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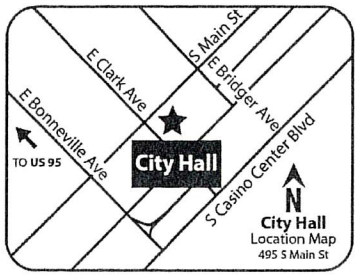
Official Notice of Public Hearing



RECEIVED
JUN 10
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76337 [PRJ-76284]

Planning Commission Meeting of **06/11/2019**

PRJ-76284
16202116043
PROCK ROCCO L & DONA J
1641 CURTIS DR
LAS VEGAS NV 89104-1850

93 DRDFMP1 89104

Submitted after final agenda

17P

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

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Las Vegas, NV
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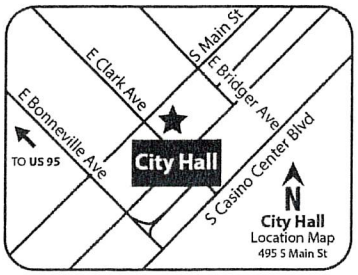

RECEIVED
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76337 [PRJ-76284]
Planning Commission Meeting of **06/11/2019**

PRJ-76284
13935413068
MURPHY MELISSA ELLEN & MACHIKO I
239 SPENCER ST
LAS VEGAS NV 89101

87 DRDFNP1 89101

Submitted after final agenda

17A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
18

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

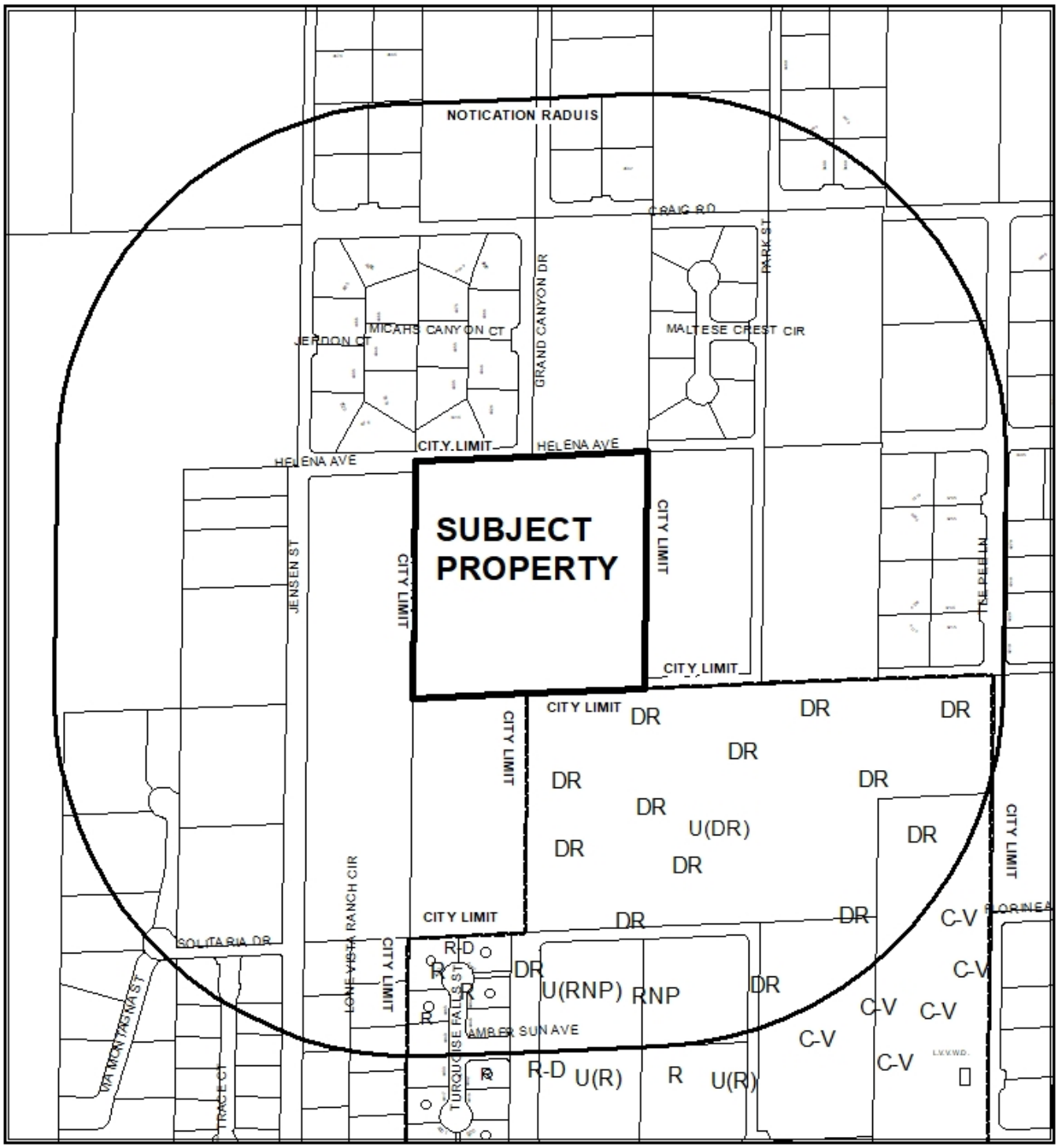
SUBJECT:
VAR-76486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a Variance TO ALLOW NO OFF-SITE IMPROVEMENTS WHERE SUCH ARE REQUIRED FOR AN APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.92 acres at the southwest corner of Grand Canyon Drive and Helena Avenue (APN 138-06-301-013), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-76327]. Staff recommends DENIAL.

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

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

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

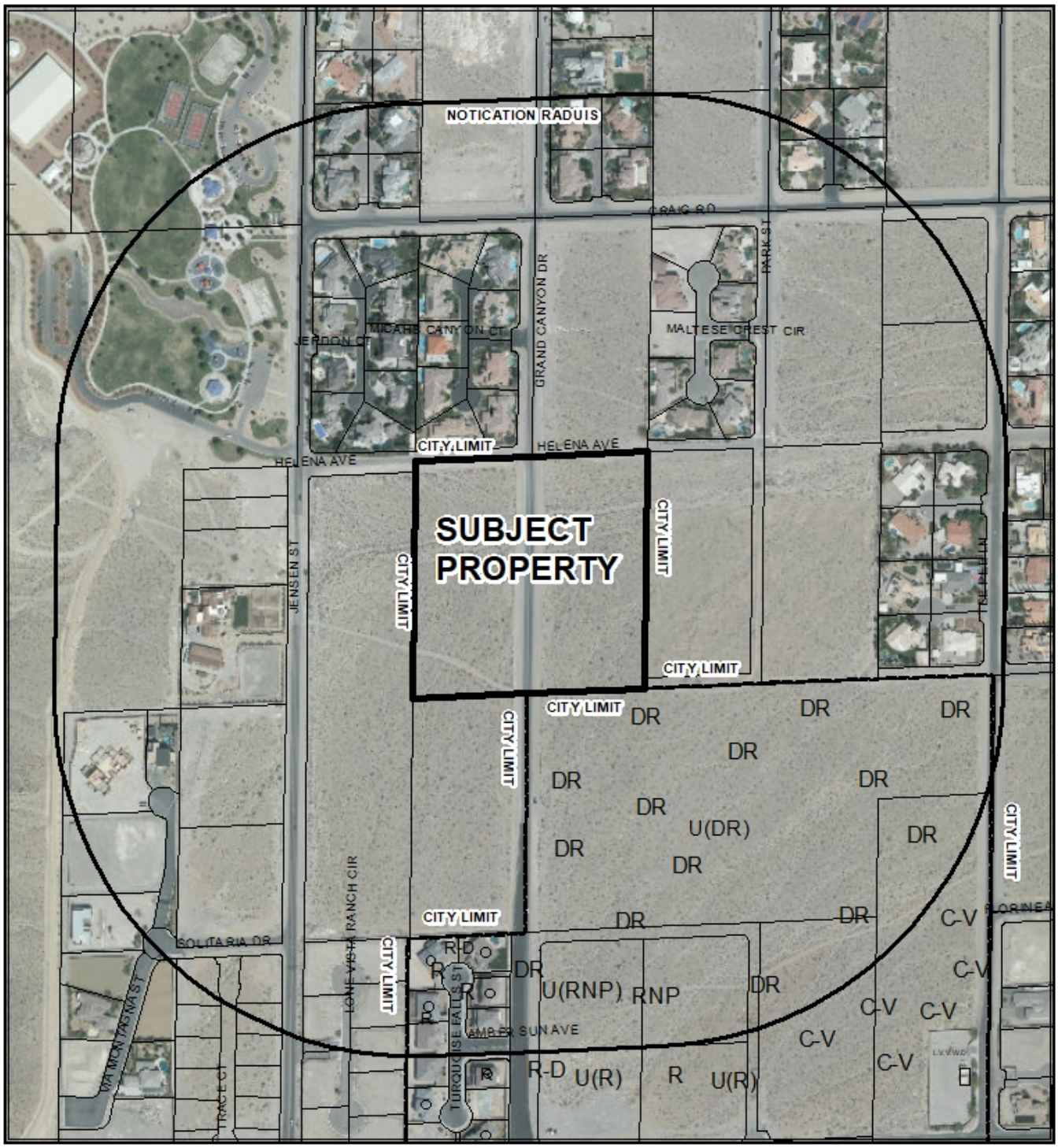
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest Postcard



CASE: **VAR-76486 (PRJ-76327)**

RADIUS: 1000 FEET

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



CASE: **VAR-76486 (PRJ-76327)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76486	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 91

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-76486 CONDITIONS

Planning

1. Conformance to the approved conditions for Tentative Map (TMP-74627).

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. Offsite improvement requirements for Grand Canyon Drive shall be as follows: 50 feet of paving, curb gutter, a 5 foot asphalt sidewalk path, and the pavement markings for one lane in each direction with a center turn lane and 5 foot buffered bike lanes. For Helena Avenue and Hickam Avenue, 32 feet of paving, a 5 foot wide graded earthen drainage swale, and a 5 foot wide asphalt sidewalk. Previously approved improvement deferrals shall be calculated from this basis for the purposes of Las Vegas Municipal Code Title 19.02.025.F.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to remove all off-site improvement requirements relating to an approved Tentative Map (TMP-74627) on land at the southwest corner of Helena Avenue and Grand Canyon Drive.

ISSUES

- A Variance from Title 19.02.025 has been requested to remove all off-site improvements where such are required. Staff does not support the request.

ANALYSIS

The City Council approved a Rezoning (ZON-74626) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-E (Residence Estates), and a Tentative Map (TMP-74627) for a six-lot single-family residential subdivision with a Waiver to allow a deferral of off-site improvements for the subject site on 12/19/18.

The applicant has requested a Variance (VAR-76486) to remove all off-site improvements required by Title 19.02.025. Approval of this Variance request would result in the removal of pavement, curb and gutter, sidewalk, streetlights, sanitary sewer, drainage improvements and landscaping in the public right-of-way; subsequently, any costs to provide possible future off-site improvements would be borne by the City.

The applicant's justification letter states: "In order to maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Grand Canyon right-of-way has existing pavement and serves as an access road for adjacent residential developments. Maintaining the roads in the existing condition aids in keeping the rural character of the area and differentiating it from other portions of the valley. Grand Canyon is a collector street, but does not cross the 215 Beltway to the north and ends at Cheyenne to the south, not making it a cross town collector, but a regional collector primarily through the RNP. Because of these unique circumstances it is appropriate for the offsite improvement to not be required on this project."

The Department of Public Works provided the following comments: “We note this site is related to Tentative Map (TMP-74627), which was approved by City Council on 12/19/18. The conditions of approval required the installation of offsite improvements per Standard Drawing #209 with a deferral contribution based on the urban improvements for the associated roadways. However, as the Regional Transportation Commission is in the process of adopting a rural improvement standard that will be proposed as the permanent improvement standard for rural development areas within the City, the applicant has requested those improvements be the basis from which the deferrals are calculated.” In summary, the proposed Variance removes all off-site improvements as required by Title 19.02.025 and does not meet current Complete Streets Standards; staff recommends denial of this request.

FINDINGS (VAR-76486)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to remove the off-site improvements per Title 19.02 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.	
02/15/17	The City Council approved a Petition to Annex (ANX-67643) 9.92 acres on the north side of Hickam Avenue, approximately 330 feet west of Park Street.
12/19/18	The City Council approved a request for a Rezoning (ZON-74626) from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-E (Residence Estates) on 9.92 acres at the southwest and southeast corner of Grand Canyon Drive and Helena Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Tentative Map (TMP-74627) for a six-lot single-family residential subdivision with a Waiver to allow a deferral of off-site improvements on 9.92 acres at the southwest and southeast corner of Grand Canyon Drive and Helena Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
09/13/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/15/19	A Pre-Application Meeting was conducted with the applicant to discuss the submittal requirements for a Variance of Complete Streets development standards.

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

Field Check	
05/02/19	A routine field checked revealed that the subject site was undeveloped. Nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	9.92

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Single Family, Detached – Clark County	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
South	Undeveloped	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
East	Undeveloped	PF (Public Facilities) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Undeveloped	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
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 – Area 2	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Helena Avenue	Local Street	Title 13	30	N*
Grand Canyon Drive	Collector (80 ft)	Master Plan of Streets and Highways	Zero	N*

* The applicant has requested a Variance (VAR-76486) to remove all off-site improvements where such are required

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Jensen & Helena

Project Name Jensen & Helena Area 4 **Proposed Use**

Assessor's Parcel #(s) 138-06-301-013 **Ward #** 4

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

Additional Information _____

Property Owner Lone Mountain Estates, LLC **Contact** Kris Templeton

Address 3311 S. Rainbow Blvd. Ste 225 City Las Vegas State NV Zip 89146

E-mail kt@ktri.biz Phone 702-873-6700

Applicant Lone Mountain Estates, LLC **Contact** Kris Templeton

Address 3311 S. Rainbow Blvd. Ste 225 City Las Vegas State NV Zip 89146

E-mail _____ Phone 702-873-6700

Representative Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail elishas@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

By: NSM, LLC - Its Manager
By: Kenneth L Templeton, Manager

Print Name _____

Subscribed and sworn before me

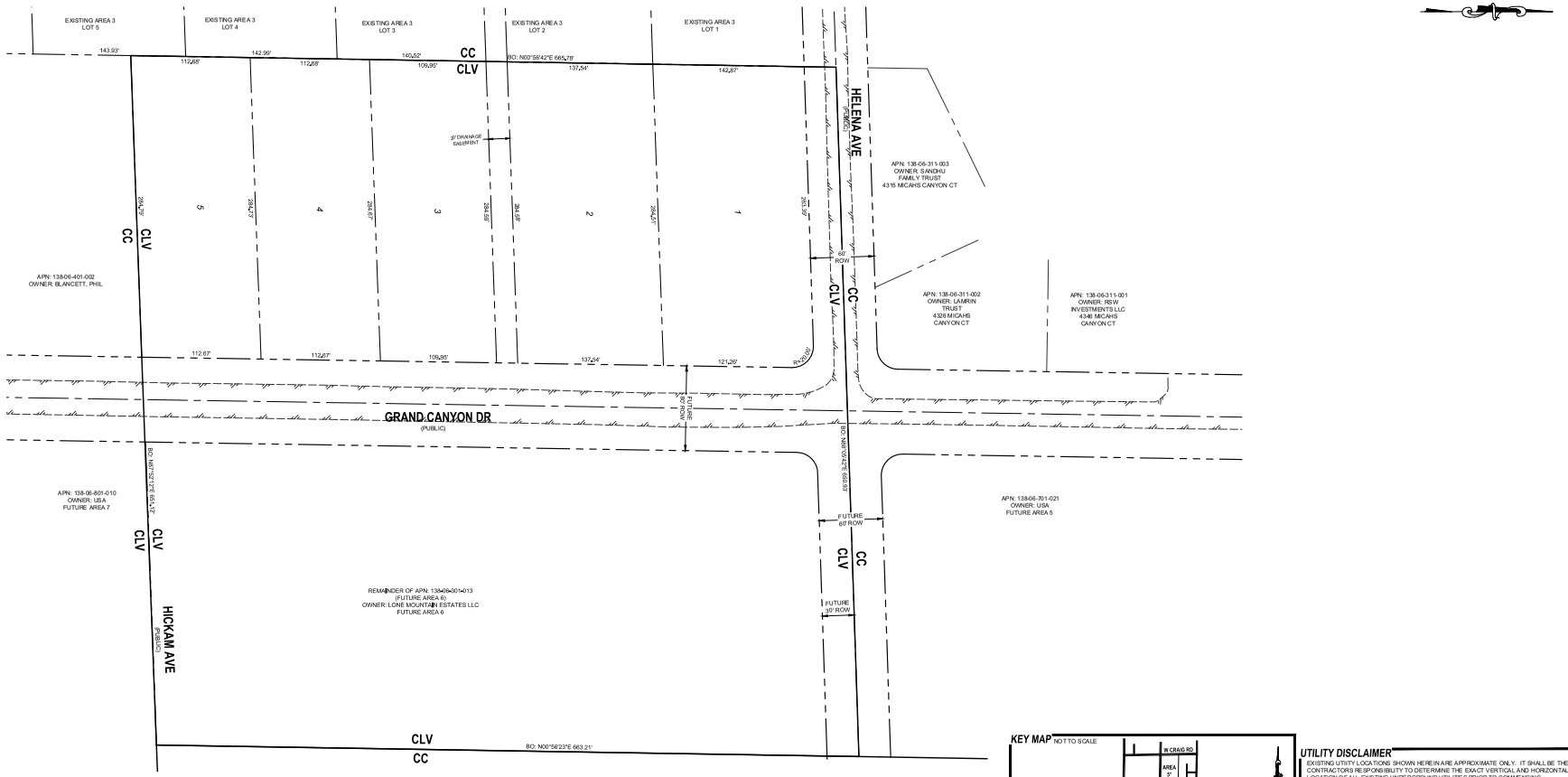
This 12th day of April, 20 19

Susan Berger

Notary Public in and for said County and State

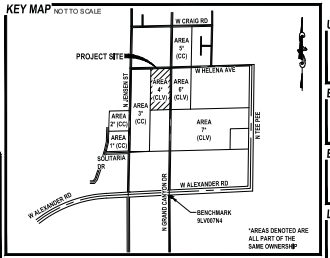
SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 16-1807-1
MY APPT. EXPIRES FEBRUARY 20, 2020

PRJ-76322
04/30/19



KEY MAP

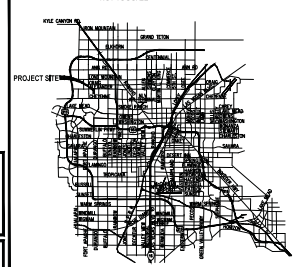
NOT TO SCALE



*AREAS DENOTED ARE ALL PART OF THE SAME OWNERSHIP

VICINITY MAP

NOT TO SCALE



UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	SEPTIC TANKS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

BUILDING SETBACKS

FRONT & FRONT GARAGE:	50' TO PUBLIC; 30' TO PRIVATE
INTERIOR SIDE:	10'
CORNER SIDE:	15'
REAR:	35'

SCALE: 1" = 50'

50' 25' 50' 100' 150'

OWNER

LONE MOUNTAIN ESTATES, LLC
3311 S. RAINBOW BLVD., STE 205
LAS VEGAS, NV 89146
(702) 873-6700 EXT 123

DEVELOPER

LONE MOUNTAIN ESTATES, LLC
3311 S. RAINBOW BLVD., STE 205
LAS VEGAS, NV 89146
(702) 873-6700 EXT 123

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.
4. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

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

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-06-301-013
PROPOSED USE OF PROPERTY:	RURAL NEIGHBORHOOD PRESERVATION
EXISTING ZONING:	RNP
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	6 LOTS (TYP.) / 1 COMMON LOT
GROSS ACREAGE:	9.92 ACRES
NET ACREAGE:	8.10 ACRES
DENSITY (BASED ON GROSS ACREAGE):	0.60 LOTS/ACRE
SMALLEST LOT SIZE:	31,830 SF
LARGEST LOT SIZE:	172,488 SF
AVERAGE LOT SIZE:	58,116 SF
MINIMUM LOT SIZE ALLOWED:	20,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

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
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	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

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

NORTH 00°54'51" EAST, BEING THE BEARING OF EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN FILE 101, PAGE 86 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER: 9LV007N4
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON
ELEVATION 792.842 METERS (NAVD88) 2601.18 FEET

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼); AND THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼); AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼); ALL IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.

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		

PRJ-76327
04/30/19

NO.	DESCRIPTION	BY	APPR.	DATE

REVISIONS

LONE MOUNTAIN ESTATES LLC
3311 S. RAINBOW BLVD., STE 225
LAS VEGAS, NV 89146
(702) 873-6700 EXT 123 FAX: N/A

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9233

EST. 2000

LONE MOUNTAIN ESTATES AREA 4
A RESIDENTIAL SUBDIVISION

SITE PLAN

ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726

DATE:	4/8/2019
SCALE:	1"=50'
JOB NO:	LMT-18-001
DESIGNED BY:	NB
CHECKED BY:	RC
SHEET NAME:	SP
SHEET NUMBER:	1 OF 1

CLV TMP-74627

FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGINEER\TITLE\MENTS\TENTATIVE\MAP - AREA4.DWG

VAR-76486 [PRJ-76327] - VARIANCE - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTHWEST CORNER OF GRAND CANYON DRIVE AND HELENA AVENUE

05/02/2019

VAR-76486 [PRJ-76327] - VARIANCE - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTHWEST CORNER OF GRAND CANYON DRIVE AND HELENA AVENUE

05/02/2019

VAR-76486 [PRJ-76327] - VARIANCE - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTHWEST CORNER OF GRAND CANYON DRIVE AND HELENA AVENUE

05/02/2019

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

April 5, 2019

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

RE: Jensen & Helena Area 4 – Waiver Justification Letter
APN: 138-06-301-013

To Whom It May Concern:

Taney Engineering, on behalf of Lone Mountain Estates, LLC, is respectfully submitting justification for a Waiver application.

The site located at APN 138-06-301-013 is 9.92 acres located on the south side of Helena Avenue. The project site itself is the western half of the parcel, located to the southwest of the Helena alignment and Grand Canyon alignment. The project site is approximately 4.96 acres. The property surrounding the site is zoned R-E, with the exception of the parcel to the southeast of this property, which is zoned U(DR). The property is zoned R-E (Residence Estates). In order to maintain a consistent street pattern to the rural area, the offsite street improvements are being requested to be waived. Grand Canyon right-of-way has existing pavement and serves as access road for adjacent residential developments. Maintaining the roads in the existing condition aids in keeping the rural character of the area and differentiating it from other portions of the valley. Grand Canyon is a collector street, but does not cross the 215 beltway to the north and ends at Cheyenne to the south, not making it a cross town collector, but a regional collector primarily through the RNP. Because of these unique circumstances it is appropriate for the offsite improvements to not be required on this project.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,
TANEY ENGINEERING

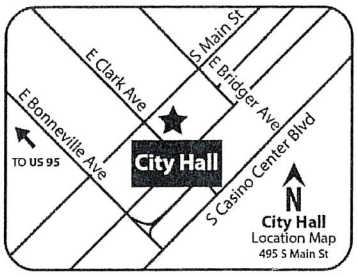
Elisha Scrogum
Project Coordinator

PRJ-76327
04/30/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
[illegible]
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76486 [PRJ-76327]
Planning Commission Meeting of **06/11/2019**

PRJ-76327
13806202016
MILLER SCOTT B LIVING TRUST
MILLER SCOTT B TRS
9680 W CRAIG RD
LAS VEGAS NV 89129-1610

125 DRDFNP1 89129

Submitted after final agenda

187

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
19

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

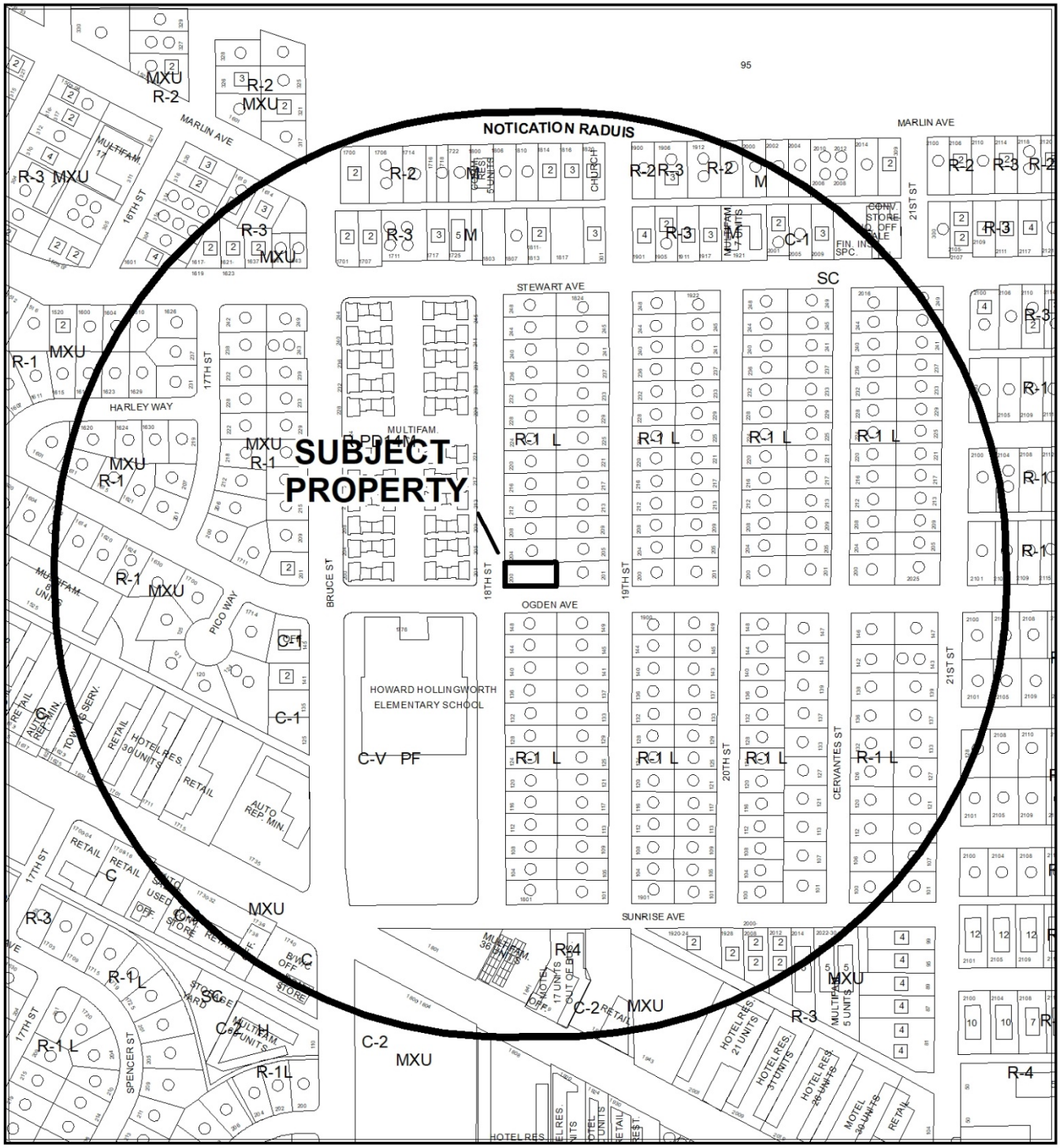
SUBJECT:
VAR-76293 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CYPRUS SUB 2, LLC - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A 10-FOOT REAR YARD AND A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.14 acres at the northeast corner of Ogden Avenue and 18th Street (APN 139-35-711-013), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-76106]. Staff recommends DENIAL.

C.C.: 07/17/2019

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

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

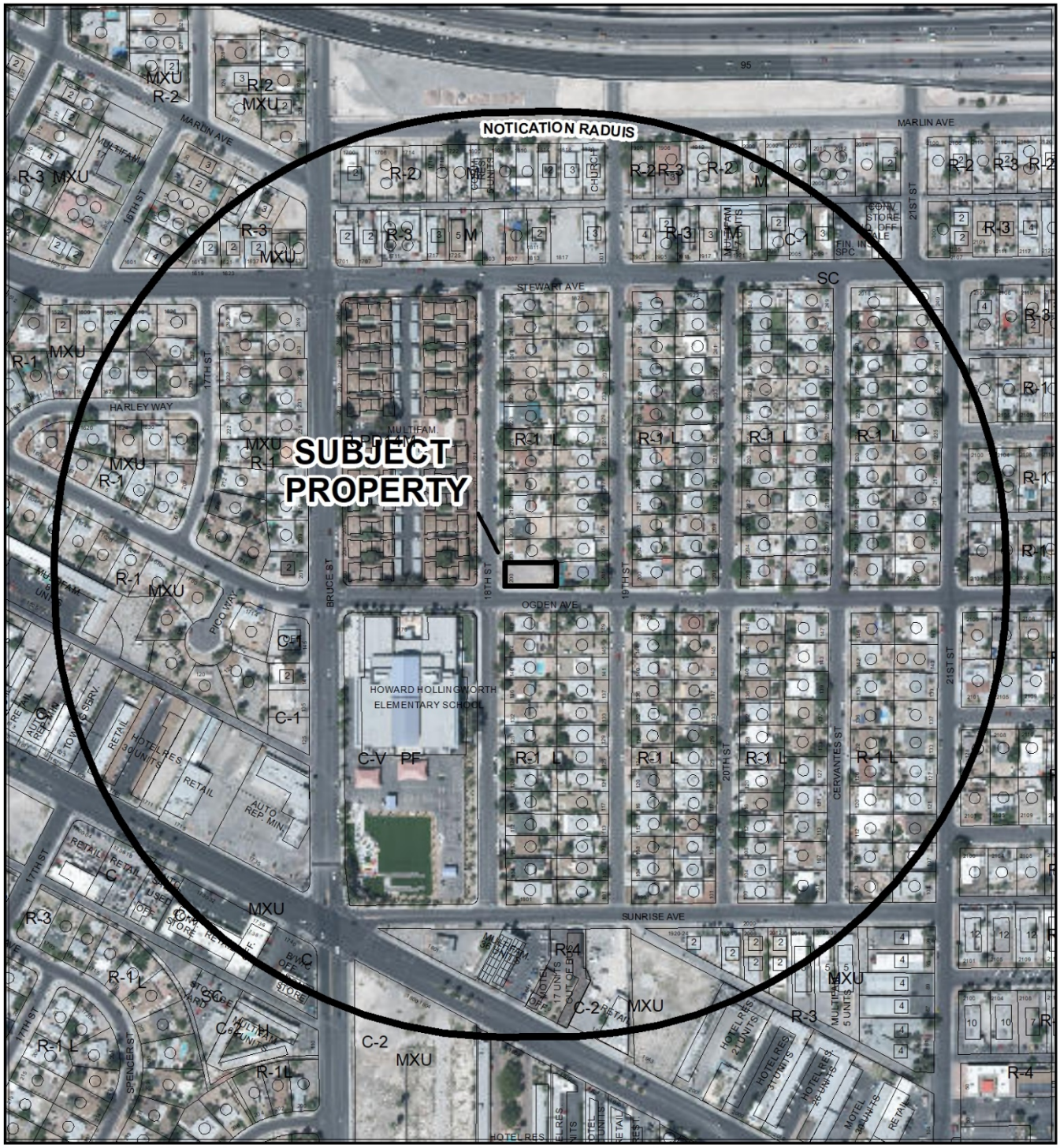
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **VAR-76293 (PRJ-76106)**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **VAR-76293 (PRJ-76106)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CYPRUS SUB 2, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76293	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 44

NOTICES MAILED 469

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

VAR-76293 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct a single-family dwelling within the required front, corner side and rear yard setback areas at 202 North 18th Street.

ISSUES

- Variance (VAR-76293) is requested to allow a five-foot front yard setback where 20 feet is required for a principal dwelling. Staff does not support the request.
- Variance (VAR-76293) is requested to allow a 12-foot corner side yard setback where 15 feet is required for a principal dwelling. Staff does not support the request.
- Variance (VAR-76293) is requested to allow a 10-foot rear yard setback where 15 feet is required for a principal dwelling. Staff does not support the request.

ANALYSIS

The subject site is located within the R-1 (Single Family Residential) zoning district and is subject to Title 19 development standards. The currently undeveloped property is located on a corner-lot within an existing primarily single-family, detached residential neighborhood. There is a multi-family residential development located on property adjacent to the west and an elementary school located directly southwest of the subject site. The submitted plans depict a proposed single-family dwelling made of shipping containers. A courtyard area featuring a pool and spa is depicted in the center of the subject property. Site access is provided by 18th Street and Ogden Avenue.

It is noted that the existing subject lot falls below the minimum lot size and lot width requirements of Title 19.06.070. The subject lot has a minimum lot width of 52 feet where 60 feet is required and a lot size of 6,098 square feet where 6,500 square feet is required. However, staff still recommends denial of the single-family dwelling development as the proposed configuration is not harmonious and compatible with the existing neighborhood. If the requested Variance is approved, it will be subject to conditions.

FINDINGS (VAR-76293)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a single-family dwelling that does not meet Title 19.06.070 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.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
There are no relevant City Actions for the subject site.

Most Recent Change of Ownership	
12/24/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
03/26/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance request.

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

Field Check	
05/02/19	Staff conducted a routine field check and found an undeveloped corner lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)

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 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,098 SF	N
Min. Lot Width	60 Feet	52 Feet	N
Min. Setbacks			
• Front	20 Feet	5 Feet	N*
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	12 Feet	N*
• Rear	15 Feet	10 Feet	N*
Max. Lot Coverage	50 %	48 %	Y
Max. Building Height	2 Stories/35 Feet	2 Stories/22 Feet	Y

*The applicant has requested the subject Variance to allow reduced setback requirements.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
18th Street	Local Street	Title 13	60 Feet	Y
Ogden Street	Local Street	Title 13	55 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 202 N. 18th Street

Project Name Container Courtyard Living **Proposed Use** Primary Residence

Assessor's Parcel #(s) 139-35-711-013 **Ward #** 3

General Plan: Existing L Proposed No change **Zoning:** Existing R-1 Proposed No change

Additional Information

Property Owner Cyprus Sub 2, LLC **Contact** Stavros Georgiou

Address 7450 S. Eastern Ave #2063 City Las Vegas State NV Zip 89123

E-mail stavros9463@gmail.com Phone 702-218-9621

Applicant Contact

Address City State Zip

E-mail Phone

Representative Stavros Georgiou **Contact** Stavros Georgiou

Address 7450 S. Eastern Ave #2063 City Las Vegas State NV Zip 89123

E-mail stavros9463@gmail.com Phone 702-218-9621

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

Subscribed and sworn before me

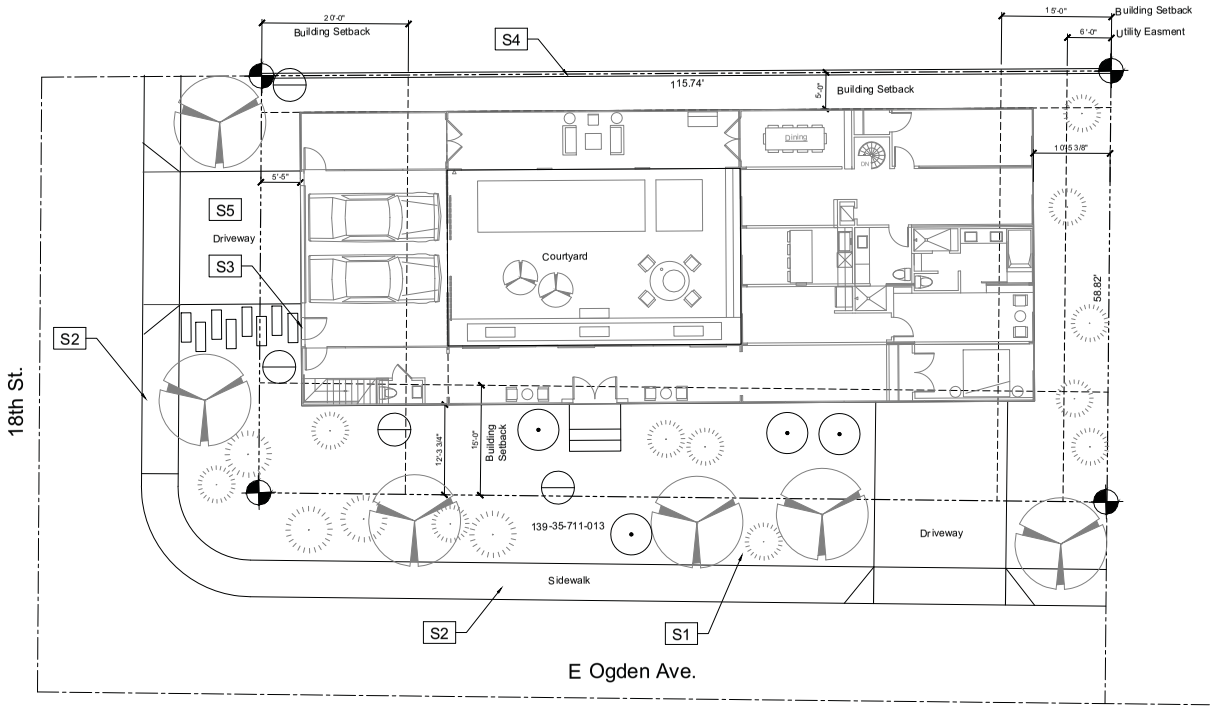
This 15th day of April, 2019

Rex B Collins Nevada, Clark County

Notary Public in and for said County and State

REX B COLLINS
Notary Public State of Nevada
No. 17-3537-1
My Appt. Exp. March 7, 2021

PRJ-76106
04/16/19



1 A1.1 Site Plan
SCALE: 1/8" = 1'-0"

SITE NOTES

- S1 LANDSCAPE AREA; W/ DRIP IRRIG. DECOMPOSED GRANITE
- S2 CONCRETE SIDEWALK
- S3 BUILDING ENTRANCE
- S4 6' HIGH BLOCK BOUNDARY WALL
- S5 DRIVEWAY

LANDSCAPING LEGEND / KEYNOTES

- 24" box - Chilean Mesquite (Prosopis chilensis)
- Texas Ranger (5 Gal.)
- Yucca (5 Gal.)
- Nevada Agave (5 Gal.)
- L1 NEW LANDSCAPED AREA.
- L2 LANDSCAPE ROCK; DECOMPOSED GRANITE

PROJECT INFORMATION

Land Use Application:	Design Review
A.P.N.	139-35-711-013
Owner Name:	CYPRUS SUB 2 L L C
Site Address:	202 N. 18th St.
Jurisdiction:	City of Las Vegas, NV
Zoning:	Single Family Resident District (R-1)
T-R-S:	21-61-35
Lot Block:	Lot:13 Block:1
Lot Size:	0.14 acres

SITE/PARKING ANALYSIS

ADJACENT ZONING:
NORTH = R-1 (Single Family Residential)
EAST = R-1 (Single Family Residential)
SOUTH = R-1 (Single Family Residential)
WEST = R-1 (Single Family Residential)

LOT AREA	BLDG. AREA	% SITE COV.	ALLOWABLE
LOT 1 = 0.14 AC (6,700 SF)	LEV 1 AREA = 2,560 SF LEV 2 AREA = 800 SF	48 %	50 %
	TOTAL = 3,360 SF		

BUILDING HEIGHT

ALLOWABLE	PROVIDED
30'-0"	21'-6" MAX

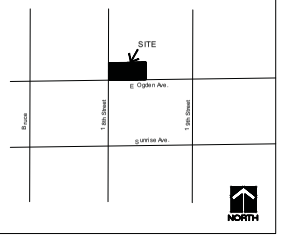
SETBACKS

	REQ.	PROVIDED
FRONT (WEST)	20'-0"	5'-5"
REAR (EAST)	15'-0"	10'-0"
SIDE (NORTH)	5'-0"	5'-0"
SIDE (SOUTH)	15'-0"	12'-3"

SITE LEGEND

- FENCE (STEEL)
- SETBACK LINE
- PROPERTY LINES
- 6" CONCRETE CURBING

VICINITY MAP



e.v.a.
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architect
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Henderson, NV
89053 cypressswamp@icloud.com

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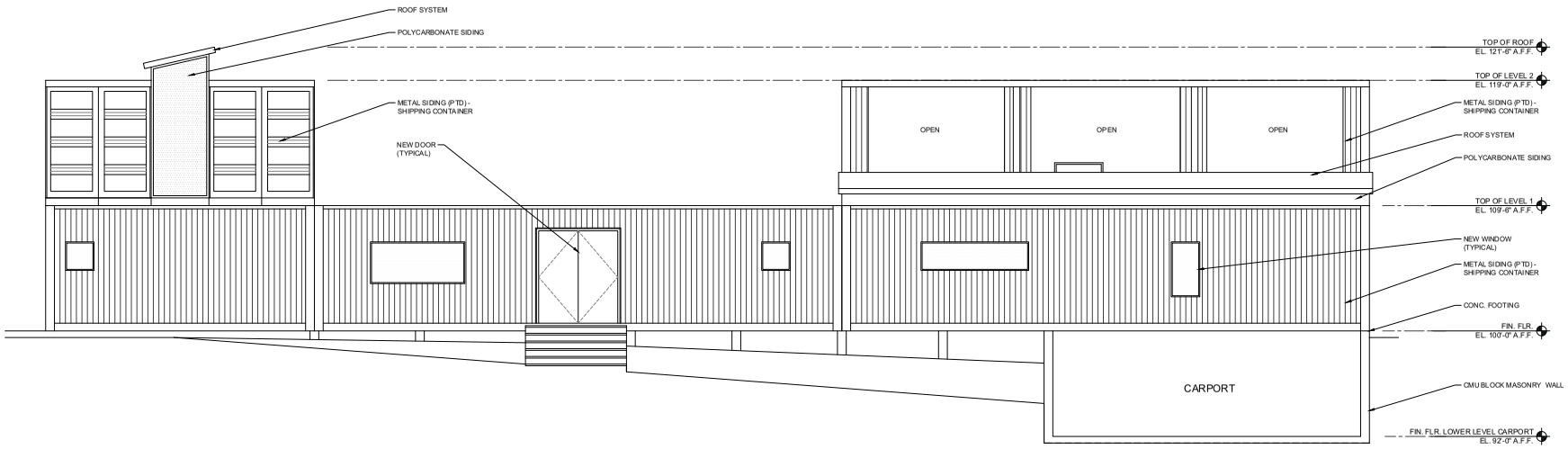
Rev. | Date | Description

Container House
202 18th Street
Las Vegas, NV

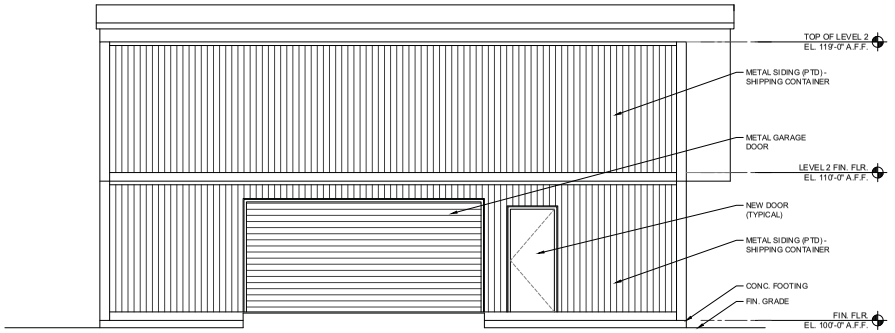
Sheet Title
Site Plan

PRJ-76106
04/16/19

Project No.
file name:
Drawn By: EV
Checked By: EV
Date:
Sheet No.
A1.1



1 / A4.1 South Elevation (Ogden Ave.)
SCALE: 1/4" = 1'-0"



2 / A4.1 West Elevation (18th St.)
SCALE: 1/4" = 1'-0"

PRJ-76106
04/16/19

e.v.a.
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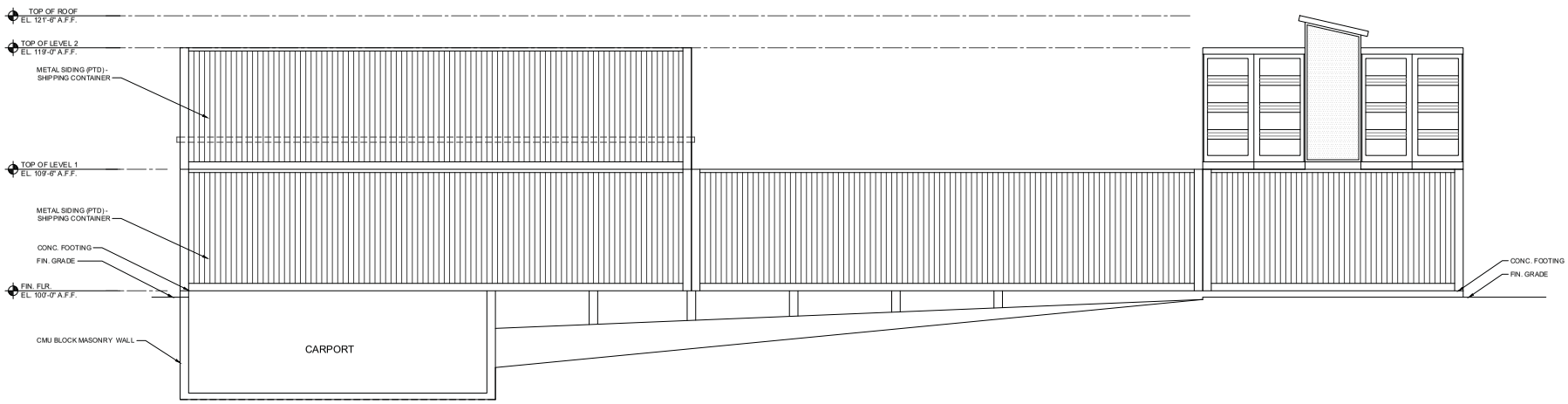
Rev. | Date | Description

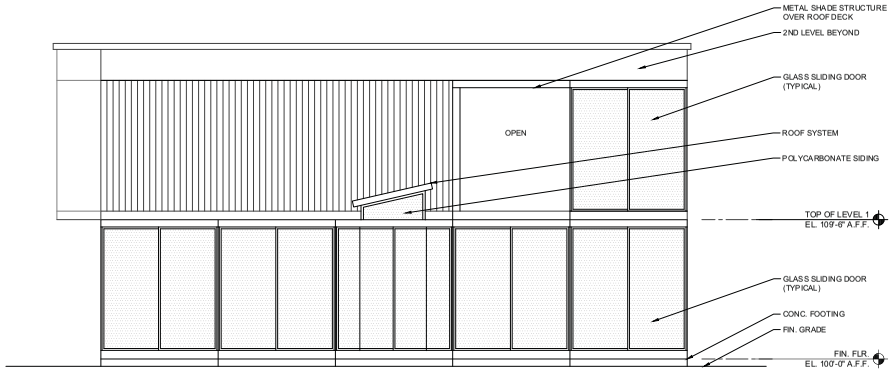
Container House
202 18th Street
Las Vegas, NV

Sheet Title
EXTERIOR ELEVATIONS

Project No.
file name:
Drawn By: EV
Checked By: EV
Date:
Sheet No.
A4.1



1 / A4.2 North Elevation
SCALE: 1/4" = 1'-0"



2 / A4.2 East Elevation
SCALE: 1/4" = 1'-0"

PRJ-76106
04/16/19

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Rev. | Date | Description

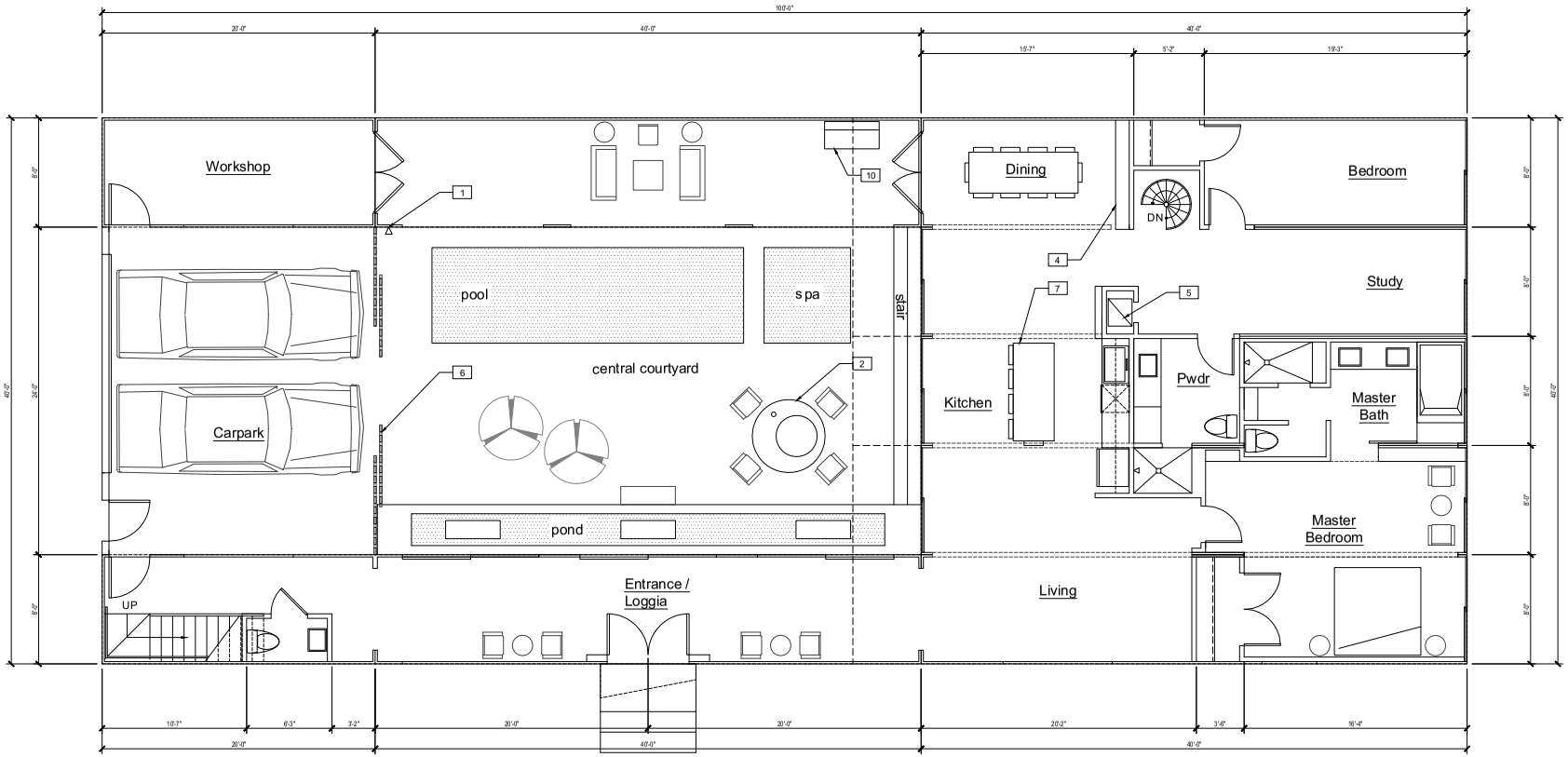
Container House
202 18th Street
Las Vegas, NV

Sheet Title
EXTERIOR ELEVATIONS

Project No.
file name:
Drawn By: EV
Checked By: EV
Date:
Sheet No.
A4.2

KEY NOTES

1	SHOWER
2	FIRE PIT
3	COY POND
4	WINE STORAGE
5	DUMBWAITER
6	GATE SYSTEM
7	KIT ISLAND
8	ROOF BELOW
9	HANDRAIL
10	BBQ



1 First Floor Plan
A2.1 SCALE: 1/4" = 1'-0"

PRJ-76106
04/16/19

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Rev. | Date | Description

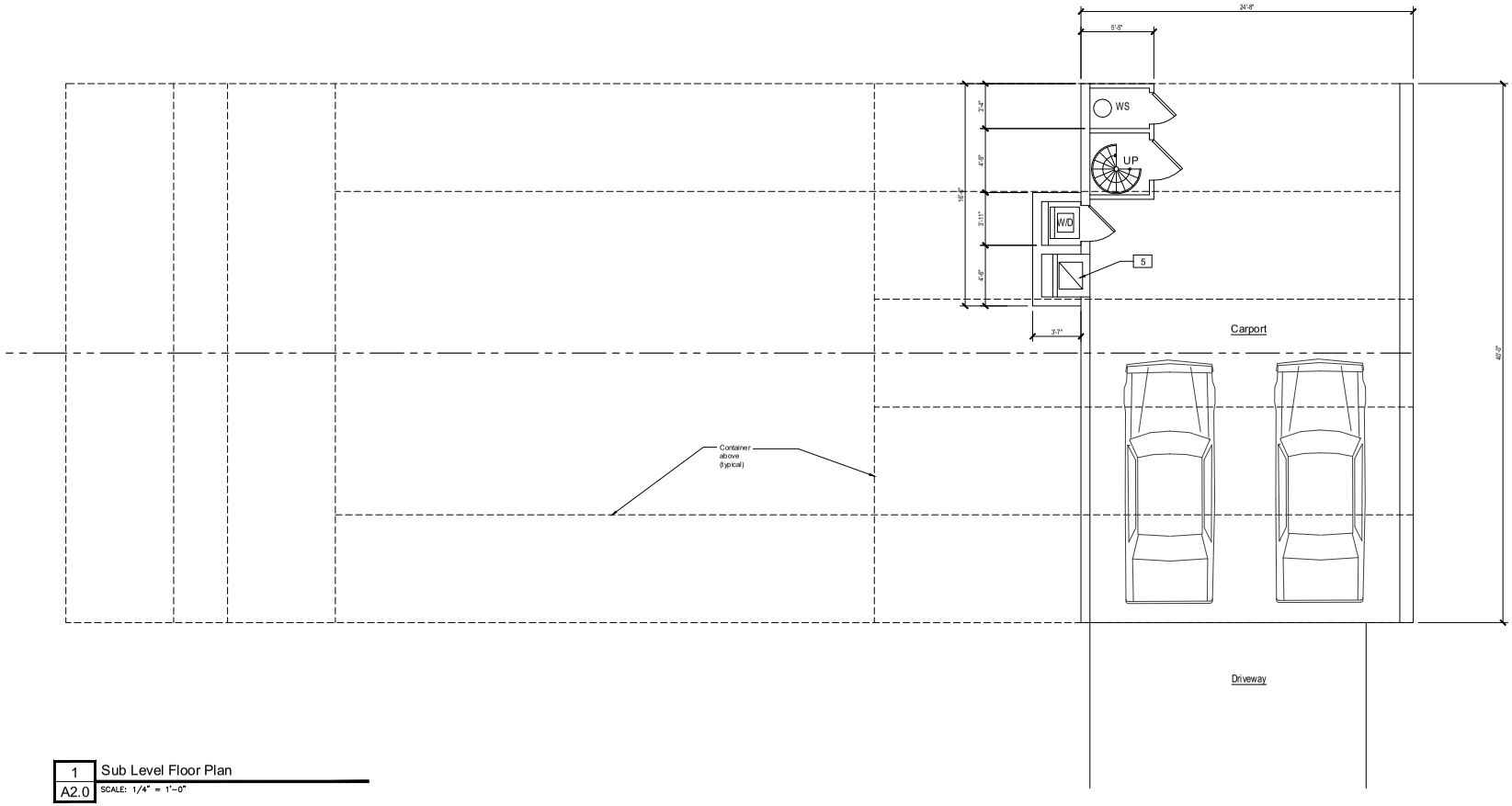
Container House
202 18th Street
Las Vegas, NV

Sheet Title

FLOOR PLAN
& ELEVATIONS

Project No.	
file name:	
Drawn By:	EV
Checked By:	EV
Date:	
Sheet No.	A2.1

KEY NOTES	
1	SHOWER
2	FIRE PIT
3	COY POND
4	WINE STORAGE
5	DUMBWAITER
6	GATE SYSTEM
7	KIT ISLAND
8	ROOF BELOW
9	HANDRAIL
10	BBQ



1 A2.0 Sub Level Floor Plan
SCALE: 1/4" = 1'-0"

PRJ-76106
04/16/19

e.v.a.
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Rev.	Date	Description

Container House
202 18th Street
Las Vegas, NV

Sheet Title

Sub Level
FLOOR PLAN

Project No.	
file name:	
Drawn By:	EV
Checked By:	EV
Date:	
Sheet No.	A2.0

PRJ-76106
04/16/19

VAR-76293 [PRJ-76106] - VARIANCE - APPLICANT/OWNER: CYPRUS SUB 2, LLC
NORTHEAST CORNER OF OGDEN AVENUE AND 18TH STREET

05/02/2019

VAR-76293 [PRJ-76106] - VARIANCE - APPLICANT/OWNER: CYPRUS SUB 2, LLC
NORTHEAST CORNER OF OGDEN AVENUE AND 18TH STREET

05/02/2019

Justification Letter

Stavros Georgiou
7450 S. Eastern Ave #2063
Las Vegas NV 89123

Re: Container Courtyard Living

To Whom It May Concern:

I am writing this letter for your consideration in a project I am working on in the Ward 3 District of Downtown. The location is on the corner of 18th St. & Ogden. I plan to incorporate used shipping containers as the structure of the home. The project is called Container Courtyard Living. The containers would surround the perimeter of the property enclosing a lush interior courtyard. Building green is very important to me and repurposing the shipping containers gives them another life while incorporating solar panels and wind technology will be a priority for energy conservation. The style will be modern bright interiors with large windows and plenty of light. This will be my home.

Working with shipping containers does have its limits. They have been standardized in sizes, which gives them their massive appeal globally for all shipping matters. My medium is working with 20 ft. and 40 ft. length containers. This pushes me into variance territory with some of my setbacks while trying to maximize my property size and the interior courtyard living space. The right of way on my property by the city still gives plenty of space needed by the city in the future if needed to complete any tasks such as road widening with out impeding on my structure as it does not exceed the official property lines. The feedback I received from the planning department said they didn't foresee a reason for road widening in the future on 18th street. I hope you feel the same and grant my design.

I am also requesting to place a second floor container on the north end of the main building as an open cabana to a rooftop deck. The overall height of the structure at the carport section of the home will be 27 feet, this is below the height restriction maximum of 35feet under the unified Development Code. The challenge I am encountering is that the carport, that is located on the far end of the property that naturally slopes down 5 ft from the first level located on 18th street, is being interpreted as a first floor when in fact it is below grade and I will need to dig down an additional 3 feet to obtain the 8 ft. height I would like for the carport. The carport is located at the east end of the property accessible on Ogden. If the below grade carport is in fact considered a first floor, I respectfully request to be granted permission to include in my design the rooftop deck cabana to be allowed in this design.

PRJ-76106
04/16/19

The unique corner location also serves as a beautiful artistic palette that I intend to dedicate to the city for local artists to produce beautiful colorful murals that can change a few times a year to keep fresh while also inducing an artistic attraction for a downtown region that is beyond the current scope of rehabilitation. My hope is to be a catalyst to spur increased investment in the area that certainly needs it. This unique building structure will hopefully become an inspiration for other projects to contribute to the affordable housing issues this city faces that I would love to be a part of.

Sincerely,

Stavros Georgiou

PRJ-76106
04/16/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
20

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

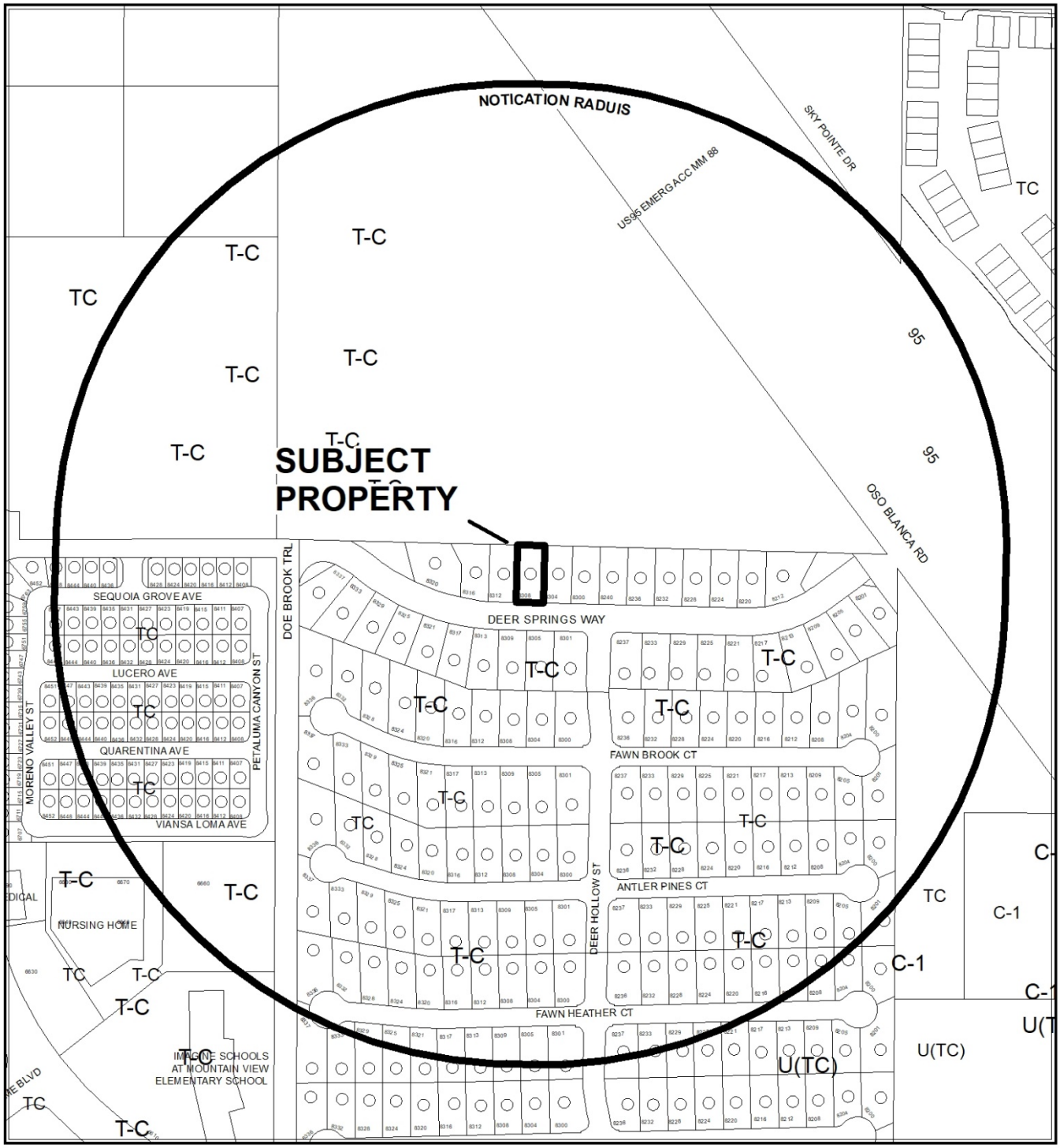
SUBJECT:
VAR-76338 - VARIANCE - PUBLIC HEARING - APPLICANT: ALEX MAZZOLA - OWNER: BRANDI MAZZOLA LIVING TRUST - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED PATIO STRUCTURE] WHERE THREE FEET IS REQUIRED at 8308 West Deer Springs Way (APN 125-21-310-010), T-C (Town Center) Zone [L-TC (Low Density Residential) Special Land Use Designation], Ward 6 (Fiore) [PRJ-76314]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
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. Justification Letter
5. Documentation Not Vetted - Support Signature List
6. Submitted after Final Agenda – Support Postcards



0 245 490 Feet

CASE: **VAR-76338 (PRJ-76314)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [L-TC (LOW DENSITY RESIDENTIAL) SPECIAL LAND USE DESIGNATION]

N

0 245 490 Feet

CASE: **VAR-76338 (PRJ-76314)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [L-TC (LOW DENSITY RESIDENTIAL) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ALEX MAZZOLA - OWNER: BRANDI MAZZOLA LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76338	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 229

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-76338 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has constructed a 13.3-foot x 8.5-foot Accessory Structure (Class II) [Detached Patio Structure] which is setback zero feet from the east property line at 8308 West Deer Springs Way. The addition does not comply with the side yard setback requirement.

ISSUES

- The development currently does not comply with Title 19.06.080 setback requirements, nor have any building permits been obtained.
- A Variance (VAR-76338) has been requested for the existing Accessory Structure (Class II) [Detached Patio Structure] at 8308 West Deer Springs Way to allow a zero-foot side yard setback where three feet is required as per Title 19.06.080. Staff does not support this request.

ANALYSIS

This is a request for a Variance to allow an existing 113 square-foot Accessory Structure (Class II) 'Detached Patio Structure' located at 8308 West Deer Springs Way, which does not comply with Title 19.06.080 side yard setback development standards for accessory structures. The subject property is subject to the Town Center Development Standards, and zoned T-C (Town Center) [L-TC (Low Density Residential) Special Land Use Designation]. The Town Center Development Standards provide Single-Family Development Standards for setbacks which refer to the development standards of Title 19.06.080 for an R-CL (Single Family Compact-Lot) zoning district. The applicant has requested a Variance to allow a zero-foot side yard setback where three feet is required.

The applicant's justification letter states that the Accessory Structure "has already been built and cannot be moved." The applicant further states that removal of the structure would be at great financial cost and the structure is screened from public view. On the basis of the above information, the hardship is self-imposed and; therefore, staff recommends denial of this request.

FINDINGS (VAR-76338)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing an Accessory Structure (Class II) development which does not comply with the Town Centre Development Standards for side yard setbacks. Alternatively, relocating the Accessory Structure (Class II) development would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/15/64	The City Commission approved the annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Blvd.
07/20/94	The City Council approved a request for a Rezoning (Z-0052-94) from R-E (Residence Estates) and C-2 (General Commercial) to R-CL (Single Family Compact Lot) over two sites including the north side of Deer Springs Way between Durango Drive and Riley Street. The Planning Commission recommended approval.

Most Recent Change of Ownership	
09/03/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.2000	First record of construction at 8308 West Deer Springs Way.
11/16/09	A building permit (R-151426) was issued for a water heater at 8308 West Deer Springs Way.
06/13/17	A Code Enforcement case (#179675) was initiated for the construction of a patio metal structure added to the left side overhanging the block wall at 8308 West Deer Springs Way. The case was resolved on 06/28/17.
07/11/18	A Code Enforcement case (#191134) was initiated for the parking of a vehicle on a trailer in a driveway at 8308 West Deer Springs Way. The case was resolved on 07/12/18.
03/04/19	A Code Enforcement case (#196957) was initiated for an eight-foot tall outdoor bar structure against a common wall at 8308 West Deer Springs Way. The case was has yet to be resolved.

Pre-Application Meeting	
04/18/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Variance.

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

Field Check
The applicant submitted photographs of the Accessory Structure as part of the application.

Details of Application Request	
Site Area	
Gross Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	TC (Town Center)	T-C (Town Center)
North	Undeveloped	TC (Town Center)	T-C (Town Center)
South	Single Family, Detached	TC (Town Center)	T-C (Town Center)
East	Single Family, Detached	TC (Town Center)	T-C (Town Center)
West	Single Family, Detached	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Centre Development Standards	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 Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080 for Accessory Structures, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Side (East)	3 Feet	0 Feet	N*
• Side (West)	3 Feet	49 Feet	Y
• Rear	3 Feet	10 Feet	Y
Min. Distance Between Buildings	6 Feet	15 Feet	Y
Max. Lot Coverage	Not to exceed 50% of the floor area of the principal dwelling unit	5 %	Y
Max. Building Height	Two stories or 35 Feet	Less than two stories	Y

* The proposed use does not comply with Town Center Development Standards. The applicant has requested a Variance (VAR-76338) to allow a zero-foot side yard setback where three feet is required for an Accessory Structure (Class II).

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Deer Springs Way	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 8308 W. DEER SPRINGS WAY LV, NV 89149

Project Name BBQ AREA **Proposed Use**

Assessor's Parcel #(s) **Ward #**

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

Additional Information

Property Owner BRANDI MAZZOLA LIVING TRUST Contact BRANDI MAZZOLA

Address 8308 W. DEER SPRINGS WAY City LAS VEGAS State NV Zip 89149

E-mail FLAVORVAPORS@GMAIL.COM Phone 702-677-6818

Applicant Alex MAZZOLA Contact Alex MAZZOLA

Address 8308 W. DEER SPRINGS WAY City LAS VEGAS State NV Zip 89149

E-mail FLAVORVAPORS@GMAIL.COM Phone 702-809-4379

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 Brandi Mazzola

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

Print Name BRANDI MAZZOLA

JAVIER CURIEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-23-2022
Certificate No: 18-2800-1

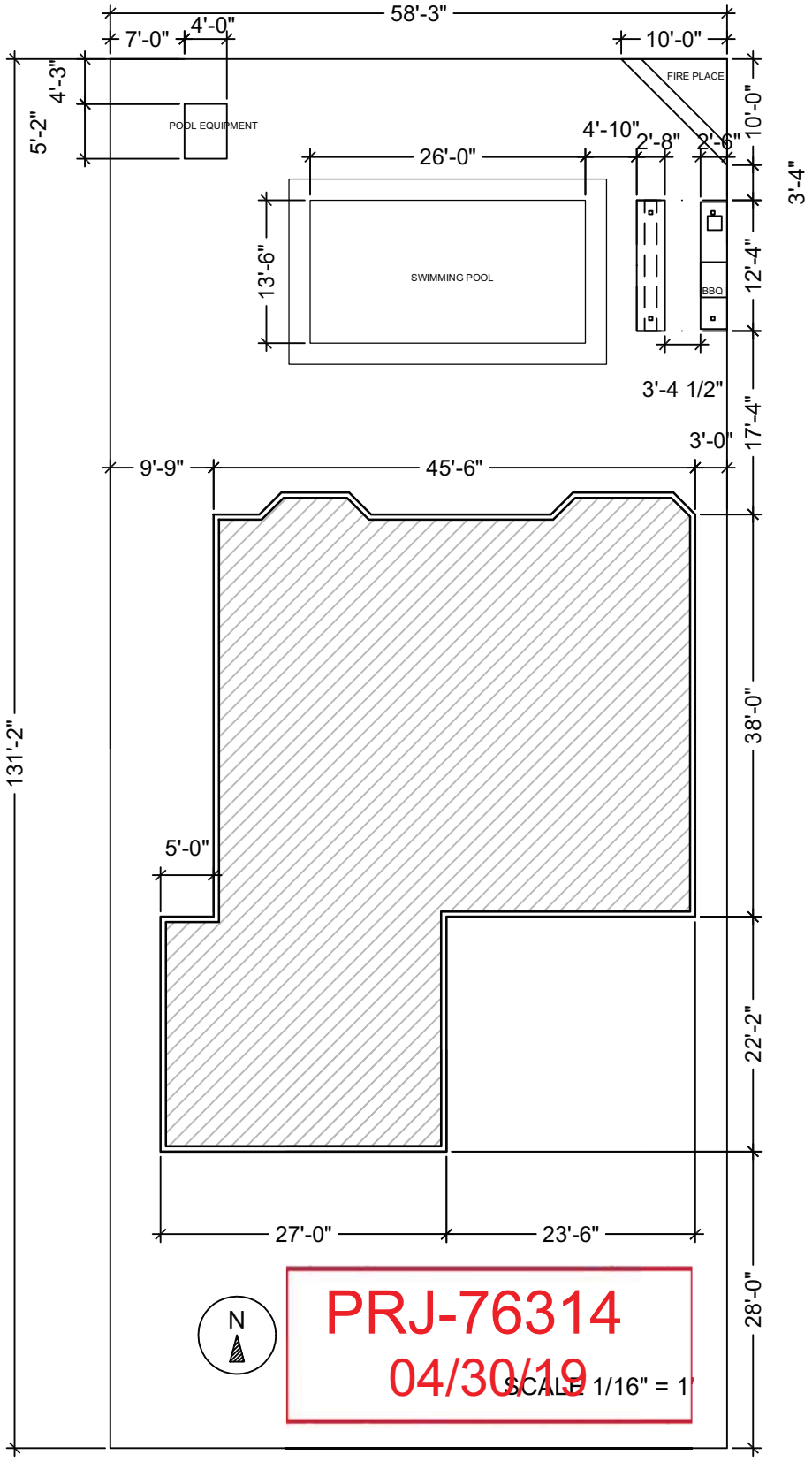
Subscribed and sworn before me

This 24 day of April, 20 19

State of NV County of Clark

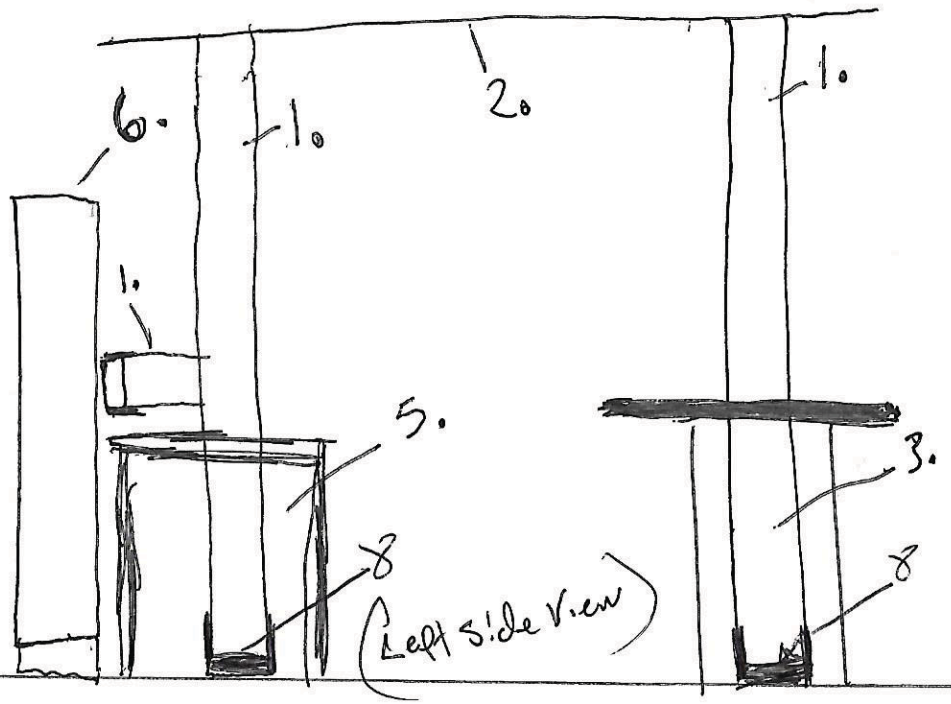
Notary Public in and for said County and State

PRJ-76314
04/30/19



8308 W DEER SPRINGS WAY
LAS VEGAS NV 89149

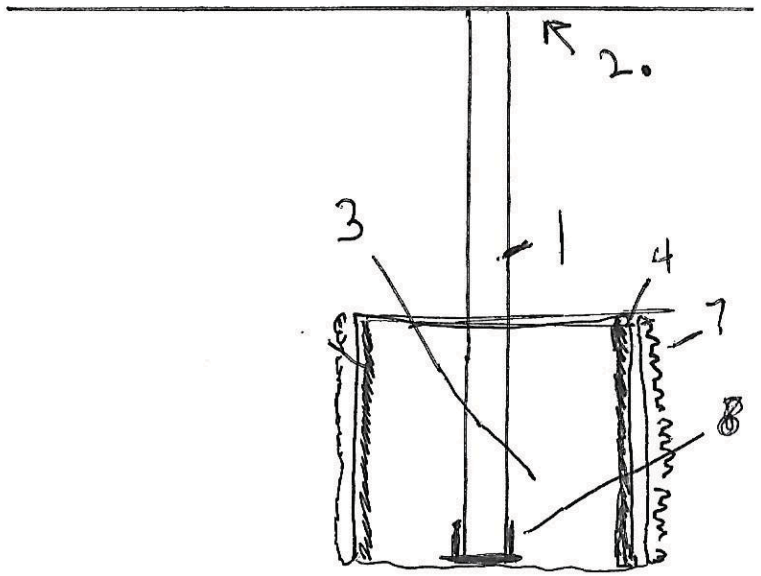
1. 4x4
2. Metal Corrugated Roof
3. Typical 2x4 wood Framing
4. Hardie Backer fiber Board
5. Metal stud Framing
6. Existing CMU Block wall
7. Stone Veneer
8. 4"x4" Simpson Concrete plate w/ Simp... 3/8" ... Bo...
9.
10.
11.



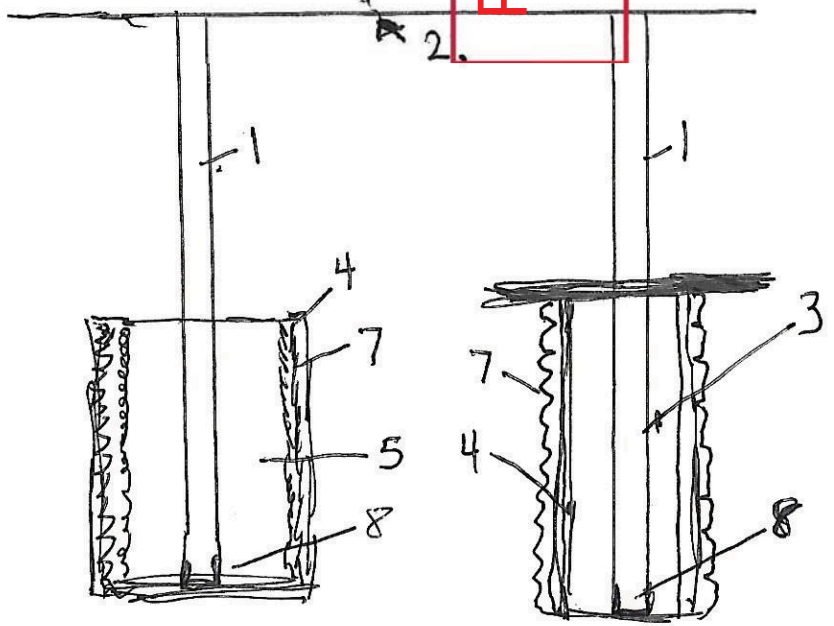
(Left side view)

See Reverse ... detail

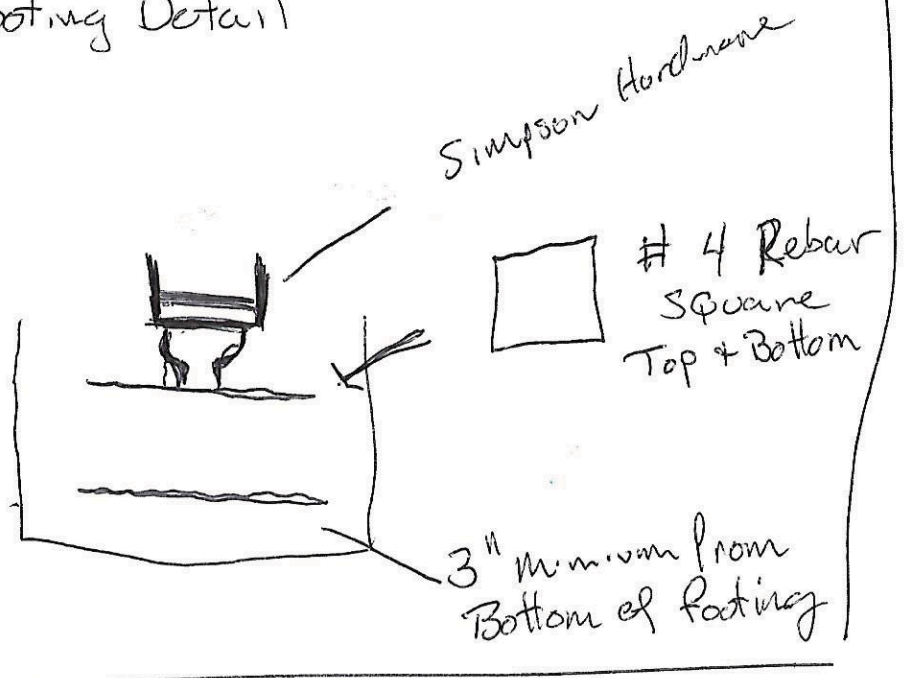
PRJ-76314
04/30/19



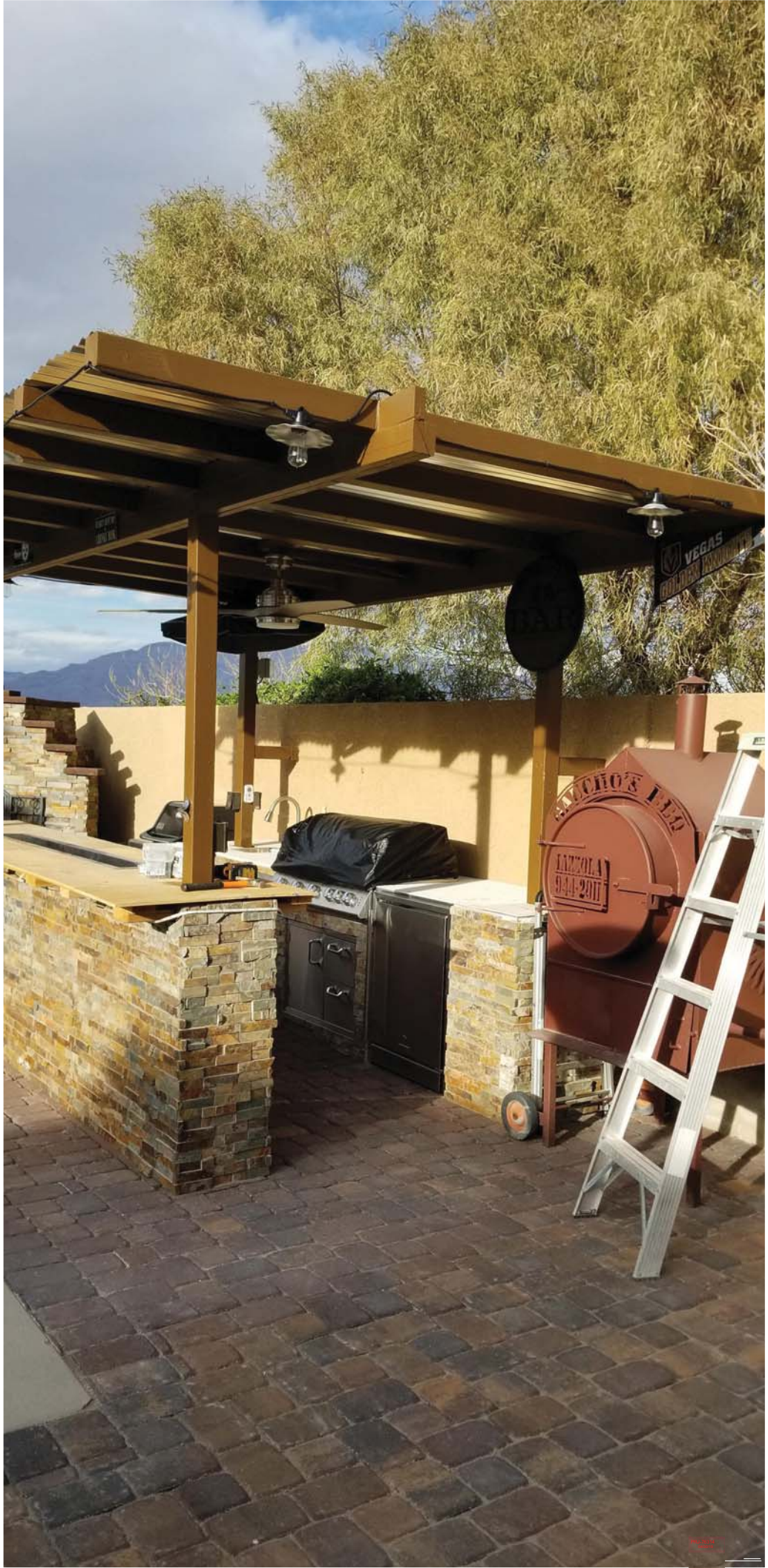
(left side view)



Footing Detail



PRJ-76314
04/30/19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LAZZOLA
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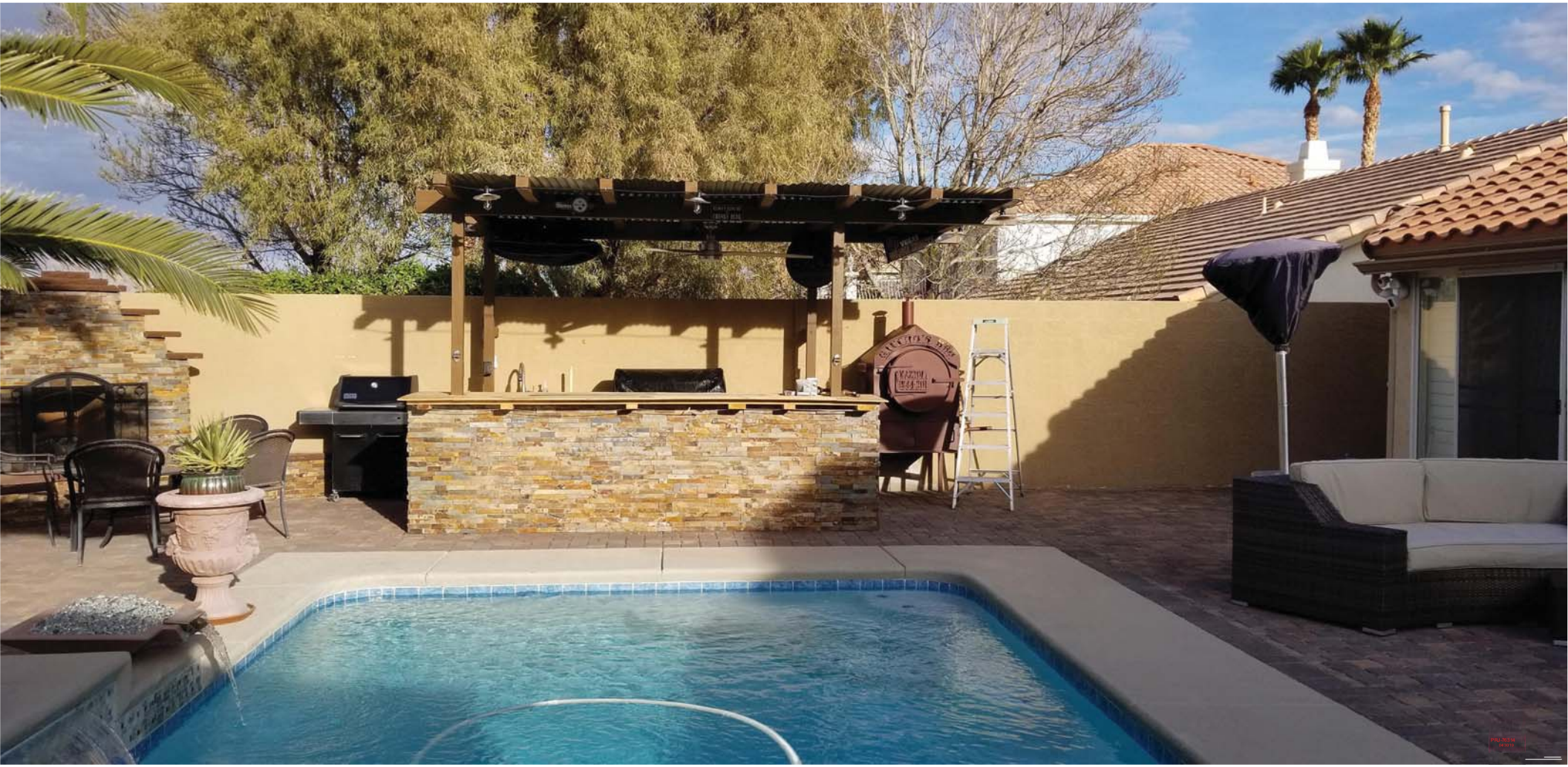


Justification Letter

03/06/2019

To Whom it may concern:

We reside at 8308 Deer Springs Way Las Vegas, NV. 89149.

We are requesting a variance for our BBQ cooking area in our backyard. We have both our neighbors to the East and West who have signed off and approved our BBQ area. It has already been built and cannot be moved. It would have to be completely torn down and over $17,000 dollars thrown away for nothing. Even more than the money time and effort we spent building this that would all just be wasted for nothing, this BBQ area was built as a tribute to my father who passed away and it has a ton of sentimental value to us. It would be devastating to us not only financially but emotionally as well.

We have no neighbors behind us to the north.

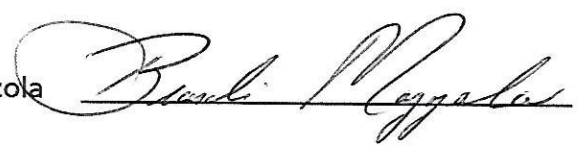
To the east of us at 8304 West Deer Springs Way we actually share the common wall that our BBQ area is located. They are the original owners of that home and they are completely ok with our BBQ area. We have attached a separate letter that they wrote on our behalf.

The neighbors to the west of us at 8312 West Deer Springs Way are also completely ok with our BBQ area and we will also attach a letter signed by them.

In order to see our BBQ cooking area from the south part of the front of our home you would have to stand clear across the street which is about 40 feet just to be able to see a small part of the roof area.

We ask you to please grant us a variance and not have us lose all of our hard-earned money we used to build this when it isnt not bothering anyone. Our neighbors love it and so do we.

Thank you,

Owner: Brandi Mazzola 

PRJ-76314
04/30/19

VARIANCE APPROVAL.

8308 W. DEER SPRINGS WAY LAS VEGAS, NV 89149

Dated: 03/08/2019.

Name/Print.

8201 w. deer springs	NOT Home	Approve	Decline
8205 w. deer springs		Approve	Decline
8209 w. deer springs		Approve	Decline
8213 w. deer springs		Approve	Decline
8217 w. deer springs	Sandra Leasure	Approve	Decline
8221 w. deer springs		Approve	Decline
8225 w. deer springs		Approve	Decline
8229 w. deer springs		Approve	Decline
8233 w. deer springs	Deanne Barnes	Approve	Decline
8237 w. deer springs	NOT Home	Approve	Decline
8301 w. deer springs	NOT Home	Approve	Decline
8305 w. deer springs	SIMON FINNEY	Approve	Decline
8309 w. deer springs		Approve	Decline
8313 w. deer springs		Approve	Decline
8317 w. deer springs	FORECLOSURE	Approve	Decline
8321 w. deer springs		Approve	Decline
8325 w. deer springs	Manuela Juarez	Approve	Decline
8329 w. deer springs		Approve	Decline
8333 w. deer springs	NOT. Home	Approve	Decline
8337 w. deer springs		Approve	Decline

PRJ-76314
04/30/19

VARIANCE APPROVAL.

8308 W. DEER SPRINGS WAY LAS VEGAS, NV 89149

Dated: 03/08/2019.

	Name/Print.		
8212 w. deer springs	JANICE TAYLOR	Approve	Decline
8220 w. deer springs	Murdock	Approve	Decline
8224 w. deer springs	NOT Home	Approve	Decline
8228 w. deer springs	Nhue Hoang Nguyen	Approve	Decline
8232 w. deer springs	Jennifer Diamond	Approve	Decline
8236 w. deer springs	BRETT WISCOMBE	Approve	Decline
8240 w. deer springs	ISMAEL SOSA	Approve	Decline
8300 w. deer springs	Peggy Everett	Approve	Decline
8304 w. deer springs	PAT ALBERS	Approve	Decline
8308 w. deer springs	BRADIG ALEX MAZZOLA	Approve	Decline
8312 w. deer springs	MICHAEL STURGES	Approve	Decline
8316 w. deer springs	NOT Home	Approve	Decline
8320 w. deer springs	NOT Home	Approve	Decline

PRJ-76314
04/30/19

Jun 01 19, 05:17p LEASURE 7026563615 p.1

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

Return Service Requested
Official Notice of Public Hearing

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

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

Please use available blank space on card for your comments.

VAR-76338 [PRJ-76314]
Planning Commission Meeting of **06/11/2019**

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City of Las Vegas

PRJ-76314
12521310029
LEASURE SANDRA A
8217 DEER SPRINGS WAY
LAS VEGAS NV 89149

127 ORDFNF1 89149

Submitted after final agenda

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:y of Las Vegas
partment of Planning
velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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AR-76338 [PRJ-76314]

anning Commission Meeting of **06/11/2019**

PRJ-76314
12521311115
CHOFLET KAREN
8216 ANTLER PINES CT
LAS VEGAS NV 89149-4500

127 DRDFNP1 89149

20A

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Development Services Center
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Las Vegas, Nevada 89106

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

Please use available blank space on card for your comments.

VAR-76338 [PRJ-76314]
Planning Commission Meeting of **06/11/2019**

This is my neighbor. The 'structure' is adjacent to our comman wall. It looks good and in fact can hardly be seen from our yard. I was and am totally in support of this project that has added value to the Mazzola's home as well as my own.

Please pass, sign or approve whatever it is you must pass, sign or approve and move on!
Thanks!

PRJ-76314
12521310009
ALBERS PATRICIA L
8304 DEER SPRINGS WAY
LAS VEGAS NV 89149-4402

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Las Vegas, N
Permit No. 16

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

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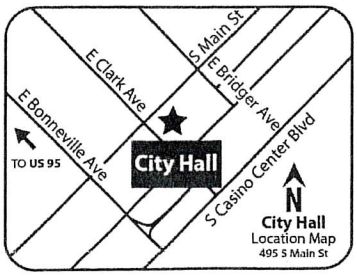

These neighbors have a beautiful yard. If everyone tried to do as much in their property, It'd be a better City. We totally support this Variance.

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.

PRJ-76314
12521310025
BARNES DAUREL H & DEANNE H
8233 DEER SPRINGS WAY
LAS VEGAS NV 89149-4405

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-76338 [PRJ-76314]
Planning Commission Meeting of **06/11/2019**

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City of Las Vegas

127 DROPNP1 89149

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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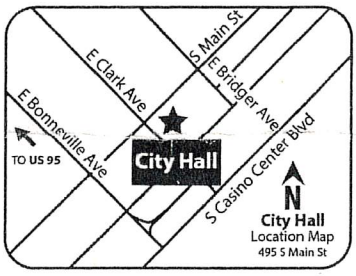

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-76338 [PRJ-76314]
Planning Commission Meeting of **06/11/2019**

PRJ-76314
12521311039
STOCKLE FAMILY TRUST
STOCKLE COIS E & SHARON M TRS
8305 ANTLER PINES CT
LAS VEGAS NV 89149-4502

127 DROFNP1 89149

20A

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

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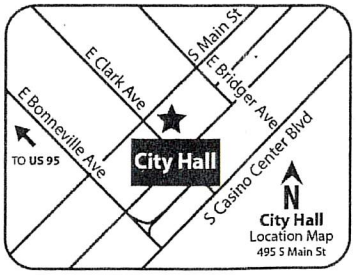

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76338 [PRJ-76314]
Planning Commission Meeting of **06/11/2019**

PRJ-76314
12521311110
MILES GREGORY A & ALISON T
8201 ANTLER PINES CT
LAS VEGAS NV 89149-4500

127 DRDFNP1 89149

20A

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

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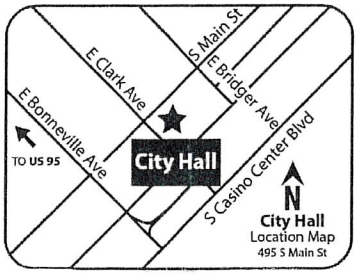

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-76338 [PRJ-76314]

Planning Commission Meeting of **06/11/2019**

PRJ-76314
12521311006
CALDERONE RONALD J & CANDACE
8320 FAWN BROOK CT
LAS VEGAS NV 89149

127 DRDFNP1 89149

20A

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

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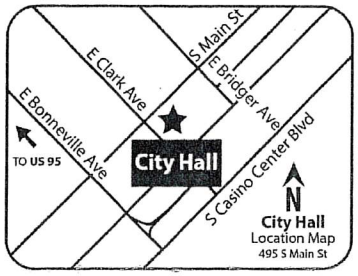

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JUN 10 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76338 [PRJ-76314]

Planning Commission Meeting of **06/11/2019**

PRJ-76314
12521311130
KESSLER DANIEL E & VICKI L
8201 FAWN BROOK CT
LAS VEGAS NV 89149-4506

127 DRDFNP1 89149

20A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
21

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

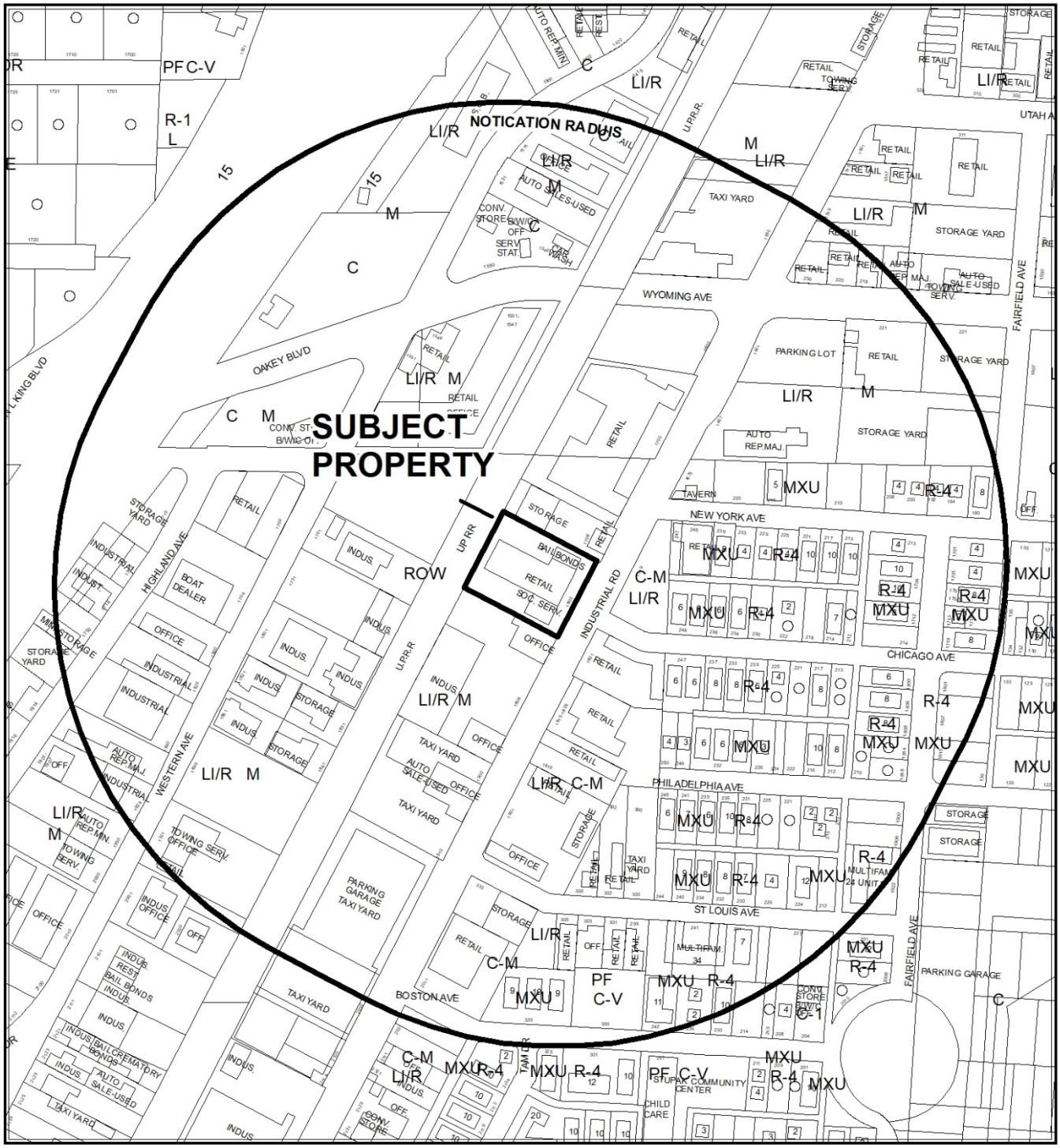
SUBJECT:
VAR-76344 - VARIANCE - PUBLIC HEARING - APPLICANT: BEN SILLITOE - OWNER: 1800 INDUSTRIAL, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR TWO PROPOSED MONUMENT SIGNS at 1800 Industrial Road (APN 162-04-704-003), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-76245]. Staff recommends DENIAL.

C.C.: 07/17/2019

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

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

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



CASE: **VAR-76344 (PRJ-76245)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL) ZONE

CASE: **VAR-76344 (PRJ-76245)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL) ZONE

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BEN SILLITOE - OWNER: 1800 INDUSTRIAL, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76344	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 165

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-76344 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a zero-foot setback from the front property line where five feet is required for two proposed double-sided, four-foot tall, 6.67 square-foot monument signs at an existing Marijuana Dispensary located at 1800 Industrial Road.

ISSUES

- Pursuant to Title 19.08.120(F)(13), the monument sign minimum setback is five feet from all property lines. Both proposed monument signs are zero feet from the front property line. Staff does not support this request.

ANALYSIS

The subject property contains an existing Commercial Development with an existing Marijuana Dispensary development ('Oasis Cannabis') that is located within the M (Industrial) zoning district.

The applicant is proposing two double-sided monument signs that are zero feet from the front property line facing Industrial Road. Pursuant to Title 19.08.120, the required setback for a monument sign is five feet from all property lines. Both monument signs will be located in the existing landscaping area in front of the parking lot adjacent to Industrial Road.

The applicant's justification letter states: "The parking lot along the front of the building is designed for a one-way traffic flow, from north to south, but vehicles often go the wrong way because they entered on the south side of the parking lot. The new signs will help reduce confusion about how to enter and exit the property and reduce traffic congestion on the parking lot used by Oasis Cannabis customers and employees, as well as other tenants and their respective customers at 1800 Industrial Road."

The proposed monument signs are positioned over two landscape islands containing trees thus requiring removal of existing planting materials. While moving the proposed monument signs five feet from the property line would allow conformance with Title 19 requirements, this would result in encroachment onto the existing drive aisle. However, an existing wall sign for the Marijuana Dispensary is contained on the subject site;

additionally, the use is advertised on a billboard located adjacent to the subject site facing Industrial Road. As such, staff has determined that the proposed signage is inconsistent with the intent of the Title 19.08.120 Commercial and Industrial District Sign development standards; therefore, staff recommends denial of this project.

FINDINGS (VAR-76344)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented. The subject site already contains a wall sign advertising the use; in addition, the use is advertised on a billboard adjacent to the subject site. 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.	
03/26/96	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0013-96) for a Substance Abuse Clinic at 1750 Industrial Road.
10/29/14	The City Council approved a request for a Special Use Permit (SUP-55300) for a proposed 4,969 Square-Foot Medical Marijuana Dispensary at 1800 Industrial Road, Suites #102, #160 and #180. Planning Commission and staff recommended approval.
05/20/15	A Major Amendment (ARC-59088) of an approved Building and Sign Elevation Review was approved for an approved 4,969 square-foot Medical Marijuana Dispensary at 1800 Industrial Road, Suite #180.
06/21/17	The City Council approved a request for a Review of Conditions (ROC-70584) an approved Special Use Permit (SUP-55300) To Allow A Dual Use Marijuana Dispensary at 1800 Industrial Road, Suite #180.

Most Recent Change of Ownership	
02/28/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/29/15	A building permit (#279973) was issued for tenant improvements located at 1800 Industrial Road, #180. The permit was finalized on 12/07/15.
12/23/15	A business license (M62-00010) was issued for a Medical Marijuana Dispensary at 1800 Industrial Road, Suite #180. The permit became inactive on 12/03/18.
12/23/15	A business license (G63-09197) was issued for an Automated Teller Operator at 1800 Industrial Road. The permit is active.
02/18/16	A business license (G64-01243) was issued for General Retail Sales in conjunction with a Medical Marijuana Dispensary at 1800 Industrial Road, Suite #180. The permit became inactive on 02/20/19.
07/10/17	A business license (P65-00138) was issued for a Retail Marijuana Store (Rec Sales) at 1800 Industrial Road, Suite #180. The permit is active.
11/27/18	A business license (M66-00051) was issued for a Medical Marijuana Dispensary at 1800 Industrial Road, Suite #180. The permit is active.
11/27/18	A business license (M66-00052) was issued for a Retail Marijuana Store (Rec Sales) at 1800 Industrial Road, Suite #180. The permit is active.
02/20/19	A business license (G66-07378) was issued for General Retail at 1800 Industrial Road, Suite #180. The permit is active.

Pre-Application Meeting	
04/09/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Variance.

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

Field Check	
05/02/19	A building containing a mix of retail and commercial uses, including a Marijuana Dispensary, was observed during a routine field visit.

Details of Application Request	
Site Area	
Gross Acres	1.26

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Marijuana Dispensary Bailbonds Social Service Provider Retail	LI/R (Light Industry/Research)	M (Industrial)
North	Retail Storage	LI/R (Light Industry/Research)	M (Industrial)
South	Office Industrial	LI/R (Light Industry/Research)	M (Industrial)
East	Vacant	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
West	Vacant	LI/R (Light Industry/Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – 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 – Area 1	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***
Industrial Road	Primary Arterial	Master Plan of Streets and Highways	85	Y

Monument Sign: #1			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 / 200 Feet of street frontage	2 / 208 Feet of street frontage	Y
Maximum Area	75 SF /sign	6.67 SF	Y
Maximum Height	10 Feet	4 Feet	Y
Minimum Setback	5 Feet	0 Feet	N*
Additional Standards	All monument signs on the same lot shall maintain a minimum separation of 100 feet measured along the street frontage	140 Feet separation	Y
Illumination	N/A	N/A	N/A

* The applicant is requesting a Variance (VAR-75818) to reduce the allowable minimum setback requirement for a proposed monument sign.

CC

Monument Sign: #2			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 / 200 Feet of street frontage	2 / 208 Feet of street frontage	Y
Maximum Area	75 SF /sign	6.67 SF (each signs)	Y
Maximum Height	10 Feet	4 Feet (both signs)	Y
Minimum Setback	5 Feet	0 Feet (both signs)	N*
Additional Standards	All monument signs on the same lot shall maintain a minimum separation of 100 feet measured along the street frontage	140 Feet separation	Y
Illumination	N/A	N/A	N/A

* The applicant is requesting a Variance (VAR-75818) to reduce the allowable minimum setback requirement for a proposed monument sign.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1800 Industrial Road, Las Vegas, Nevada, 89102

Project Name PRJ-76245 **Proposed Use** 2 x Monument Signs

Assessor's Parcel #(s) 162-04-704-003 **Ward #** 3

General Plan: Existing LI / R Proposed LI / R **Zoning:** Existing M Proposed M

Additional Information OASIS ENTRANCE AND EXIT SIGNS

Property Owner 1800 Industrial LLC Contact Charles Fox

Address 1800 Industrial Road #104C City Las Vegas State NV Zip 89102

E-mail qualitycommerciallv@gmail.com Phone 702-429-1295

Applicant Oasis Cannabis Contact Ben Sillitoe

Address 1800 Industrial Road #180 City Las Vegas State NV Zip 89102

E-mail ben@oasiscannabis.com Phone 702-572-9730

Representative N/A Contact

Address City State Zip

E-mail Phone

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Charles Fox

Subscribed and sworn before me

This 19th day of April, 20 19

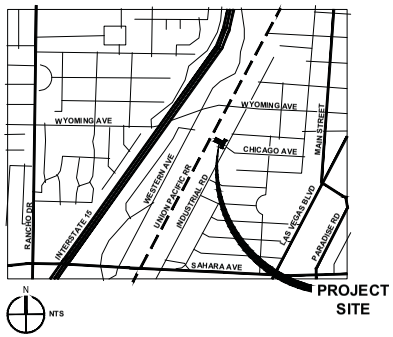
Alisa J. Steinhauer

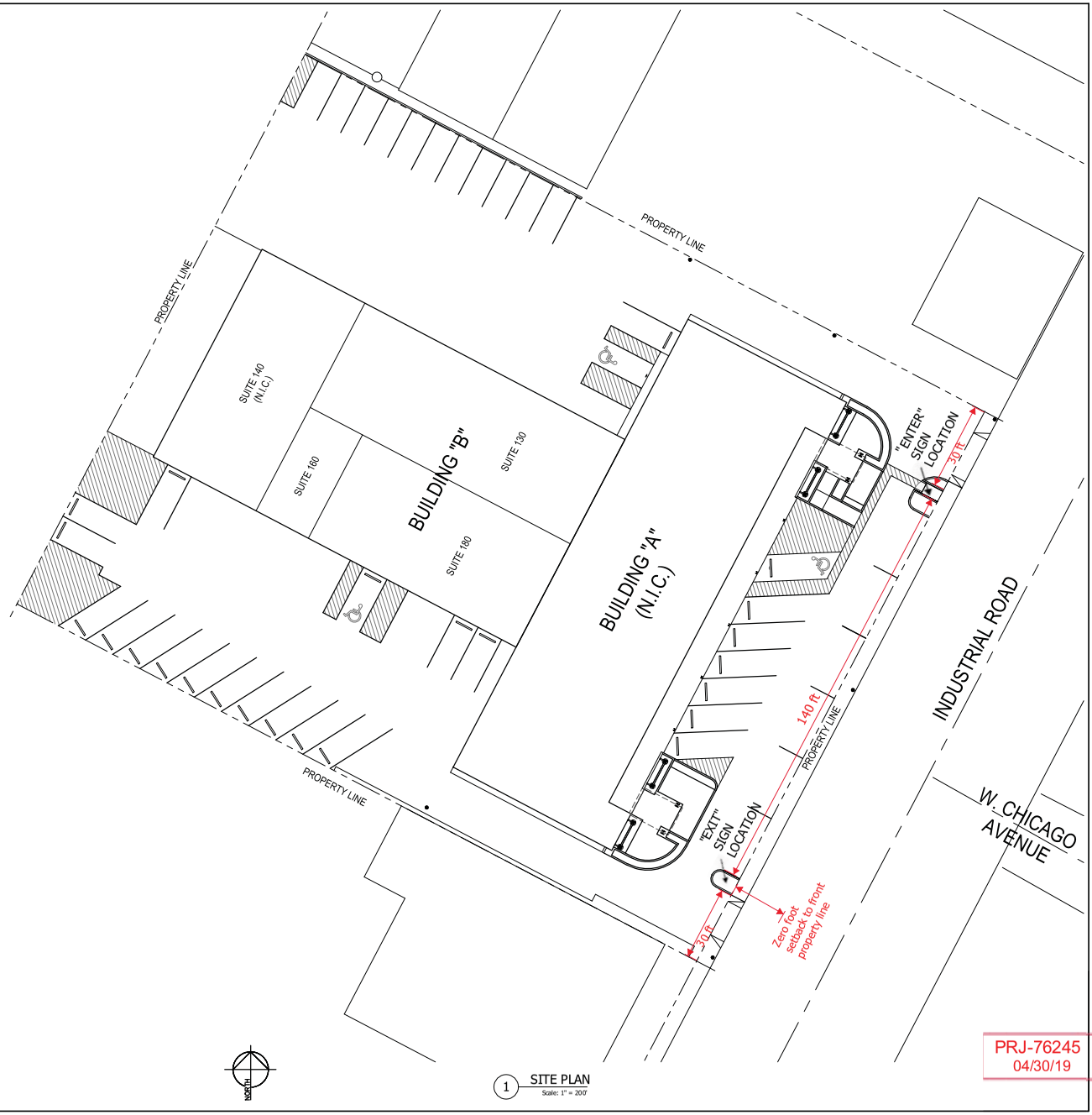
Notary Public in and for said County and State Clark County State of Nevada

ALISA J. STEINHAUER
Notary Public, State of Nevada
Appointment No. 13-11996-1
My Appt. Expires Jul 6, 2021

PRJ-76245
04/30/19

VICINITY MAP





1 SITE PLAN
Scale: 1" = 200'

PRJ-76245
04/30/19

Oasis Cannabis
Entrance and Exit Signs

1800 Industrial Road
Las Vegas, Nevada 89109

Date:
Scale: As shown
Job No.: 1
Revision:

Sheet Title / Location
SITE PLAN

Sheet Number
A–1

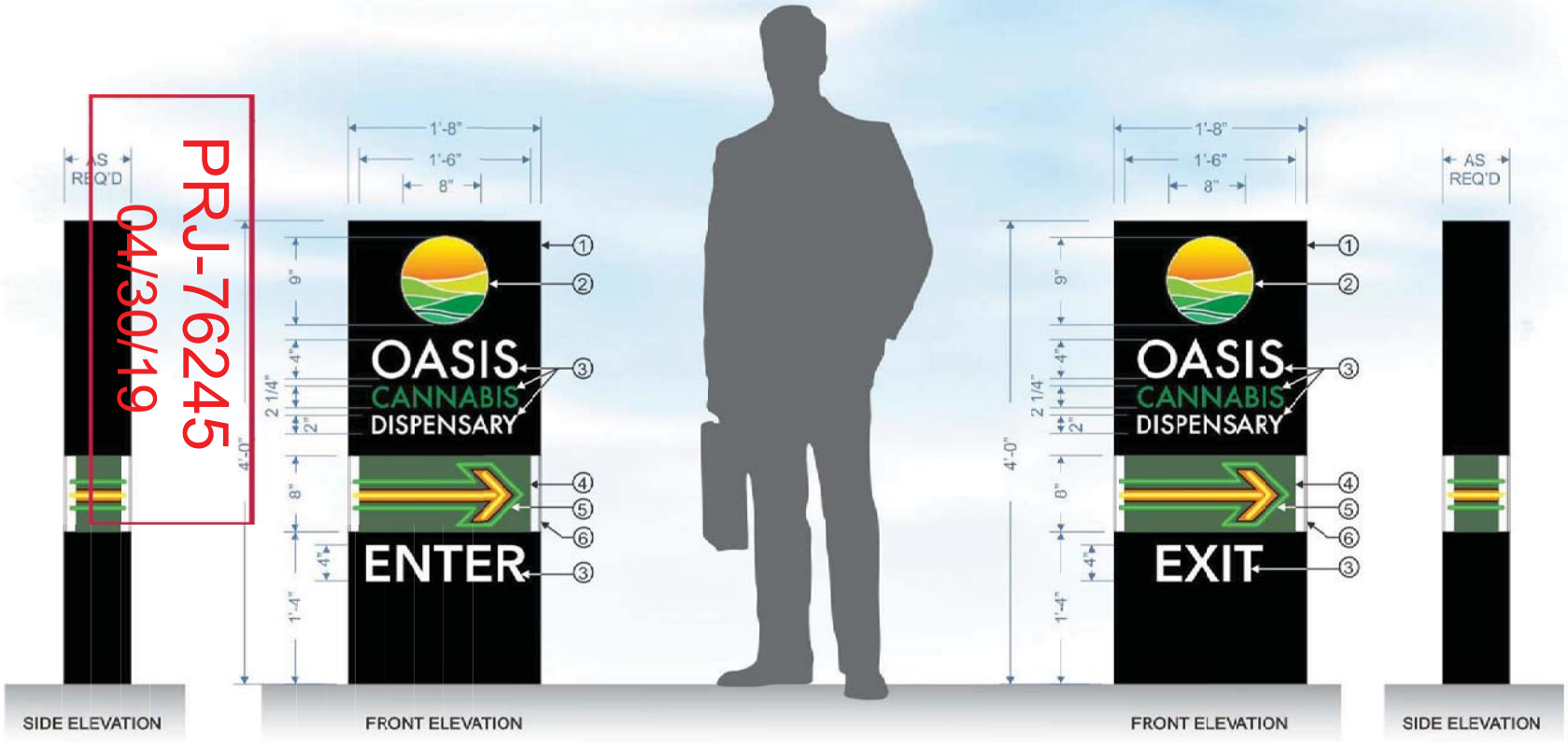
Revision

FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

NOTES

1. D/F ILLUMINATED FREESTANDING MONUMENT SIGN. ALUMINUM CONSTRUCTION. PAINTED SATIN BLACK. WHITE LED INTERNAL ILLUMINATION.
2. ROUTE OUT LOGO BACKED W/ WHITE ACRYLIC W/ DIGITALLY PRINTED VINYL OVERLAY.
3. ROUTE OUT COPY BACKED W/ WHITE ACRYLIC W/ GREEN VINYL OVERLAY ON LETTERS READING "CANNABIS".
4. RECESSED AREA PAINTED DK. GREEN W/ VINYL ORANGE ARROW AND BLACK ARROW OUTLINE.
5. 12MM YELLOW AND GREEN SKELETON NEON.
6. CLEAR ACRYLIC COVER.

PRJ-76245
04/30/19



MN-1 D/F ILLUMINATED MONUMENT SIGN
SCALE @ 1" = 1'-0" QTY = ONE (1) REQ'D

MN-2 D/F ILLUMINATED MONUMENT SIGN
SCALE @ 1" = 1'-0" QTY = ONE (1) REQ'D

KEEP OUT OF REACH OF CHILDREN. FOR USE ONLY BY ADULTS 21+

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 #87181, #0052681,#0052728

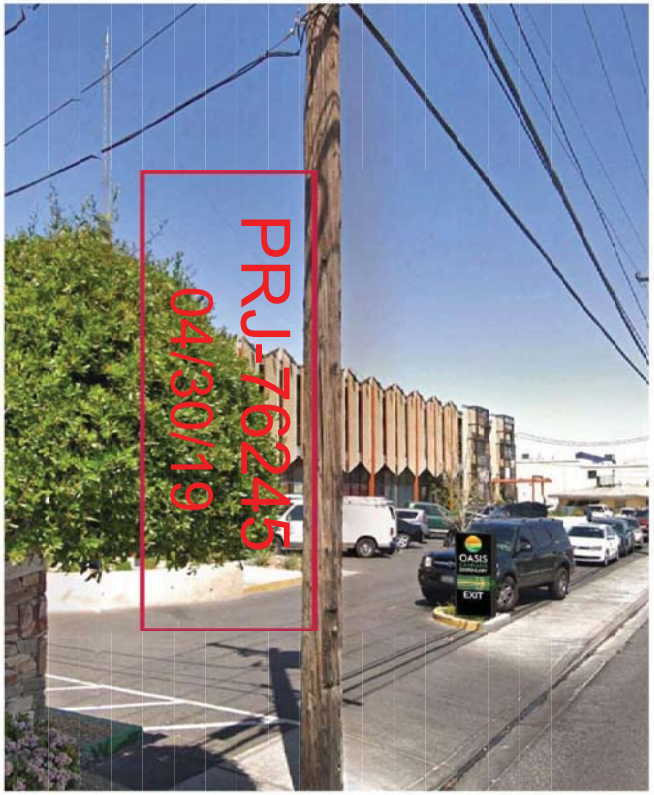
YESCO

Client Name & Address:
OASIS CANNABIS
1800 INDUSTRIAL RD.
LAS VEGAS, NV

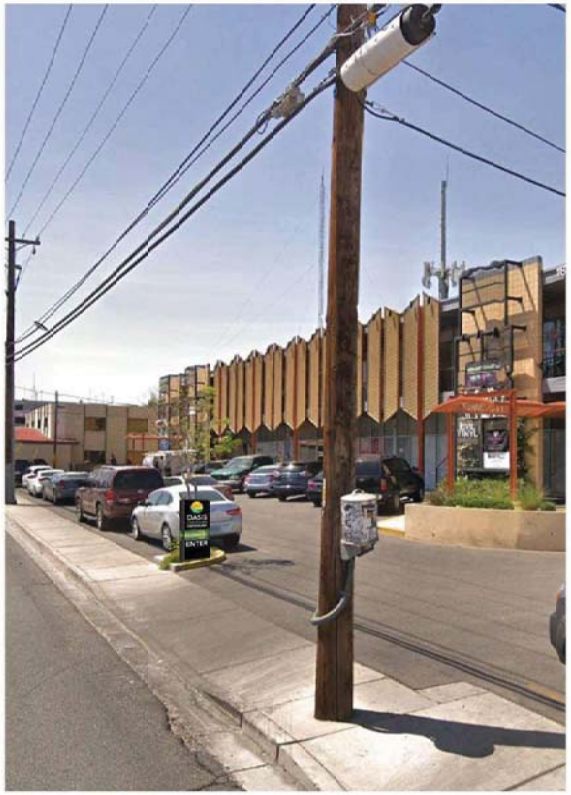
Project Tracking Number: 14327
Project Name: OASIS
Account Executive: RICHARD PURVIS
Designer: JAMIE PETERSON
Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
04/30/18 - JP
05/25/18 - JP
06/13/18 - JP
06/21/18 - JP
07/02/18 - JP
08/01/18 - JP
08/28/18 - JP

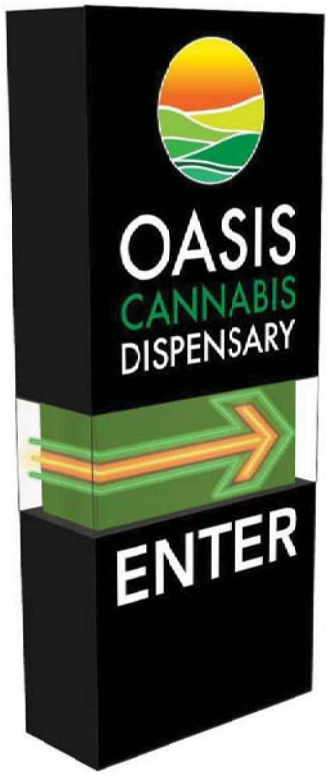
Description:
Classification:
Reference Design:
O.E.M Serial:
Sheet: 5.0



PROPOSED



PROPOSED



KEEP OUT OF REACH OF CHILDREN. FOR USE ONLY BY ADULTS 21+

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM
NV CONTRACTOR LICENSE: #0074281, #0074281 & #0074281

Client Name & Address:
OASIS CANNABIS
1800 INDUSTRIAL RD.
LAS VEGAS, NV

Project Tracking Number:
14327

Project Name:
OASIS

Account Executive:
RICHARD PURVIS

Designer:
JAMIE PETERSON

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
04/30/18 - JP
1 05/29/18 - JP
2 06/13/18 - JP
3 06/21/18 - JP
4 07/02/18 - JP
5 08/01/18 - JP
6 08/28/18 - JP

Description:

Classification:

Reference Design:

O.E.M Serial:

Sheet:
5.1

VAR-76344 [PRJ-76245] - VARIANCE - APPLICANT: BEN SILLITOE - OWNER: 1800 INDUSTRIAL, LLC
1800 INDUSTRIAL ROAD

05/02/2019

VAR-76344 [PRJ-76245] - VARIANCE - APPLICANT: BEN SILLITOE - OWNER: 1800 INDUSTRIAL, LLC
1800 INDUSTRIAL ROAD

05/02/2019

Serenity Wellness Center, LLC dba
Oasis Cannabis
1800 Industrial Road, #180
Las Vegas, NV 89102

March 28, 2019

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

Re: Oasis Cannabis Entrance and Exit Signs Variance Waiver Request; 1800 Industrial Road #180, Las Vegas, NV, 89102

Planning Commission and City Council:

The owners of Oasis Cannabis believe in and support the City of Las Vegas' Vision of *"A world-class, vibrant, affordable, economically and ethnically diverse, progressive city where citizens feel safe, enjoy their neighborhoods and access their city government."* Oasis Cannabis hopes to receive a code variance waiver to allow for the addition of two signs in order to improve traffic flow and public safety on the property. The safety improvement is in line with the City's Vision of creating a place where citizens feel safe.

The current parking lot flow allows for vehicle ingress and egress to the property at two locations along Industrial Road at the north and south ends of the property line. The parking lot along the front of the building is designed for a one-way traffic flow, from north to south, but vehicles often go the wrong way because they entered on the south side of the parking lot. The new signs will help reduce confusion about how to enter and exit the property and reduce traffic congestion on the parking lot used by Oasis Cannabis customers and employees, as well as other tenants and their respective customers at 1800 Industrial Road.

We have been working with the property owner to transform the outdated building into a *world class* facility that matches the *vibrant* and professional layout of the interior space. The following describes some of the other ways Oasis Cannabis promotes the City's Vision.

- The products we offer have been made *affordable* to those who make less than 200% of the poverty level income, so that all people in need have access to the medication that can help them live a better quality of life.
- We have contributed to *economic diversification* by creating about 50 full time jobs in a new industry. The new industry has stimulated growth in other areas, such as construction, commercial real estate, gardening supplies, and security services.
- We have hired an *ethnically diverse* workforce that believes in the company's and the city's vision and values.
- The new industry in Nevada is very *progressive* in many ways. The responsible local and state regulations have set the bar for the rest of the country as other states try to emulate our system
- The facility was designed with security in mind. The implementation of security protocols ensure the safety of any visitor to our facility. It is important to us that people *feel safe* when they visit.

PRJ-76245
04/30/19

The site meets all the city regulations regarding marijuana dispensary locations. The hours of operation are 24 hours per day and 7 days a week. We are grateful for the consideration of this variance waiver request look forward to continuing to work with the city government as a responsible member of the local business community and representative of the marijuana industry.

Respectfully,

Ben Sillitoe
CEO / Co-founder
Oasis Cannabis

PRJ-76245
04/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
22

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

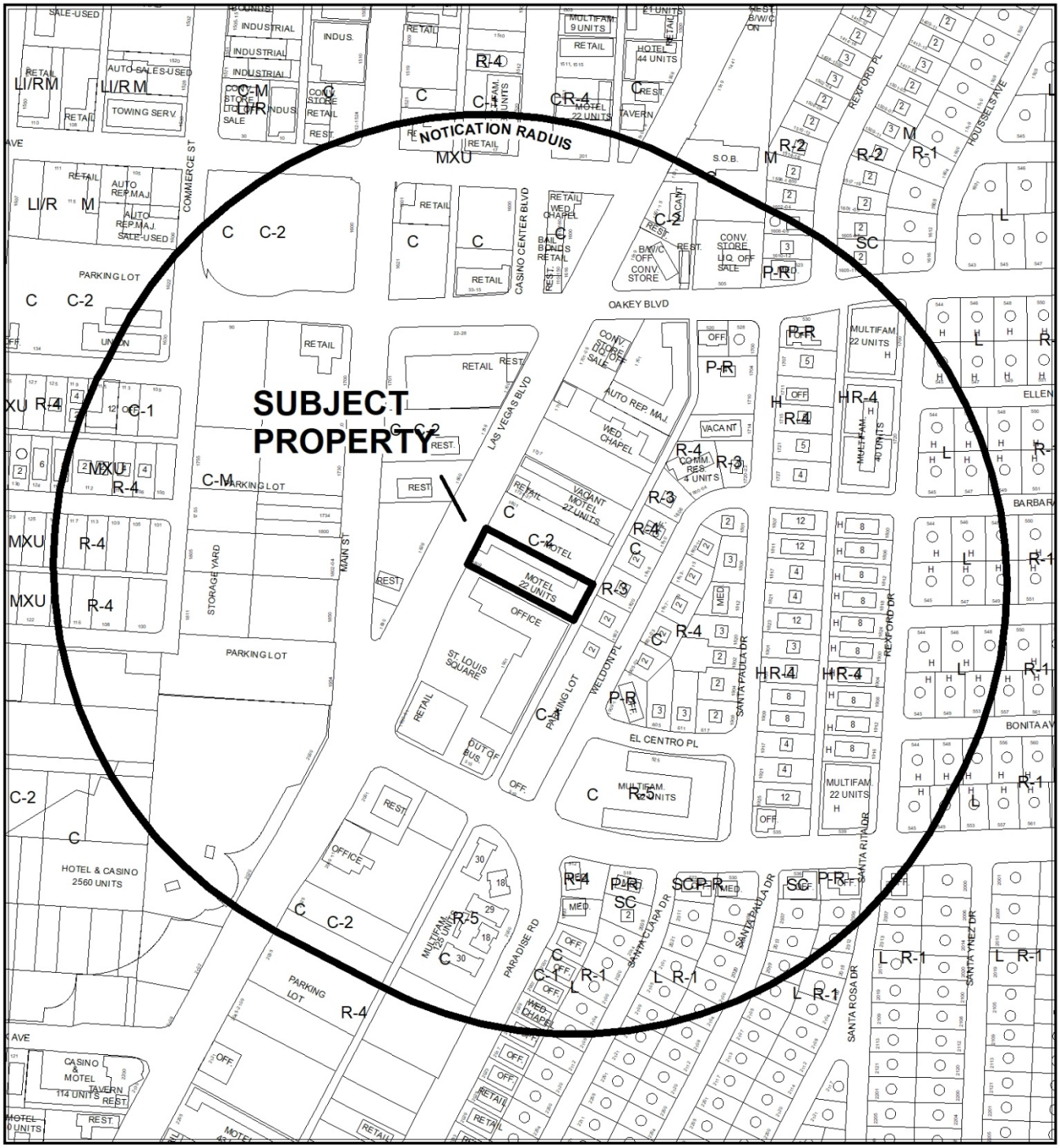
SUBJECT:
VAR-76345 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SS & D PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A 320 SQUARE-FOOT SIGN AREA WHERE 194 SQUARE FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED FREESTANDING SIGN on 0.65 acres at 1809 South Las Vegas Boulevard (APN 162-03-310-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76292]. Staff recommends DENIAL.

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Support Postcard and Protest Documentation Not Vetted – Comment Form



CASE: **VAR-76345 (PRJ-76292)**

RADIUS: 1000 FEET

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

CASE: **VAR-76345 (PRJ-76292)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SS & D PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76345	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 201

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

VAR-76345 CONDITIONS

Planning

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

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

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

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

Public Works

5. If not already recorded, submit a License Agreement for landscaping, aerial signage or any other private improvements in the Las Vegas Boulevard South public right of way prior to this issuance of permits for this sign. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed freestanding sign that exceeds the maximum size allowed, located within a required setback area at 1809 South Las Vegas Boulevard.

ISSUES

- Variance (VAR-76345) is requested to allow a zero-foot setback for a proposed freestanding sign where five feet is required. Staff does not support the request.
- Variance (VAR-76345) is requested to allow a 320 square-foot sign area where 194 square feet is the maximum allowed for a proposed freestanding sign. Staff does not support the request.

ANALYSIS

The subject site is located within the C-2 (General Commercial) zoning district and is subject to Title 19 development standards. While the site is currently undeveloped, Site Development Plan Review (SDR-73846) was approved by the Planning Commission on August 14, 2018 to allow a proposed restaurant use (IHOP). The applicant proposes to erect a freestanding sign adjacent to Las Vegas Boulevard with a zero-foot setback where five feet is required. The applicant also requests to increase the permitted sign size area by sixty-four percent to allow a sign area of 320 square feet where 194 square feet is the maximum allowed.

The subject site is located within the Vision 2045 Downtown Las Vegas Masterplan, Gateway District and is subject to the Interim Downtown Las Vegas Development Standards (Appendix F) and the Scenic Byway Overlay District standards. If the proposed Variance is approved, the proposed signage will be subject to an administrative DDRC (Downtown Design Review Committee) signage review.

As the proposed signage is inconsistent with Title 19 development standards and no evidence of a unique or extraordinary circumstance has been presented, staff recommends denial of this project. If approved, the applicant will move forward with the required administrative DDRC signage review.

FINDINGS (VAR-76345)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to erect a freestanding sign that does not meet 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.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/14/18	The Planning Commission approved a request for a Site development Plan Review (SDR-73846) for a proposed 6,028 square-foot restaurant at 1809 South Las Vegas Boulevard. Staff recommended approval.
02/28/19	The Department of Planning administratively approved a request for a Minor Amendment (SDR-75521) to a previously approved Site Development Plan Review (SDR-73846) for a proposed 252 square-foot building addition, elevation changes, and parking lot reconfiguration adding five additional parking spaces where 37 where previously approved.

Most Recent Change of Ownership	
04/10/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/17/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a Variance for proposed new signage.

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

Field Check	
05/02/19	Staff conducted a routine field check and found a vacant lot with an existing freestanding sign adjacent to Las Vegas Boulevard. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.65

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Motel	C (Commercial)	C-2 (General Commercial)
South	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Duplex	C (Commercial)	R-3 (Medium Density Residential)
West	Restaurant	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	*Compliance*
Beverly Green/Southridge Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DLV-O (Downtown Las Vegas Overlay) – Area 1 - Gateway District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Planned Streets and Highways Map	105 Feet	Y

Freestanding Sign			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion thereof. 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof. 2. Corner lots are permitted to have signs for each street frontage	One Freestanding Sign	Y
Maximum Area	2 square feet of sign area for each lineal foot of street frontage (194 sf)	320 SF	N*
Maximum Height	40 Feet	40 Feet	Y
Minimum Setback	5 Feet	0 Feet	N*
Illumination	75% exposed neon, animation, or any combination thereof	81%	Y

*The applicant has requested Variance (VAR-76345) to allow an increased sign area and zero-foot setback.

Wall Sign – West Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (1,323 SF)	62 SF	Y
Maximum Height	12 inches above top of wall or parapet	Sign is below parapet	Y
Maximum Projection	4 feet from structure	3 inches from structure	Y
Illumination	75% exposed neon, animation, or any combination thereof	100% exposed neon, LED, animation, or any combination thereof	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) DDRC Review & Variance

Project Address (Location) 1809 S. Las Vegas Blvd

Project Name IHOP Restaurant **Proposed Use**

Assessor's Parcel #(s) 162-03-310-007 **Ward #**

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

Additional Information

Property Owner SS+D Nevada Properties LLC Contact Sean Ashoori
Address 8306 Wilshire Blvd #5009 City Beverly Hills State CA Zip 90211
E-mail Sean@ashoorigroup.com Phone 310-663-5889

Applicant SS+D Nevada Properties LLC Contact Sean Ashoori
Address 8306 Wilshire Blvd #5009 City Beverly Hills State CA Zip 90211
E-mail seand@ashoorigroup.com Phone 310-663-5889

Representative YESCO LLC Contact Michael LeBlue
Address 5119 S. Cameron St. City LV State NV Zip 89118
E-mail mleblue@yesco.com Phone 702-348-7414

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Sean Ashoori

Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

PRJ-76292
04/25/19

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 4/17/19 before me, David Donohoe, Notary Public,
(here insert name and title of the officer)

personally appeared Sean Ashoori

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAVID DONOHOE
COMM. #2199754
Notary Public - California
Los Angeles County
My Comm. Expires June 2, 2021

Signature David Donohoe

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

_____.

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

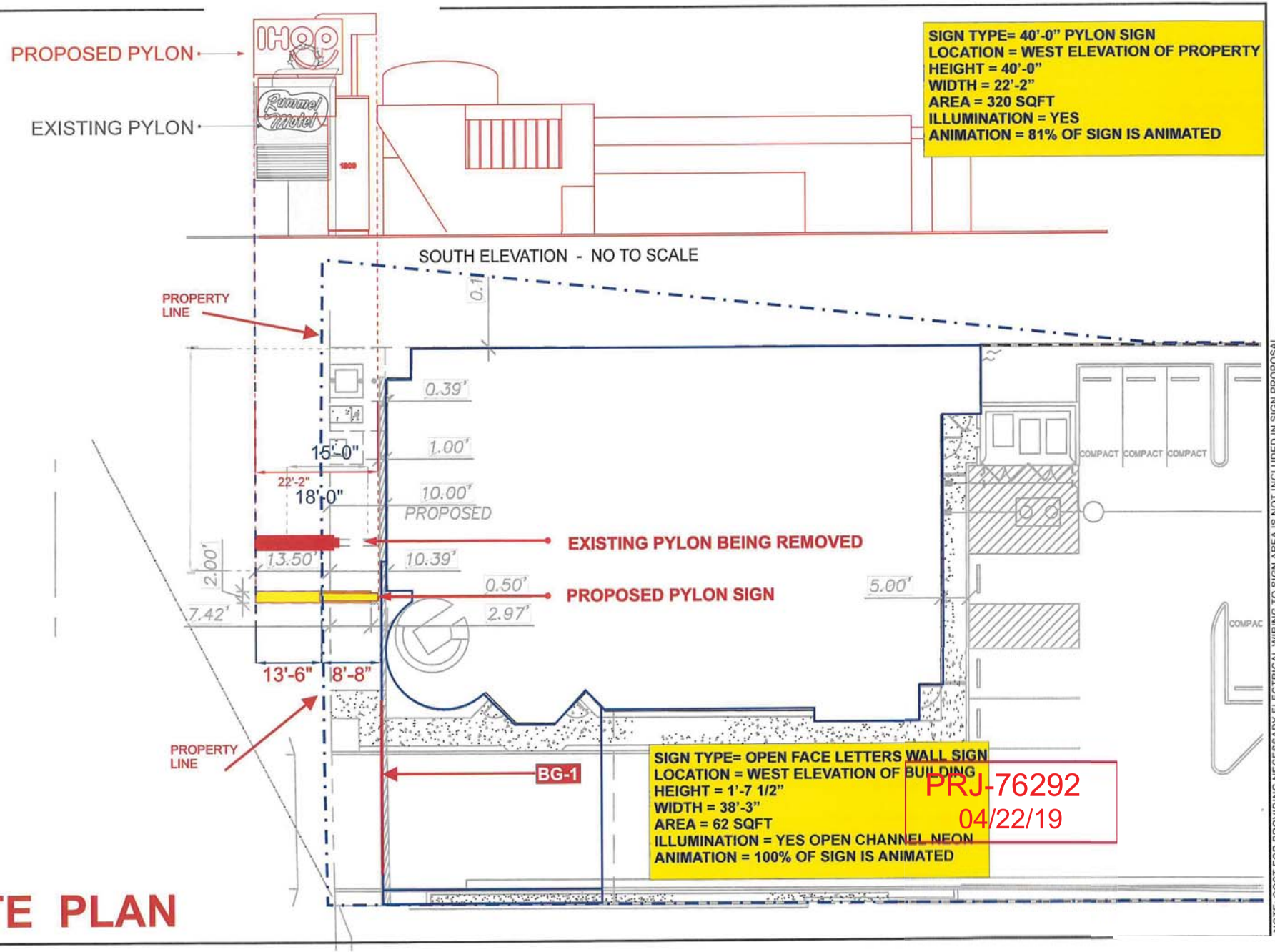
Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

PRJ-76292
04/25/19

© Copyright 2007-2016 Notary Rotary, Inc. PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.



SITE PLAN

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

Client Name & Address:
RUMMEL MOTEL
1801 S LAS VEGAS BLVD,
LAS VEGAS, NV 89104

Project Tracking Number: 15674

Project Name:

Account Executive: SCOTT HILL

Designer: ADOLFO R. GONZALEZ

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev.	Date	Designer
R0	06/13/2018	ARG
R1	06/22/2018	R.B.
R2	07/13/2018	ARG
R3	08/16/2018	ARG
R4	08/16/2018	ARG
R5	11/21/2018	MF
R6	02/20/2019	ARG
R7	03/15/2019	ARG
R8	03/25/2019	ARG
R9	03/28/2019	ARG
R10	04/04/2019	ARG
R11	04/08/2019	ARG

Description: SITE PLAN

Classification: SP-1

Reference Design:

O.E.M Serial:

Sheet: 0.3

PAINTED TEX-COAT BASE CABINET BY OTHERS.

PAINTED LOGO BLUE RACEWAY CABINET WITH two (2) OUTER S/T SKELETON TUBE 15mm HORIZON BLUE DECOR.

PAINTED WHITE OPEN FACE PAN CHANNEL LETTERS, T/T 6500 WHITE 15mm STEADY BURN NEON ILLUM.

OPEN PAN CHANNEL LOGO SMILE GRAPHIC PAINTED RED W/ S/T 15mm CLEAR RED NEON ILLUMINATION.

MANUFACTURE & INSTALL TWO (2) PAINTED 16mm FULL COLOR LED MESSAGE UNIT CABINET.

ALUMINUM BASE PAINTED SILVER METALLIC WITH WOOD GRAPHIC WRAP DECOR.

FCO BLUE 1/4" ACRYLIC ADDRESS NUMBERS.

NOTICE:
320 SQ.FT. TOTAL SIGN AREA
258 SQ.FT. NEON OR ANIMATION
81%

SCOPE OF WORK:

MANUFACTURE & INSTALL ONE (1) NEW D/F PYLON WITH NEW FOOTING & PIPE.

PY-1 NEW ILLUMINATED D/F PYLON SIGN
1/4" = 1'-0" SCALE QUANTITY ONE (1) REQUIRED

YS YESCO LOGO TO BE WHITE FCO VINYL 80% OF CABINET WIDTH AND (Y) HEIGHT FROM TOP OF CABINET. YESCO

SOUTH ELEVATION

WEST ELEVATION - SCALE 1/16"=1'-0"

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

Client Name & Address:
RUMMEL MOTEL
1809 S LAS VEGAS BLVD,
LAS VEGAS, NV 89104

Project Tracking Number: 15674
Project Name:
Account Executive: SCOTT HILL
Designer: ADOLFO R. GONZALEZ
Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
R0 06/13/2018 ARG
R1 06/22/2018 R.B.
R2 07/13/2018 ARG
R3 08/16/2018 ARG
R4 08/16/2018 ARG
R5 11/21/2018 MF
R6 02/20/2019 ARG
R7 03/15/2019 ARG
R8 03/25/2019 ARG
R9 03/28/2019 ARG
R10 04/04/2019 ARG
R11 04/08/2019 ARG

Description: D/F PYLON SIGN
Classification: PY-1
Reference Design:
O.E.M Serial:
Sheet: 2.0

38'-3"

1'-7 1/2"

The International House Of Pancakes

YS

BG-1 NEW ILLUMINATED WALL MOUNTED OPEN FACE PAN CHANNEL LETTERS
3/8" = 1'-0" SCALE
QUANTITY ONE (1) REQUIRED

62 SQ FT

ALLOWABLE WEST ELEVATION SIGNAGE
63'-0" X 21'-0" X 20% = 264 SQFT

SCOPE OF WORK:

MANUFACTURE & INSTALL ONE (1) SET OF PAINTED WHITE OPEN FACE PAN CHANNEL LETTERS WITH 15mm 6500 WHITE STEADY BURN NEON.

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

SOUTH ELEVATION

PRJ-76292
04/22/19

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE (702) 876-8080
WWW.YESCO.COM

YESCO

Client Name & Address:
RUMMEL MOTEL
1801 S LAS VEGAS BLVD,
LAS VEGAS, NV 89104

Project Tracking Number: 15674
Project Name:
Account Executive: SCOTT HILL
Designer: ADOLFO R. GONZALEZ
Design Approvals
Checked by:
Creative Director:
Estimating:
Account Executive:
Client:

Rev. / Date / Designer
R0 06/13/2018 ARG
R1 06/22/2018 R.B.
R2 07/13/2018 ARG
R3 08/16/2018 ARG
R4 08/16/2018 ARG
R5 11/21/2018 MF
R6 02/20/2019 ARG
R7 03/15/2019 ARG
R8 03/25/2019 ARG
R9 03/28/2019 ARG
R10 04/04/2019 ARG

Description: D/F PYLON SIGN
Classification: BG-1
Reference Design:
O.E.M Serial:
Sheet: 3.0

VAR-76345 [PRJ-76292] - VARIANCE - APPLICANT/OWNER: SS & D PROPERTIES, LLC
1809 SOUTH LAS VEGAS BOULEVARD

05/02/2019

YESCO.

Custom Electric Signs

March 27, 2019

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

Re: Justification Letter for
IHOP LV Blvd
1809 S Las Vegas Blvd.
Las Vegas, Nevada 89104

To Whom It May Concern,

On behalf of I-HOP, YESCO LLC is submitting an application for a variance for (1) 40' freestanding sign with approximately 320 square feet of sign area where 194 square feet is allowed and to allow 0' setback where a 5' setback is allowed.

The overall length of the sign is 22'2" with approximately 8'8" of the sign will be on the owners property and 13"6" will be over the property line into the public right of way. The owner has filed to obtain the encroachment agreement.

Existing pylon sign reading "Rummel Motel" will be removed. The new sign will be installing just south of the Rummel sign with the same overhang.

We appreciate your consideration of this request. Please contact me should you require any additional information.

Regards,

Scott Hill
Scott Hill
shill@yesco.com
702-348-8448

YESCO Las Vegas
702-876-8080 » Phone
702-944-4500 » Fax
5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

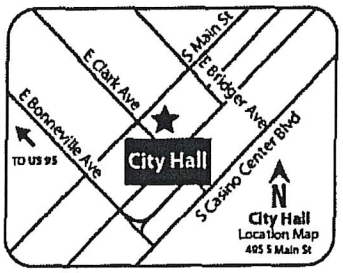
PRJ-76292
04/25/19

7023669413 13:29:54 06-03-2019 1 /1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN 0 4 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76345 [PRJ-76292]
Planning Commission Meeting of **06/11/2019**

PRJ-76292
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

89106

Submitted after final agenda

22A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, June 6, 2019 10:12 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 06/06/19 10:11 AM

Meeting Date:	Tuesday, June 11, 2019
Project Number:	76292
Position:	I support the project but OPPOSE a related application.
Planning Application Number(s):	VAR-76345,
Name:	Mark Kaufman
Residential or Business Address:	549 E St. Louis Ave. Las Vegas, NV 89104
Comments:	While I support this project and new development on the stretch of LV BLVD, I oppose this variance.

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

Submitted after final agenda

22P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
23

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

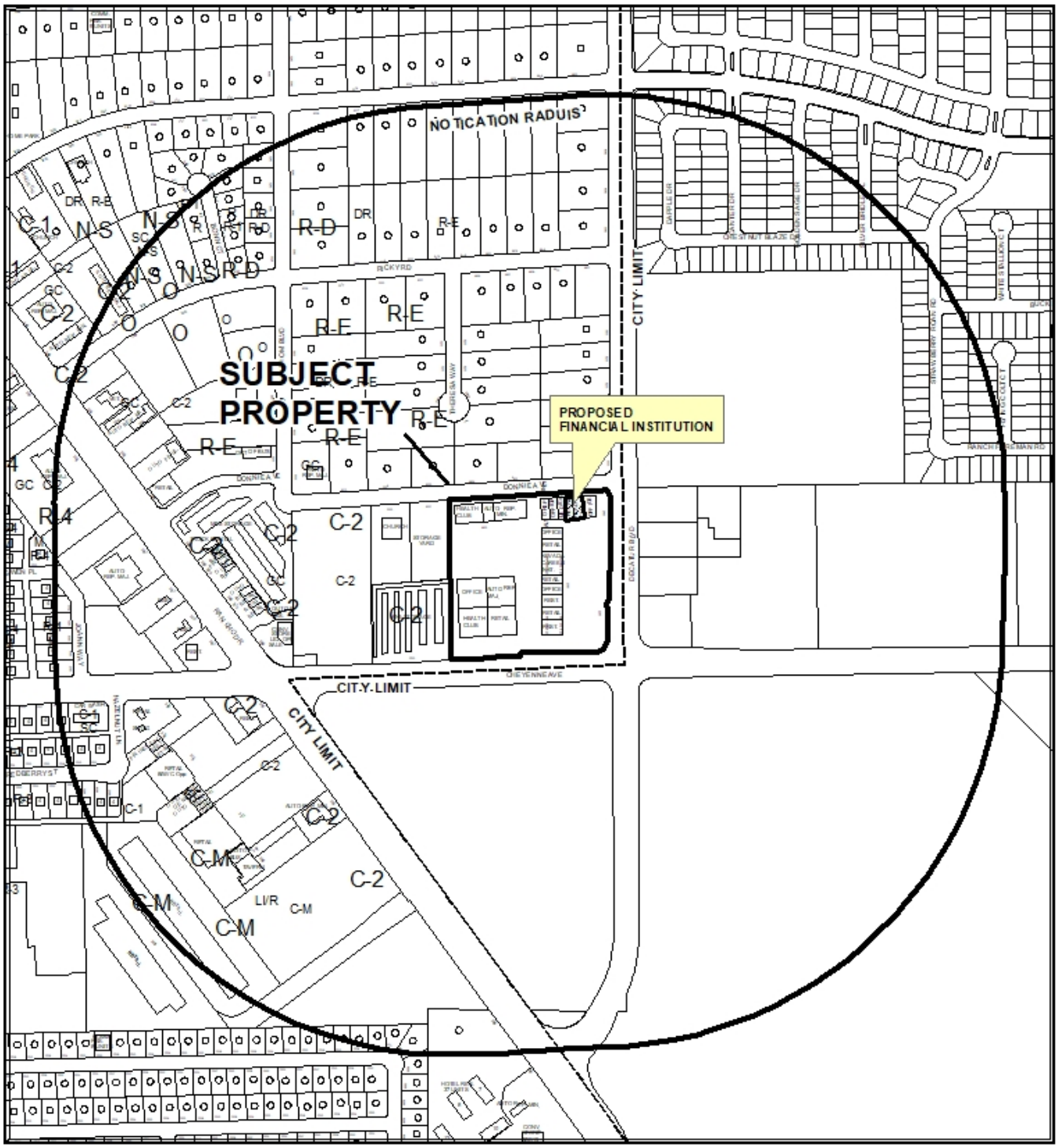
SUBJECT:
SUP-76351 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: I NEED CASH NOW - OWNER: RED FEATHER PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,730 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A 59-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 660-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 3281 North Decatur Boulevard, Suites #250 and #260 (APN 138-12-813-001), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76172]. Staff recommends DENIAL.

C.C.: 07/17/2019

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. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Protest/Support Postcards



0 435 870

Feet

CASE: **SUP-76351 (PRJ-76172)**

RADIUS: 1000 FEET

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

N

CASE: **SUP-76351 (PRJ-76172)**

RADIUS: 1000 FEET

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

SUP-76351 (PRJ-76172)

Financial Institution

Business Licenses

- Financial Institution, Specified
- Automobile Title Loan
- Pawnshops

Protected Uses

- Residential Property

- City Limits
- Subject Property
- 200ft & 1000ft 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 14, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: I NEED CASH NOW - OWNER: RED FEATHER PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76351	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 635

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

SUP-76351 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Financial Institution, Specified use.

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

3. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 59 feet from a residential property where 200 feet is the minimum required.

4. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 660 feet from a similar use where 1,000 feet is the minimum required.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a 1,730 square-foot Financial Institution, Specified use at 3281 North Decatur Boulevard, Suites #250 and #260.

ISSUES

- The Financial Institution Specified Use is permitted in the C-2 (General Commercial) zoning district with approval of a Special Use Permit.
- A Waiver is required to allow a distance separation of 59 feet from a residential property where 200 feet is the minimum required. Staff does not support this distance separation Waiver.
- A Waiver is required to allow a distance separation of 660 feet from a similar use where 1,000 feet is the minimum required. Staff does not support this distance separation Waiver.

ANALYSIS

The subject site is located within an existing shopping center and within the C-2 (General Commercial) zoning district. The proposed Financial Institution, Specified use is subject to Title 19.12 development standards. This application is accompanied by two distance separation Waiver requests. The first Waiver is to allow a 59-foot distance separation from a residential property, where 200 feet is the minimum required; the second is to allow a 660-foot separation distance from a similar use, where 1,000 feet is the minimum required by code. There is one similar use within 1,000 feet of proposed location. As such, the proposed Financial Institution, Specified use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, as demonstrated by the requested distance separation Waivers. Staff recommends denial of the requested Special Use Permit.

The Financial Institution, Specified use is defined as:

“Any business whose primary function is to:

1. Lend money;
2. Cash checks or other negotiable instruments for a fee, service charge or other consideration; or

3. Provide funds in exchange for the acceptance of a check on a post-dated or deferred deposit basis. This use includes without limitation a business that provides check cashing, services as a principal service offered, a paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances. The term does not include a pawn shop or a limited check cashing service, as described in this Section."

The proposed use meets the definition as the applicant's primary business will be installment loans and/or cash advances.

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 use will meet this requirement, as this use will be subject to regular inspections through the licensing review process.

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.

   The proposed use meets this standard, as the use will be located in an existing retail building and any alterations require a building permit.

3. No temporary signs (as described in LVMC 19.08.120 (G)) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.

   The proposed use will meet this requirement, as any sign or temporary signs require a permit.

4. Window signs shall not: (a) Cover more than 20 percent of the area of all exterior windows; (b) Include flashing lights or neon lighting; or (c) Include any text other than text that indicates the hours of operation and whether the business is open or closed.

   No signage is proposed as part of the application.

5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.

   Per the justification letter dated stamped 04/22/19, the hours of operation (8:00am to 11:00pm) will meet this requirement.

6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as “teller” windows or desks).
   The subject tenant space, suites #250 and #260 have a combined total floor area of 1,730 square feet which meets this requirement.

7. No specified financial institution use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than 1,000 feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Requirement 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term “property line” refers to property lines of fee interest parcels and not leasehold parcels.
   This requirement is not met, as there are two requested distance separation Waivers. The first Waiver is to allow a 59-foot distance separation from a residential use where 200 feet is required, and the second request is to allow a 660-foot distance separation from a similar use where 1,000 feet is required.

Parking on the subject site is per Title 19.12 Shopping Center requirements at a rate of one space per 250 square feet of floor area; however, the site is parking impaired and provides fewer spaces than the Shopping Center parking rate. The Financial Institution, Specified use has the same parking requirement as a Shopping Center and thus no additional parking spaces are required to service the proposed use.

The proposed location of this use fails to comply with the minimum distance separation requirements for the requested Special Use Permit. From the residential-zoned parcel, the proposed 59-foot residential distance separation Waiver represents a 70% reduction from the required 200-foot separation mandated by Title 19. The 660-foot distance separation Waiver from a similar use represents a 34% distance reduction from the 1,000 feet mandated by Title 19. There is one Financial Institution, Specified use within 1,000 feet of the location and the addition of one more represents an overconcentration of the use in the local area.

In summary, the required Waivers reinforce the unsuitability of this site for the Financial Institution, Specified use with the surrounding neighborhood. This use cannot be conducted in a harmonious and compatible manner with the existing neighborhood and surrounding land use. For these reasons, staff recommends denial of this Special Use Permit.

FINDINGS (SUP-76351)

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 Financial Institution, Specified use is compatible with the GC (General Commercial) General Plan land use designation and is located within an existing shopping center. However, the proposed use requires a Waiver of the Title 19.12 residential distance separation requirement and a distance separation Waiver from a similar use, which reinforces the unsuitability of this site for the proposed Financial Institution, Specified use. The use cannot be conducted in a manner that is harmonious or compatible with the surrounding uses.

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

   The proposed development will be located within an established shopping center that has ample parking and adequate vehicular circulation for the proposed use. The site can physically support the Financial Institution, Specified use and a variety of other uses such as administrative offices and general retail uses; however, the requested distance separation Waivers highlight the unsuitability of the proposed Financial Institution, Specified use for this location.

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

   Primary access is from Cheyenne Avenue (Freeway / Expressway), Decatur Boulevard (Primary Arterial), and Donnie Avenue (Local Street). All roadways have adequate capacity to service 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 Financial Institution, Specified will be subject to regular inspections by regulatory agencies for business licensing and therefore will not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

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

The use does not comply with the minimum distance separation requirement required per Title 19.12, as two Waivers are required for the approval of this application (residential distance separation Waiver and a similar use Waiver). Staff does not support the requested Waivers.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/16/83	The City Council denied a request for a Rezoning (Z-0004-83) from R-E (Residence Estates) to R-PD19 (Residential Planned Development) for a proposed medium high density condominium use at property generally located at the northwest corner of Cheyenne Avenue and Decatur Boulevard.
01/02/91	The City Council approved a request for a Rezoning (Z-0122-90) from R-E (Residence Estates) and C-2 (General Commercial) to R-D (Single Family Residence, Restricted) and C-2 (General Commercial), at property located on the northwest corner of Cheyenne Avenue and Decatur Boulevard. The Planning Commission recommended approval.
08/05/92	The City Council approved a request for a Review of Condition (Z-0122-90[1]) to delay the construction of a required eight foot high decorative block wall and to install 24 inch box drought tolerant evergreen trees on the R-E parcel rather than on the C-2 parcel, at property located on the northwest corner of Cheyenne Avenue and Decatur Boulevard.
10/21/92	The City Council approved a request for a Rezoning (Z-0071-92) from R-E (Residence Estates) to R-D (Single Family Residence, Restricted), for a proposed Single Family Dwellings use on the southwest corner of Decatur Boulevard between Cheyenne Avenue and Donnie Avenue. The Planning Commission recommended approval.
09/22/97	The City Council approved a request for a Rezoning (Z-0079-97) from R-E (Residence Estates) to R-D (Single Family Residence, Restricted) and C-2 (General Commercial), for three proposed Single Family Dwellings and a 25,800 square-foot two story Shopping Center on the west side of Decatur Boulevard and Donnie Avenue. The Planning Commission recommended approval.
04/07/14	Staff approved a request for a Minor Amendment (SDR-53304) of an approved Site Development Plan Review (Z-0079-97) for an expanded parking lot and façade improvement to an existing Shopping Center at 3231 and 3281 North Decatur Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/15/14	The applicant withdrew a request for a Minor Amendment (SDR-55713) of an approved Site Development Plan Review (Z-0079-97) for a proposed 900 square-foot addition (Garage) to an existing Shopping Center at 3231 and 3281 North Decatur Boulevard.
10/03/18	The City Council approved a request for a Variance (VAR-73552) to allow zero additional parking spaces where four additional parking spaces are required for a parking impaired development at the northwest corner of Cheyenne Avenue and Decatur Boulevard. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
05/07/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/10/07	A business license (G50-08651) was issued for General Retail Sales (collectibles/aviation stamps and memorabilia) at 3281 North Decatur Boulevard, Suite #250. The permit became inactive on 02/23/16.
06/05/06	A business license (I50-00326) was issued for Instruction Services at 3281 North Decatur Boulevard, Suite #250. The license remains active.
03/15/17	A business license (G65-00965) was denied for General Retail Sales (collectibles/aviation stamps and memorabilia) at 3281 North Decatur Boulevard, Suite #250.
01/30/18	A business license (G65-08073) was denied for a Warehouse or Storage use (tradeshow carpet rentals, warehousing, transportation) at 3281 North Decatur Boulevard, Suite #250.

Pre-Application Meeting	
04/01/19	A Pre-Application Meeting was conducted with the applicant to discuss the submittal requirements for a Special Use Permit for a Financial Institution, Specified Use, with Waivers to allow distance separation from a parcel zoned for residential use and from another Financial Institution, Specified use.

Neighborhood Meeting
A voluntary neighborhood meeting was held.

Field Check	
05/02/19	A field check revealed two vacant tenant spaces within an existing shopping center on the second floor of the building in the northeast corner of the site.

Details of Application Request	
Site Area	
Gross Acres	8.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached		
South	Undeveloped	N/A	C-2 (General (Commercial)) – Clark County
East	Shopping Center	AE-60 (Airport Environs) – Clark County	C-1 (Neighborhood (Commercial)) – Clark County
			C-2 (General (Commercial)) – Clark County
West	Mini Storage Facility	GC (General Commercial)	C-2 (General Commercial)
	Storage Yard		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (35 Feet)	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Cheyenne Avenue	Freeway / Expressway (150 feet +)	Master Plan of Streets and Highways	100	Y
Decatur Boulevard	Primary Arterial (100 feet)	Master Plan of Streets and Highways	102	Y
Donnie Avenue	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	
Shopping Centre	91,170 SF	1:250 GFA	365				
TOTAL SPACES REQUIRED			365		265		N*
Regular and Handicap Spaces Required			357	8	257	8	N*

* Subject site is parking impaired; however, the proposed Financial Institution, Specified use will not increase parking demand above the current parking situation.

Waivers		
Requirement	***Request***	***Staff Recommendation***
200-foot distance separation is required for any parcel used or zoned for residential use.	To allow a 59-foot distance separation.	Denial
1,000-foot distance separation is required from any other specified financial institution use.	To allow a 660-foot distance separation.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 3281 N. Decatur Blvd, Suites 250 & 260

Project Name I Need Cash Now **Proposed Use** Finanical Institution, Specified

Assessor's Parcel #(s) 138-12-813-001 **Ward #** Crear

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

Additional Information _____

Property Owner Red Feather Property, LLC %Law Offices D. Norouzi **Contact** n/a

Address 10866 Wilshire Blvd, #400 City Los Angeles State CA Zip 90024

E-mail n/a Phone n/a

Applicant I Need Cash Now **Contact** Tony Celeste

Address 4709 Nantucket Clipper Drive City N. Las Vegas State NV Zip 89031

E-mail lyonellamaute@gmail.com Phone 702-469-8882

Representative Kaempfer 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 DAVID NOROUZI

Subscribed and sworn before me

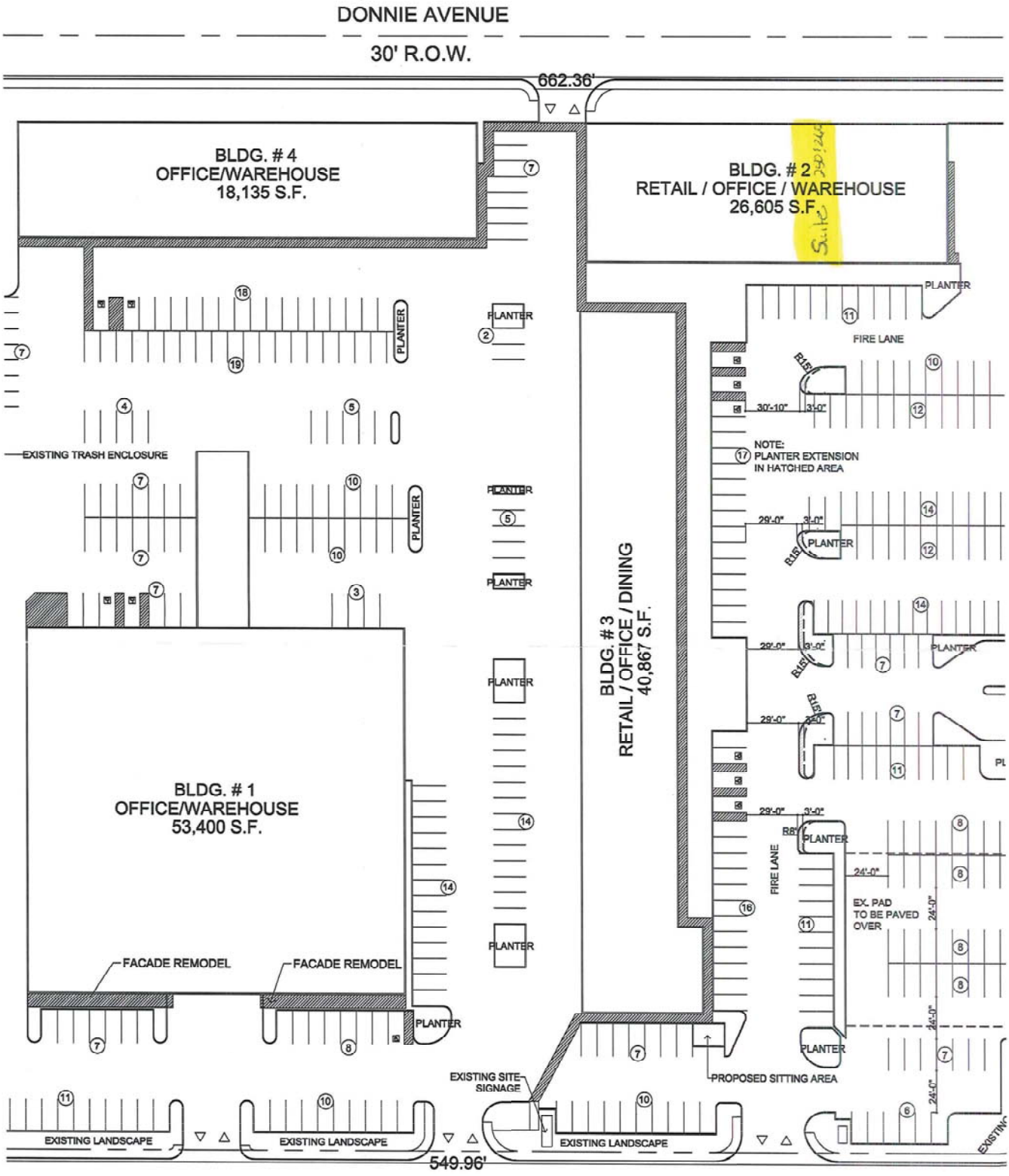
This Ninth day of April, 20 19

Los Angeles, CA

Notary Public in and for said County and State

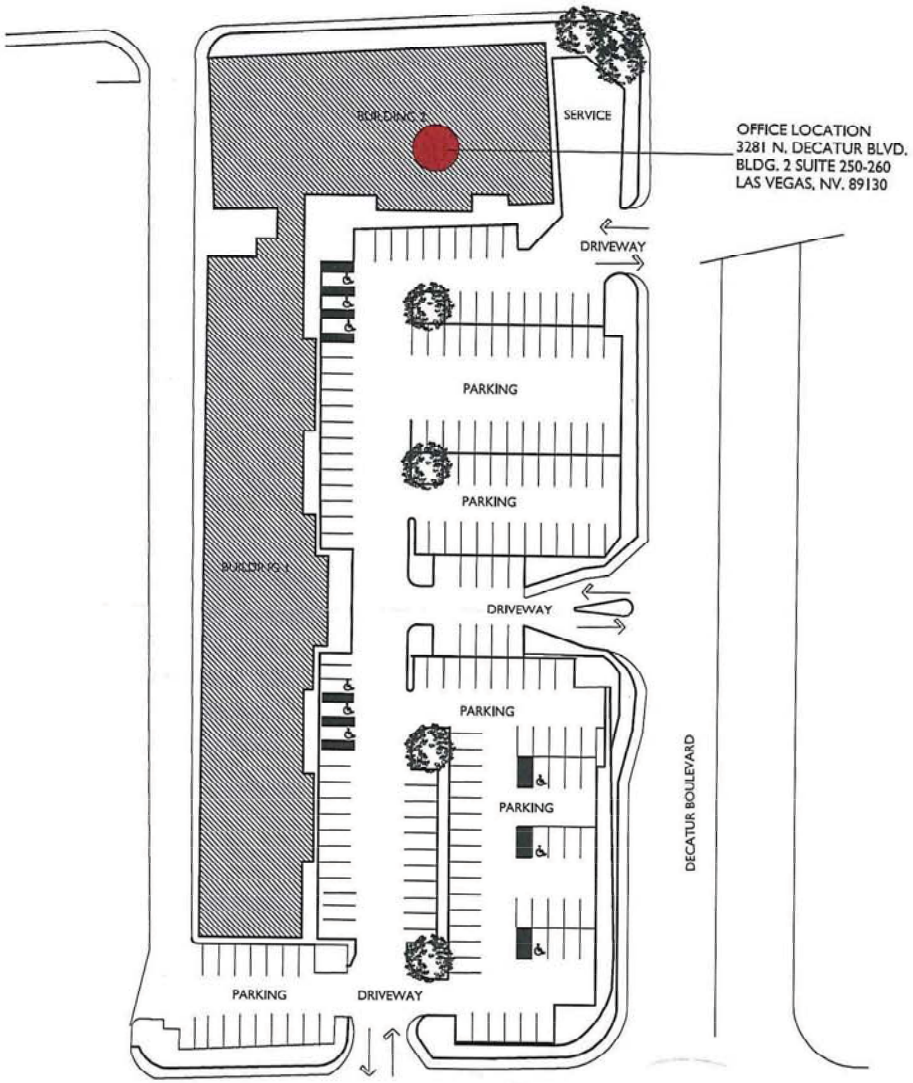
AMIR KOHANZAD
Notary Public - California
Los Angeles County
Commission # 2176909
My Comm. Expires Dec 24, 2020

PRJ-76172
04/22/19



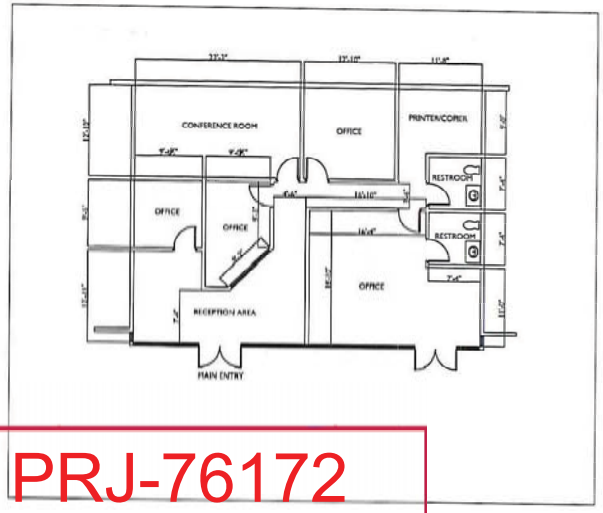
PRJ-76172
04/22/19

Zoned - C2



1 EXISTING SITE PLAN
1/32" (APPROX)

2 LOCATION MAP
NOT TO SCALE



3 FLOOR PLAN
1/8" = 1'-0"

PRJ-76172
04/22/19

I NEED CASH NOW, LLC OFFICE
3281 N. DECATUR BLVD.
BLDG. 2 SUITE 250-260
LAS VEGAS, NV. 89130

HUMAN HAIR
PAIN MANAGEMENT
PRJ-76172
04/22/19

craftcenter
gerber
TAXES
BAT-R-UP
PRJ-76172
04/22/19

CAFE'
PRJ-76172
04/22/19

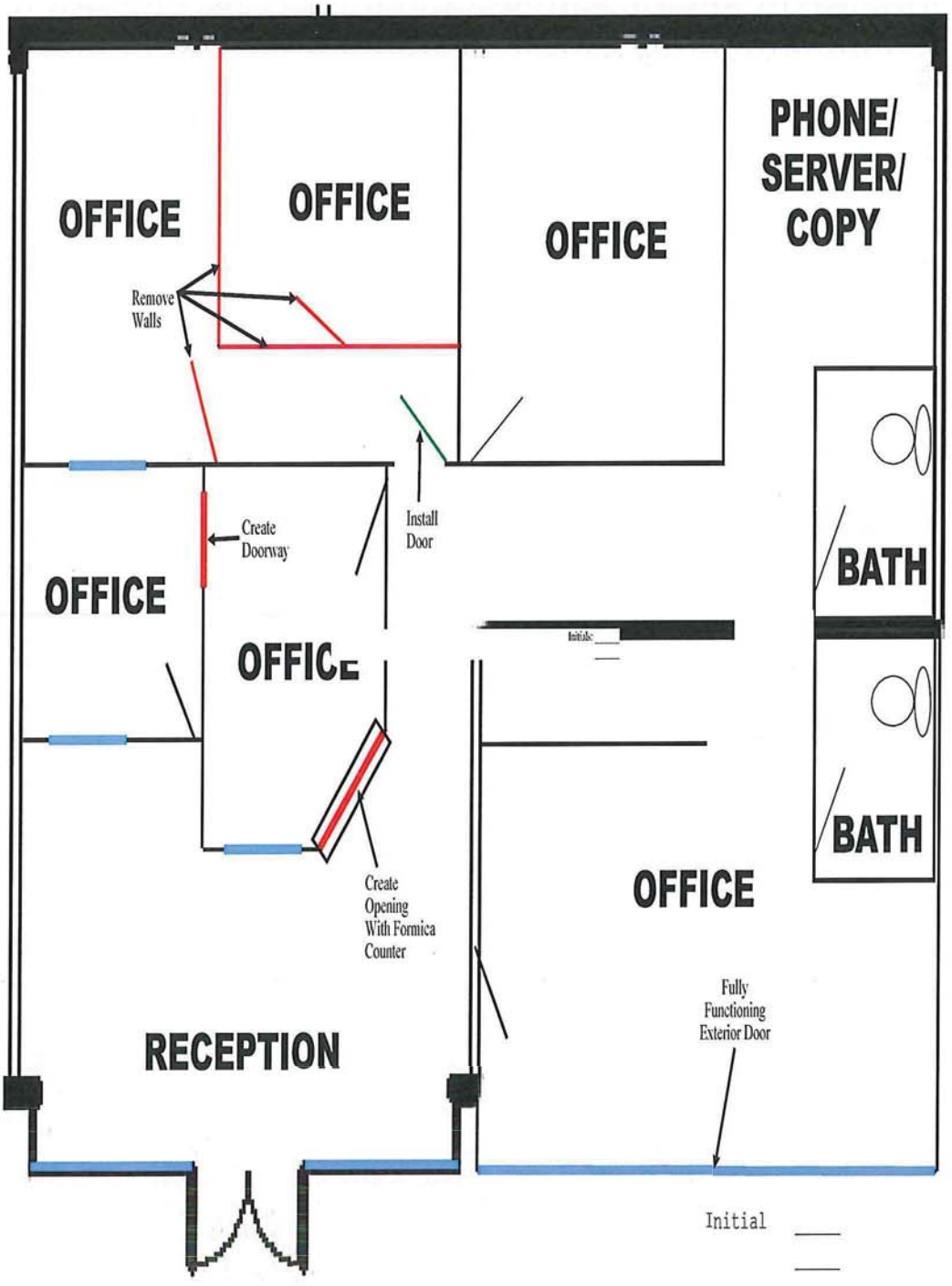
NEVADA CAREER INSTITUTE
HAIR & NAIL STUDIO
Regal
PRJ-76172
04/22/19

3231
3281
GRAND LINE
VIDEO GAMES
A NOTE ABOVE THE REST
MUSIC ACADEMY
3281
A TO Z PAIN MANAGEMENT
3281
HUMAN HAIR
PRJ-76172
04/22/19

137
PRJ-76172
04/22/19

PRJ-76172
04/22/19

Proposed Floor Plan



Initial ____
____

PRJ-76172
04/22/19

Initials: _____
_____

SUP-76351 [PRJ-76172] - SPECIAL USE PERMIT - APPLICANT: I NEED CASH NOW - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITES #250 AND #260

05/02/2019

SUP-76351 [PRJ-76172] - SPECIAL USE PERMIT - APPLICANT: I NEED CASH NOW - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITES #250 AND #260

05/02/2019

SUP-76351 [PRJ-76172] - SPECIAL USE PERMIT - APPLICANT: I NEED CASH NOW - OWNER: RED FEATHER PROPERTY, LLC
3281 NORTH DECATUR BOULEVARD, SUITES #250 AND #260

05/02/2019

KAEMPFER CROWELL
ATTORNEYS AT LAW

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ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 8, 2019

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Special Use Permit for Financial Institution, Specified and Variances to Reduce Separation to Residential Use and to another Financial Institution, Specified
3281 N. Decatur – Suites 250 & 260

To Whom It May Concern:

Our Firm represents the Applicant. The Applicant is looking to establish a financial institution, specified use at 3281 N. Decatur, Suites 250 & 260 (the "Site.") The Site is located within an overall larger commercial complex. The commercial complex including the Site is zoned C-2.

Upon meeting various conditions for a special use permit, a financial institution, specified is an allowed use in C-2 zoned district. Here, the Site is zoned C-2. The Site's square footage exceeds 1,500 square feet. Additionally, the Applicant will comply with the hours of operation and signage requirements.

Variances Request

The Applicant is requesting to reduce the distance requirement between the financial institution, specified use and a residential use. Here, the Applicant is seeking to reduce the separation between the two uses to approximately 60' to the north and 100' to the east, respectively, where 200' is required. While the applicant is requesting to reduce the separation distance, a financial institution, specified use is appropriate at this location for the following reasons:

- The Site is located in an overall larger commercial complex.
- The Site and commercial complex are zoned C-2, the most intense commercial zoning district.
- The commercial complex is located at the northwest corner of Cheyenne Avenue and Decatur Boulevard, two 100' right-of-ways.

PRJ-76172
04/22/19

- The Site's frontage/front door is facing towards Cheyenne Avenue and the commercial complex parking lot.
- Decatur Boulevard, a 100' right-of-way, separates the commercial shopping center and the residential use to the east.
- While there is a drive aisle within the commercial complex to Donnie Avenue where the residential use is to the north, there are buildings located between the drive aisle and the Site and thereby not providing direct access to the residential use to the north.
- Measuring from the Site, and not the property line, to the residential use to the east the distance is approximately 185'.
- Measuring from the front door of the use to the residential use to the north, the distance is approximately 165'.

The Applicant is also requesting to reduce the distance separation between financial institutions, specified. Pursuant to Title 19.12.070, "no specified financial institution use may be located closer than 1,000 feet from any other specified financial institution use" with the distance measured from property line to property line. The term property line "refers to property lines of fee interest parcels." Here, the Site is approximately 890' to the fee interest parcel of the other specified financial institution. Despite the clear definition of Title 19, the City is requesting the Applicant measure the distance from the Site to the commercial subdivision where the fee interest parcel is located. Based on this measurement, the distance is reduced 660'. Regardless of whether the distance is 890' or 660', a specified financial institution is appropriate on the Site for the following reasons:

- The Site and the other specified financial institution are separated by two (2) 100' right –of-ways: (1) Cheyenne Avenue and (2) Rancho Drive.
- Both the Site and the other specified financial institution are located in large commercial shopping centers.

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

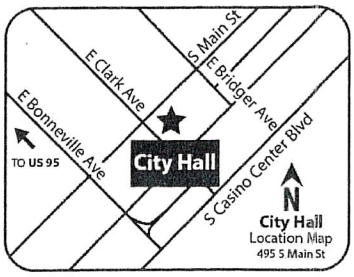
AJC/mao

PRJ-76172
04/22/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76351 [PRJ-76172]

Planning Commission Meeting of **06/11/2019**

PRJ-76172_2
13813502002
PENA LUIS EDUARDO
5212 REDBERRY ST
LAS VEGAS NV 89108

99 DRDFMP1 8910B

Submitted after final agenda

23P

p.1
702 485-6870
F.E.I. Construction
Jun 05 19 07:09p

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

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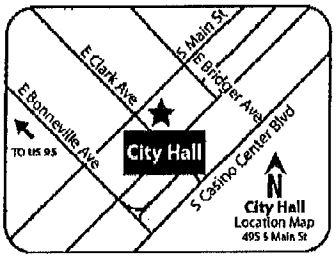
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76351 [PRJ-76172]

Planning Commission Meeting of **06/11/2019**

PRJ-76172_2
13812710054
E S M I PROPERTIES L L C
5252 RICKY RD
LAS VEGAS NV 89130-3108

12P DROPMP1 89130

23P

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

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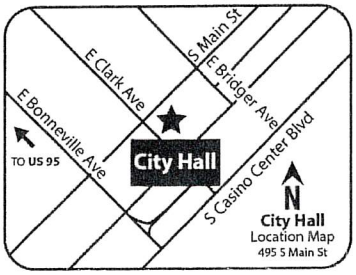
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76351 [PRJ-76172]

Planning Commission Meeting of **06/11/2019**

PRJ-76172_2
13812810033
RICHARDSON DENISE E & JOHN W JR
3304 THERESA WAY
LAS VEGAS NV 89130-3209

127 DRDFNP1 89130

Submitted after final agenda

23A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
24

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

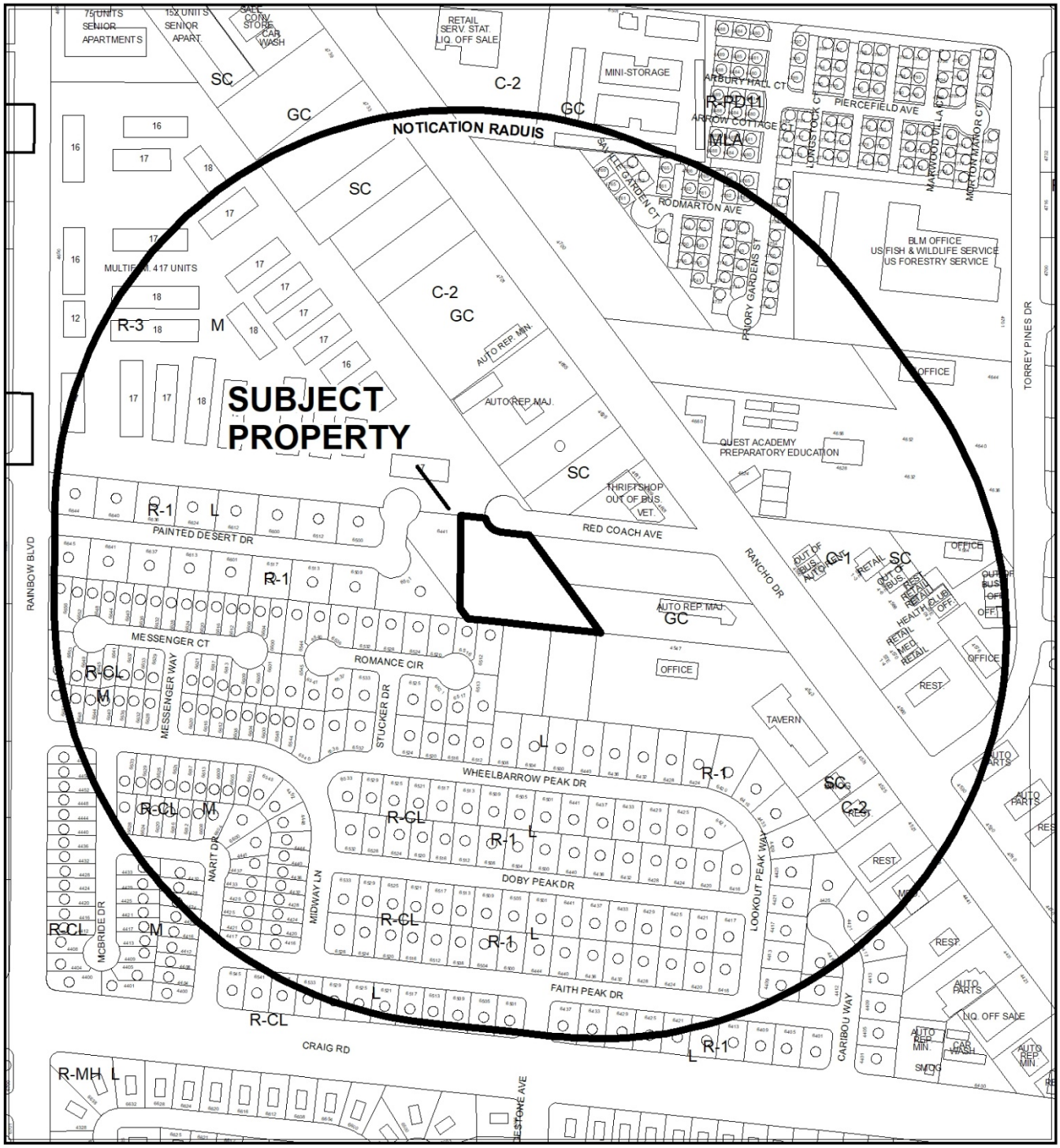
SUBJECT:
SDR-76332 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HOT DIGGITY DOG DAYCARE - OWNER: THE TASS C. HARDIN AND LOIS I. HARDIN REVOCABLE FAMILY TRUST - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE-FOOT PET BOARDING FACILITY on 1.36 acres on the south side of Red Coach Avenue, 465 feet west of Rancho Drive (APN 138-02-202-017), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76196]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SDR-76332 (PRJ-76196)**

RADIUS: 1000 FEET

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

0 280 560 Feet

CASE: **SDR-76332 (PRJ-76196)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HOT DIGGITY DOG DAYCARE - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76332	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 306

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SDR-76332 CONDITIONS

Planning

1. All operations and activities shall be in accordance with Las Vegas Municipal Code (LVMC) Title 7.

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 04/22/19, except as amended by conditions herein.

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

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

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

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

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

Public Works

9. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Red Coach Avenue adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a proposed Pet Boarding Facility located on the south side of Red Coach Avenue, 465 feet west of Rancho Drive.

ANALYSIS

The applicant is proposing to construct a 10,000 square-foot Pet Boarding Facility on an undeveloped lot. The current zoning is C-1 (Limited Commercial) with an SC (Service Commercial) General Plan designation. Pet Boarding is a conditional use in the C-1 (Limited Commercial) zoning district. Per the submitted justification letter, the proposed project meets all conditional use requirements.

Per Title 19, Pet Boarding is defined as "A lot, building, premises or structure on which four or more household pets are kept regularly and for extended periods of time for the benefit of persons who do not reside on the premises. This use includes facilities that provide shelter, care, feeding, exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis, as well as a kennel operation."

Conditional Use Regulations:

1. All animals shall be confined within an enclosed area or on a leash at all times.

   The main play areas will be located indoors. Each play area will have access to a fenced in outdoor yard. The fence will be 10 feet tall and made from cinder block.

2. Structures shall be designed to provide reasonable sound barriers and odor protection for adjoining properties.

   All outside areas will be on top of a drainage system so all urine can be washed down daily with an enzymatic cleaner called Eliminator from Health Technologies. This solution is safe for use around animals and provides a live enzyme to eliminate any organic matter left behind by dogs. Feces will be picked up immediately and disposed of in trash cans designed with an odor barrier. All outside play areas will have Acoustifence by Acoustiblok. The material absorbs noise so that it doesn't reach an unwanted level.

3. Pens shall be screened from view from adjacent streets and adjoining properties.

   All outdoor play areas will be screened from view from adjacent streets or adjoining properties by a 10-foot block wall.

4. Any exterior pens that are adjacent to a residential parcel shall be located a minimum of 50 feet from the parcel.

   All exterior play yards are positioned at least 50 feet away from the nearest residential parcel. Employee parking will fill the space between residential parcels and any outdoor play yards.

5. All operations and activities shall be in accordance with LVMC Title 7.

   A condition of approval has been added to ensure this requirement is met.

The submitted site plan depicts pens provided along the east property line away from residential uses, which border the site to the west and partially to the south. These pens are accessible from the building interior, but have "backyards" to allow natural light and air. This project is subject to residential adjacency standards. Based on the proposed height of 16 feet (measured to the midpoint of the pitched roof), the minimum setbacks from single family residential property to the building will meet adjacency requirements. The proposed trash enclosure location is also positioned more than fifty feet from protected properties, as required. Six-foot tall solid screen walls are provided to separate this site from residential development.

The subject site adheres to all required parking and landscaping requirements of Title 19. Forty-one parking spaces are provided where forty spaces are required. A sufficient amount of drought-tolerant trees and shrubs are provided throughout the proposed development. Staff notes that an existing well is shown on this site by recorded Parcel Map Book 36, Page 36. In correspondence with the State of Nevada Division of Water Resources, the well has been capped and is no longer active.

As the proposed use meets all applicable Title 19 development standard requirements, staff finds the use can be conducted in a harmonious and compatible manner with the existing development in the area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (SDR-76332)

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

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

   The proposed development is compatible with the adjacent development in the area which consists of primarily residential uses. Measures have been taken to nullify and possible nuisance concerns.

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

   The proposed development adheres to all applicable City Code requirements.

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

   Site access is provided from Red Coach Avenue, via Rancho Drive which are adequate to service the needs of the proposed use. Circulation will not be negatively impacted.

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

   The proposed building and landscape materials are appropriate for the area and 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 building elevations design characteristics and aesthetic features are not unsightly, undesirable or obnoxious in appearance and are compatible with the existing development in the area.

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

   The proposed use will be subject to building permits and business license requirements which will ensure the protection the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/02/03	The City Council approved a request for a Rezoning (ZON-1364) to C-1 (Limited Commercial) and C-2 (General Commercial) for the subject site as part of a larger request implementing the recommendations of the Rancho Corridor Study. The Planning Commission and staff recommended approval. At the time, the property extended to Rancho Drive. A condition limited the C-2 portion to the east 200 feet only.
07/21/04	The City Council approved a request for a Review of Condition (ROC-4666) to clarify Condition Number 1 of an approved Rezoning (ZON-1364), which required the east 200 feet of the property, which extended to Rancho Drive, to be zoned C-2 (General Commercial) with the remainder of the property zoned C-1 (Limited Commercial). The result of this action was that the C-2 zoned portion extended west 465 feet from Rancho Drive, with the remainder of the property zoned C-1.
03/02/05	The City Council approved a Petition to Vacate (VAC-5721) to vacate a portion of the south half of Red Coach Avenue between Rancho Drive and Painted Desert Drive. The Order of Vacation was recorded 07/16/05.
12/28/05	A three-lot Parcel Map (PMP-5149) on 3.67 acres at the southwest corner of Red Coach Avenue and Rancho Drive was recorded, establishing lot lines at the previously approved zoning boundaries.
10/04/11	Code Enforcement processed a Case (106476) regarding a homeless encampment and associated refuse at the western terminus of Red Coach Avenue west of Rancho Drive. The case was resolved 10/12/11.

Most Recent Change of Ownership	
03/18/94	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/02/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

Field Check	
05/02/19	Staff conducted a routine field check and found an undeveloped lot at the end of a cul-de-sac. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Auto Repair Garage, Major	GC (General Commercial)	C-2 (General Commercial)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	54 Feet	Y
Max. Lot Coverage	50 %	16.8 %	Y
Max. Building Height	N/A	19 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• South	1 Tree / 30 Linear Feet	11 Trees	14 Trees	Y
• East	1 Tree / 30 Linear Feet	10 Trees	10 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**40 Trees**	**43 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	22 Trees	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 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***
Red Coach Avenue	Local Street	Title 13	60 Feet	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	
Pet Boarding	10,000 SF	1:250 SF	40				
TOTAL SPACES REQUIRED			40		41		Y
Regular and Handicap Spaces Required			38	2	38	3	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) south side of RED COACH AVE.

Project Name HOT DIGGITY DOG DAYCARE **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 138-02-202-017 **Ward #** 4

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

Additional Information

Property Owner TASS C. and LOIS I. HARDIN REVOCABLE FAMILY TRUST **Contact**

Address 4095 N. CHIEFTAN ST. City LAS VEGAS State NV Zip 89129

E-mail Phone

Applicant HOT DIGGITY DOG DAYCARE **Contact** VICTORIA CARASONE

Address 7015 WHITFORD ST. City LAS VEGAS State NV Zip 89166

E-mail HOTDIGGITYDOGDAYCARE@YAHOO.COM Phone 702-493-7121

Representative PACIFIC DESIGN CONCEPTS LLC **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN AVE. SUITE 5 City LAS VEGAS State NV Zip 89119

E-mail RICHARDG@PACDESIGNCONCEPTS.COM Phone 702-524-0054

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property 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 optionholder) 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 Tass C Hardin, Trustee

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

Print Name TASS C HARDIN, TRUSTEE

Subscribed and sworn before me

This 17th day of April 20 19

Deborah Valdez-Gaudet

Notary Public in and for said County and State

DEBORAH VALDEZ-GAUDET
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-21-22
Certificate No: 02-79271-1

PRJ-76196
04/22/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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This 17th day of April 20 19

Deborah Valdez-Gaudet

Notary Public in and for said County and State

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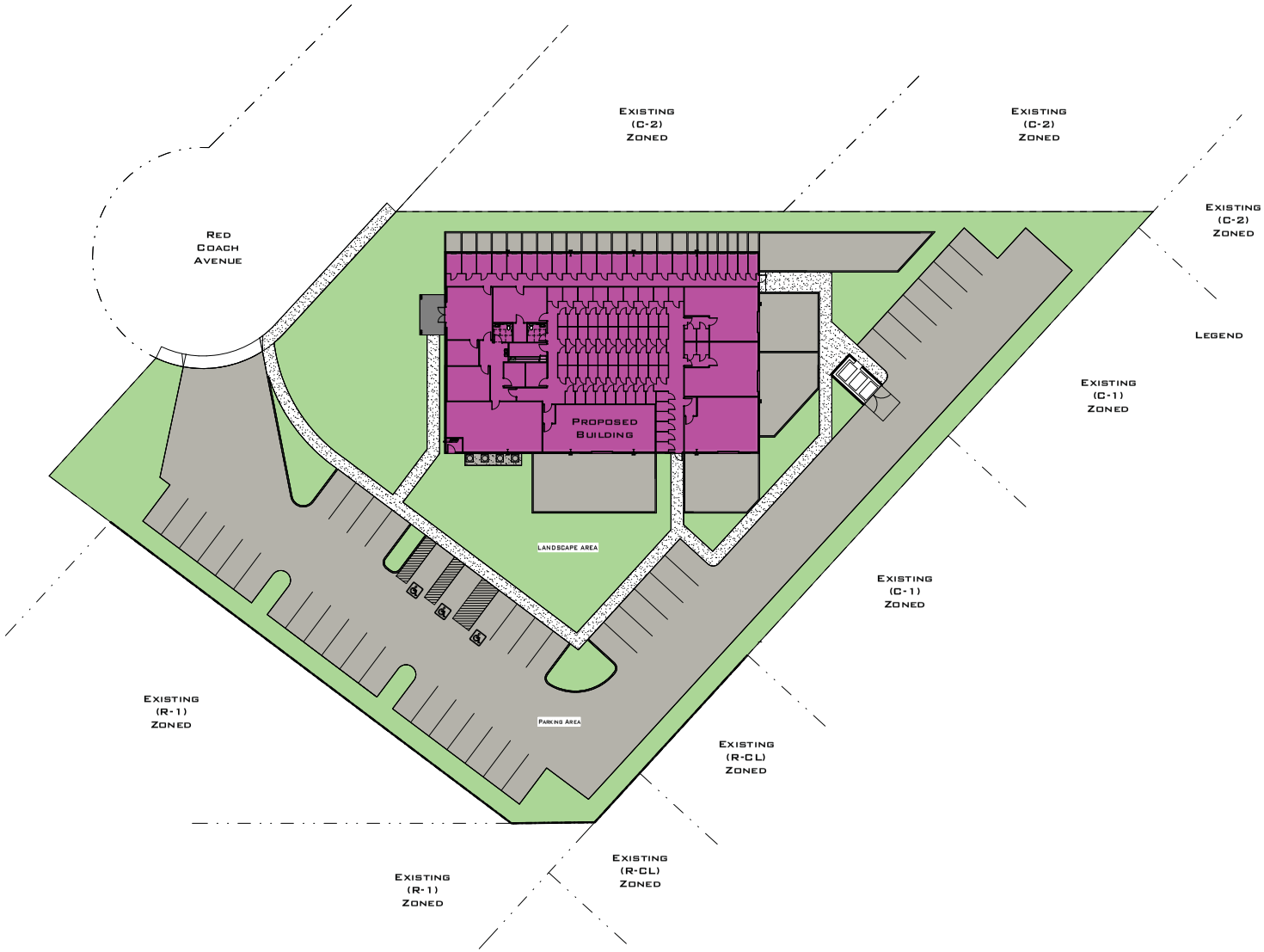
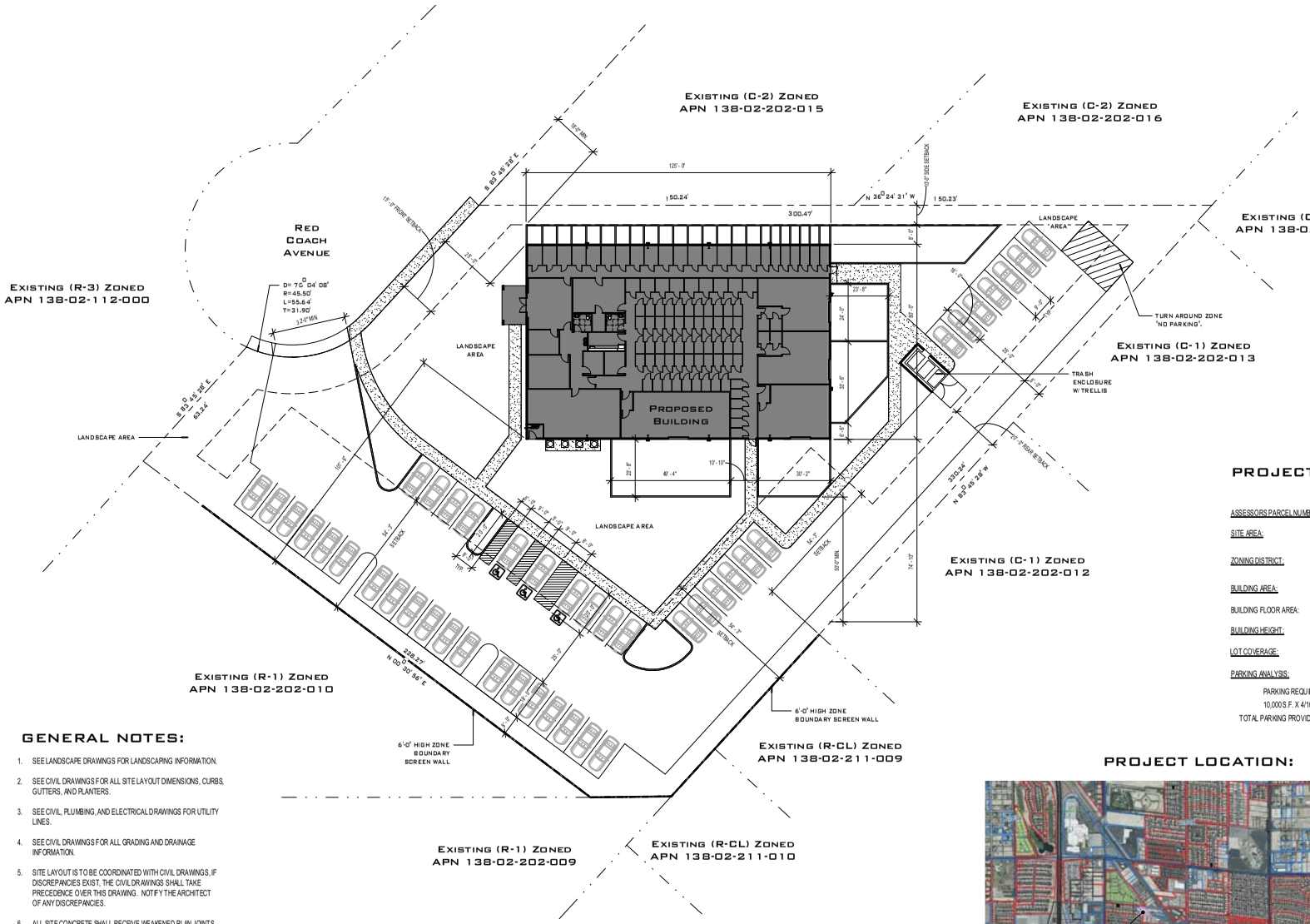
PRJ-76196
04/22/19



1 Landscape / Hardscape Site Plan
1" = 20'-0"

Plan
North

PRJ-76196
04/22/19



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. COVERED PARKING TO BE SUBMITTED UNDER SEPARATE PERMIT.

1 SITE PLAN
1" = 20'-0"

PLAN NORTH

PROJECT DATA:

ASSESSORS PARCEL NUMBER:	138-02-202-017
SITE AREA:	59,241.65 SF. (1.36 ACRES)
ZONING DISTRICT:	C-1
BUILDING AREA:	
BUILDING FLOOR AREA:	10,000 S.F.
BUILDING HEIGHT:	18' - 1"
LOT COVERAGE:	16.8%
PARKING ANALYSIS:	
PARKING REQUIRED:	
10,000 S.F. X 4/1000=	40 SPACES
TOTAL PARKING PROVIDED=	41 SPACES

PROJECT LOCATION:

PRJ-76196
04/22/19

Architect:
pacific design concepts
5096 w. post road
las vegas, nevada 89118
(702) 454-5842 fax (702) 454-7842

project title :
Hot Diggity Dog
???????
Clark County, Nevada

sheet title :
Site Plan

issue dates :
2-10-19
drawn by :
C.J.
checked by :
G.G.
project no. :
revisions :

sheet no.
AS101

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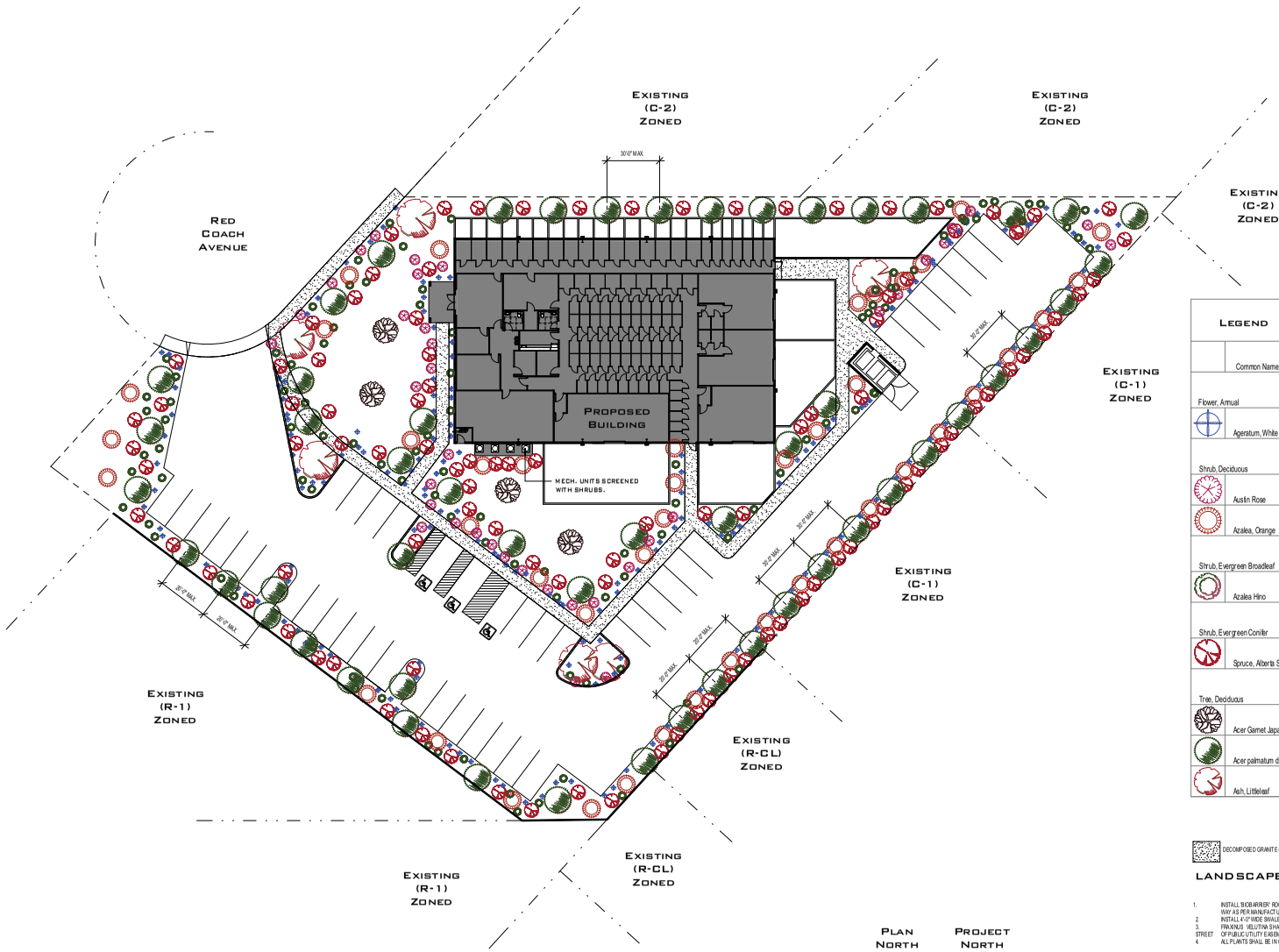

1 LANDSCAPE PLAN
1" = 20'-0"

PLAN NORTH

PROJECT NORTH

LEGEND

	Common Name	Size	Qty
Flower, Annual			
	Ageratum, White	5 gal.	179
Shrub, Deciduous			
	Austin Rose	5 gal.	40
	Azalea, Orange	5 gal.	45
Shrub, Evergreen Broadleaf			
	Azalea Hino	5 gal.	107
Shrub, Evergreen Conifer			
	Spruce, Alberta Spiral	5 gal.	103
Tree, Deciduous			
	Acer Garnet Japanese Maple	24" box	4
	Acer palmatum dissectum, Red Dragon	24" box	50
	Ash, Littleleaf	24" box	6

DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH. COVER ALL EXPOSED GROUND AND AREAS OF PLANTING. 'MOJAVE GOLD' COLOR

LANDSCAPE GENERAL NOTE:

1. INSTALL 'BIOBARRIER' ROOT INHIBITOR ALONG CONCRETE SIDEWALKS AND AT ALL TREES PLANTED CLOSER THAN 5'-0" FROM PUBLIC RIGHT-OF WAY AS PER MANUFACTURES RECOMMENDATIONS.
2. INSTALL 4'-0" WIDE SWALE AT LANDSCAPE AREA ALONG CONCRETE WALK. COORDINATE WITH CIVIL ENGINEER PLANS FOR DRAINAGE.
3. FRAXINUS VELUTINA SHALL BE CONSIDERED TO HAVE INVASIVE ROOT SYSTEM AND SHALL NOT BE PLANTED 3'-0" OF A WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET IN REQUIRED LANDSCAPE AREA.
4. ALL PLANTS SHALL BE IN CONFORMANCE WITH SOUTHERN NEVADA REGIONAL PLANNING COALITION (SNRPC) PLANT LIST.

PRJ-76196
04/22/19

Architect:
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(702) 454-5842 fax: (702) 454-7842

project title :
Hot Diggity Dog
???-???
CLARK COUNTY, NEVADA

sheet title :
Landscape Plan

issue dates :
2-10-19
drawn by :
C.J.
checked by :
G.G.
project no. :
revisions :
sheet no.
LS101

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Bonded Metal Panels

Tan (Split Face)

Chocolate (Precision)

Gray (Split Face)

Hot Diggity Dog

PRJ-76196
04/22/19

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9086 w. post road
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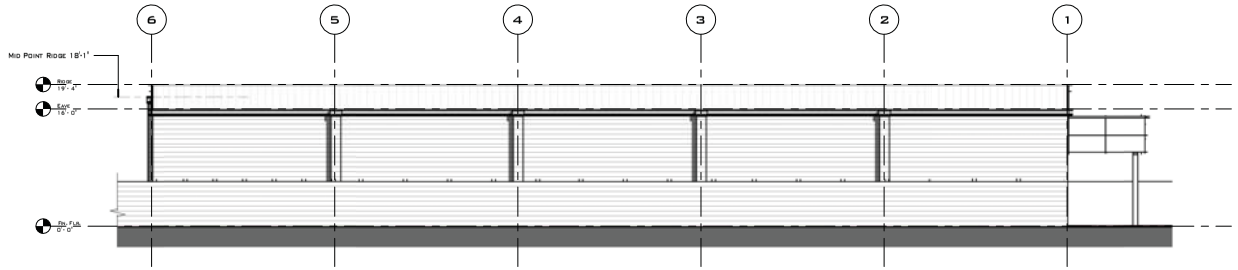
project title :
Hot Diggity Dog
7777?
Clark County, Nevada

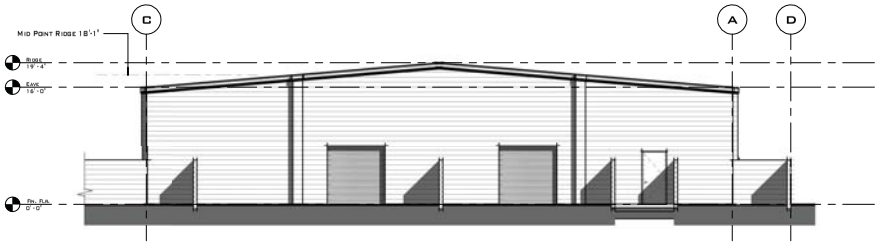
sheet title :
3d View

issue dates :
2-10-19
drawn by :
C.J.
checked by :
G.G.
project no. :
revisions :

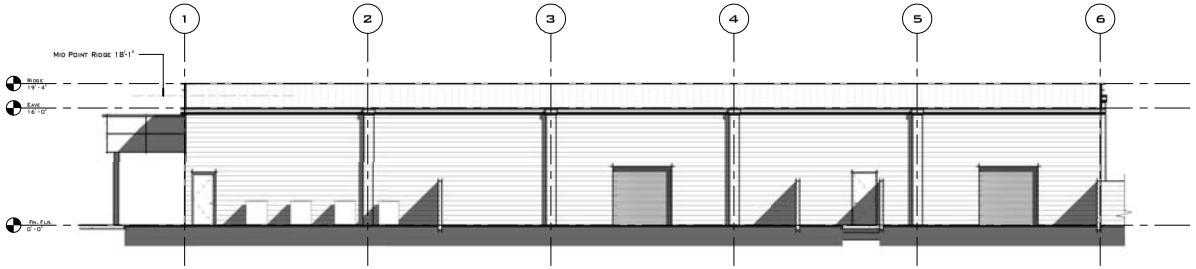
sheet no.
A001



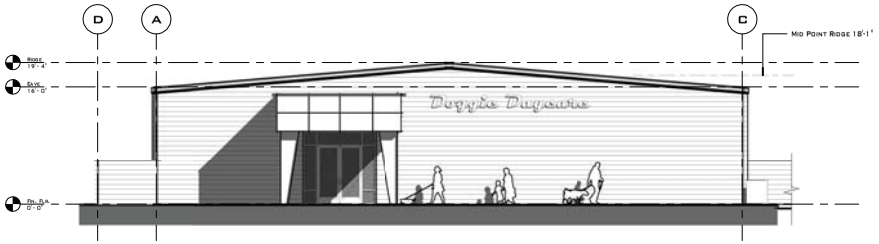
4 North Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



1 West Elevation
1/8" = 1'-0"

PRJ-76196
04/22/19

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project title :
Hot Diggity Dog
??????
Clark County, Nevada

Architect:
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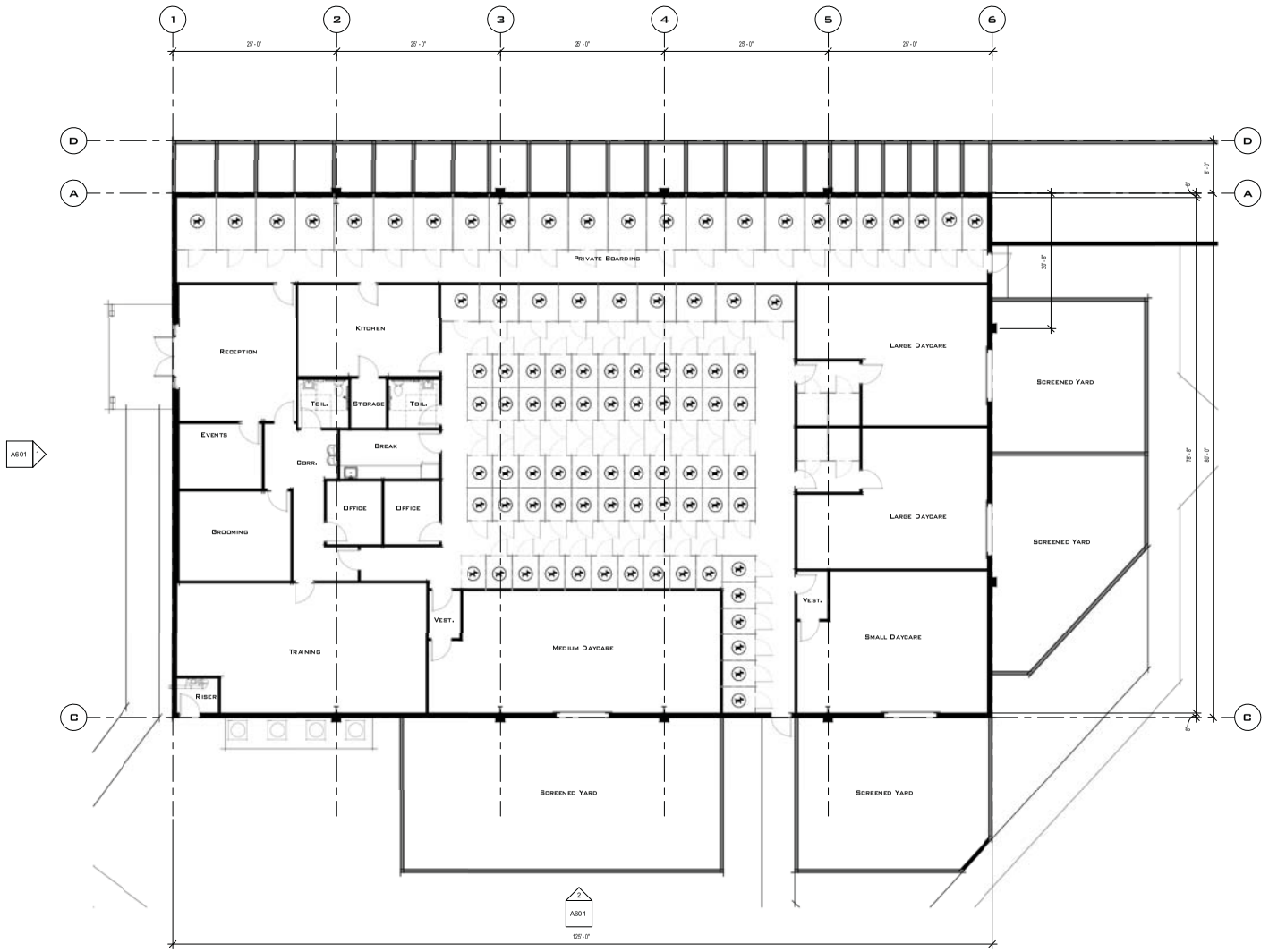
las vegas, nevada 89118
(702) 454-5842 fax (702) 454-7842

sheet title :
Exterior Elevations

issue dates :
2-10-19
drawn by :
C.J.
checked by :
G.G.
project no. :
revisions :

sheet no.
A601



1 **Floor Plan**
1/8" = 1'-0"

Plan North

PRJ-76196
04/22/19

Architect:
pacific design concepts
30586 w. post road
bonsall, california 92118
(760) 454-9842 fax (760) 454-7842

project title :
Hot Diggity Dog
7777?
Clark County, Nevada

sheet title :
Floor Plan

issue dates :
2-10-19
drawn by :
C.J.
checked by :
G.G.
project no. :
revisions :

sheet no.
A101

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SDR-76332 [PRJ-76196] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: HOT DIGGITY DOG DAYCARE - OWNER: THE TASS C. HARDIN AND LOIS I. HARDIN REVOCABLE FAMILY TRUST
SOUTH SIDE OF RED COACH AVENUE, WEST OF RANCHO DRIVE

05/02/2019

SDR-76332 [PRJ-76196] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: HOT DIGGITY DOG DAYCARE - OWNER: THE TASS C. HARDIN AND LOIS I. HARDIN REVOCABLE FAMILY TRUST
SOUTH SIDE OF RED COACH AVENUE, WEST OF RANCHO DRIVE

05/02/2019

pacific design concepts, llc
6725 S Eastern, Suite 5, las vegas, nv 89119
PDC

April 05, 2019

City of Las Vegas
333 Rancho Drive
Las Vegas, NV 89103

Attn: Steve Swanton

RE: HOT DIGGITY DOG DAYCARE
APN: 138-02-202-017
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review.
The proposed Site Development Plan is for a 10,000 sq. ft. single story pet boarding facility on 1.36 acres in a C-1 zone. The exterior finish material will be Concrete Masonry Units using a blend of colors and textures such as split face, honed & burnished. The approximate height is 20 feet. Parking is in excess of code requirements and landscaping has been provided with enhanced landscaping adjacent to the existing residential properties to the southwest and west.

The Owner and Applicant has an existing facility in the City of Las Vegas that is very small and not serving the needs of the customers. This facility will not receive any large product or have the need for a loading zone.

This request is appropriate based on the following finding of the facts.

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

2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, Wall and buffer Standards, and other duly-adopted city plans, policies and standards.

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

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

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

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

Richard C. Gallegos
Project Director

PRJ-76196
04/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
25

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

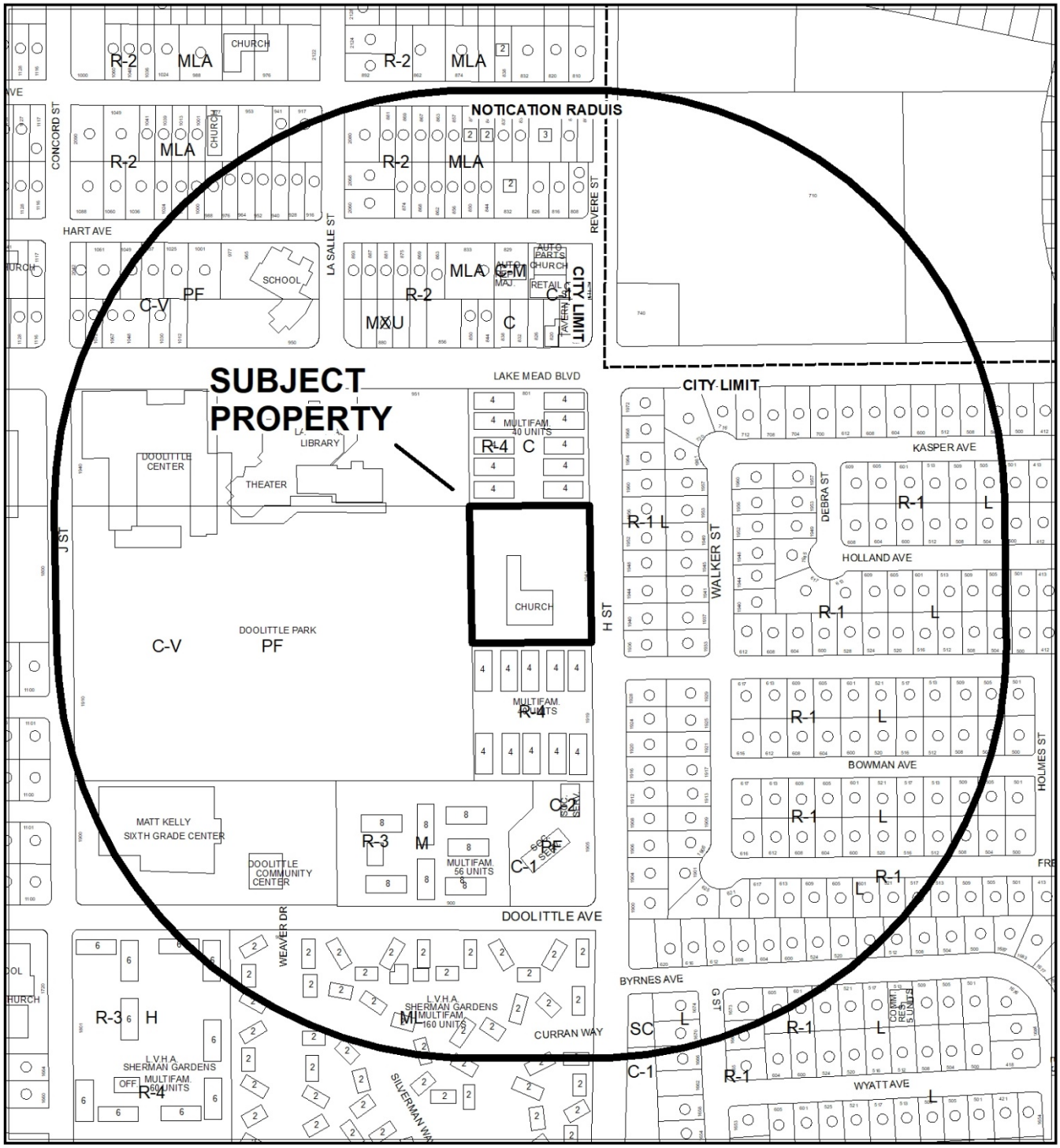
SUBJECT:
SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225]. Staff recommends DENIAL.

May go to City Council on: 07/17/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

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

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



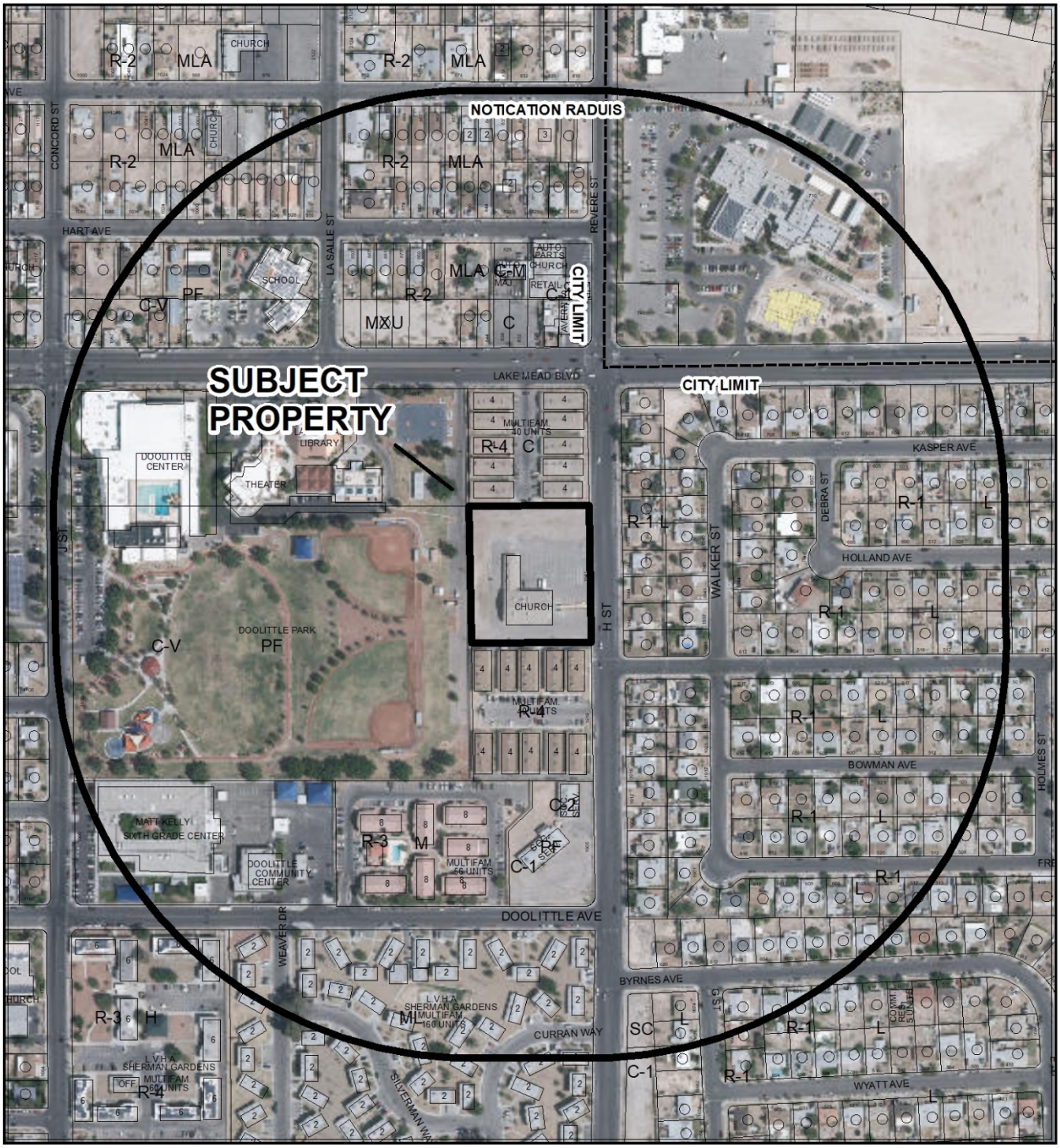
0 275 550 Feet

CASE: **SDR-76350 (PRJ-76225)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **SDR-76350 (PRJ-76225)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 11, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76350	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 251

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

SDR-76350 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/22/19, except as amended by conditions herein.

3. An Exception from Tile 19.08 is hereby approved, to allow no required five-gallon shrubs within the north landscape buffer and within the planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74).

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

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

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

Public Works

8. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along H Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed parking lot expansion for an existing Church/House of Worship on 2.28 acres at 1941 H Street.

ISSUES

- Pursuant to an approved building permit (#C-83-74) date stamped 09/05/74, the subject site was approved as a church/house of worship development.
- Per Title 19.16.100(F) the proposed parking lot expansion with exception of required landscaping materials meets the definition of a Major Site Development Plan Review, as it is new commercial construction that does not comply with all applicable requirements of Title 19 or approved building permit (#C-83-74).
- The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74). Staff does not support this request.

ANALYSIS

The subject site is partially developed as an existing 10,407 square-foot Church/House of Worship and is zoned C-V (Civic) with a General Plan designation of PF (Public Facilities).

Currently, an approximately 72-foot wide area adjacent to the north perimeter and a 49-foot wide area adjacent to the west perimeter remains undeveloped within the existing parking lot. The applicant has proposed to pave the undeveloped area within the parking lot to mitigate dust control and aid in protecting air quality in the area.

The submitted site plan date stamped 04/22/19 indicates the undeveloped portion of the parking lot will be paved, with an eight-foot wide drainage swale adjacent to the west and north perimeter. The parking lot area will provide a total of 73 parking spaces, which meets Title 19.12 parking requirements for a Church/House of Worship with a 6,740 square-foot gathering room. Also, the site plan indicates a trash enclose will be developed on the northwest perimeter of the site.

Pursuant to approved building permit (#C-83-74) and plot plan review dated stamped 09/05/74, the subject site was required to provide a five-foot wide landscape buffer adjacent to the north perimeter of the site and one-foot wide planter along a portion of the east perimeter. Within the north landscape buffer five-gallon Oleander shrubs were required to be planted four feet off center. Also, five-gallon juniper shrubs were required to be planted three feet off center within the one-foot wide planter adjacent to H Street. The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the planters adjacent to H Street pursuant to approved building permit (#C-83-74).

Due to the proposed removal of all required planting materials from the parking lot area, staff has determined the proposed project is not compatible with surrounding development in the area and will have a negative impact to the adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site. Therefore, staff recommends denial of this project subject to conditions.

FINDINGS (SDR-76350)

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;**

   Due to the proposed removal of all required planting materials the proposed development is not compatible with adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site.

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

   The proposed development does not conform to current Title 19 development standards. Also, the proposed development does not conform with approved building permit (#C-83-74), which required five-gallon Oleander shrubs to be planted four feet off center and five-gallon juniper shrubs to be planted three feet off center within the one-foot wide planter adjacent to H Street.

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

Site access will remain unchanged from H Street, an 80-foot Major Collector Street as indicated on the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

There are no building and landscape materials associated with the proposed parking lot expansion.

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;

There are no structures proposed with this development project. The design characteristics of the proposed parking lot improvements have been determined by staff to be unsightly due to the lack of planting materials and are not compatible with adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site and will have a negative impact.

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

The proposed development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/19/60	The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of "H" Street between Wyatt and the north city limits.
01/04/61	The Board of Commissioners of the City of Las Vegas approved a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of H Street between Owens Avenue and College Avenue.
06/26/63	The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of "H" Street between Doolittle Avenue and College Avenue.
02/18/09	The City Council approved a Rezoning (ZON-32214) from R-4 (High Density Residential) to the C-V (Civic) at 1941 H Street. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-32218) for a proposed 4,686 square-foot modular building addition to an existing Church/House of Worship at 1941 H Street. The Planning Commission and staff recommended approval.
12/13/11	The Planning Commission approved a Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship at 1941 H Street. Staff recommended approval.
02/11/14	The Planning Commission approved an Extension of Time (EOT-52239) for a previously approved Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship at 1941 H Street. Staff recommended approval.

Most Recent Change of Ownership	
05/14/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1975	Church/House of Worship constructed at 1941 H Street.
04/03/07	A building permit (#85342) was issued for 770 linear feet of six-foot high block wall at the north and south property lines at 1941 H Street. A final inspection was completed on 06/09/07.
07/02/18	A building permit (C18-02765) was issued for a wall sign at 1941 H Street. The permit is in inspections.
10/30/18	A building permit (C18-04450) was issued to reduce the number of light poles at 1941 H Street. The permit is in inspections.

Pre-Application Meeting	
04/08/19	A pre-application meeting was held with the applicant to discuss the submittal process and procedures for a Site Development Plan Review for a proposed parking lot expansion for an existing Church/House of Worship building at 1941 H Street.

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

Field Check	
05/02/19	During a routine site inspection staff observed a well maintained Church/House of Worship development. However, staff noted that there was currently no trash enclosure on the subject site.

Details of Application Request	
Site Area	
Net Acres	2.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Apartments	C (Commercial)	R-4 (High Density Residential)
South	Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	City Park and Library	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (140 Feet)	Y
C-V (Civic) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to approved Building Permit (#C-83-74), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Shrubs***		
Buffer Shrubs:				
• North	1 Shrub / 4 Linear Feet	72 Shrubs	0 Shrubs	N*
• South	0 Shrub / 0 Linear Feet	0 Shrubs	0 Shrubs	Y
• East	1 Shrub / 3 Linear Feet	20 Shrubs	0 Shrubs	N*
• West	0 Shrub / 0 Linear Feet	0 Shrubs	0 Shrubs	Y
TOTAL PERIMETER TREES		**92 Shrubs**	**0 Shrubs**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		8 Feet	Y
• South	0 Feet		0 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the one-foot wide planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74).

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
H Street	Major Collector	Master Plan of Streets & Highways	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	
Church/House of Worship – 10,404 SF	6,740 SF Gathering Room	1:100	68				
TOTAL SPACES REQUIRED			68		73		Y
Regular and Handicap Spaces Required			65	3	66	7	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One shrub per four linear feet with the north landscape buffer.	To allow zero shrubs where 72 shrubs are required.	Denial
One shrub per three linear feet with the one-foot wide landscape planters adjacent to a portion of H Street.	To allow zero shrubs where 20 shrubs are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1941 H St.

Project Name True Love Baptist Church **Proposed Use** No change

Assessor's Parcel #(s) 139-21-703-003 **Ward #** 5

General Plan: Existing PF Proposed No change **Zoning:** Existing C-V Proposed No change

Additional Information _____

Property Owner True Love Missionary Baptist Church **Contact** Willie Jacobs

Address ~~401 Bell Circle~~ 1941 North H Street **City** N Las Vegas **State** NV **Zip** 89030

E-mail _____ **Phone** _____

Applicant ACG Design **Contact** Hailey Shinton

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

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

Representative ACG Design **Contact** Hailey Shinton

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

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

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Willie T. Walker

Subscribed and sworn before me

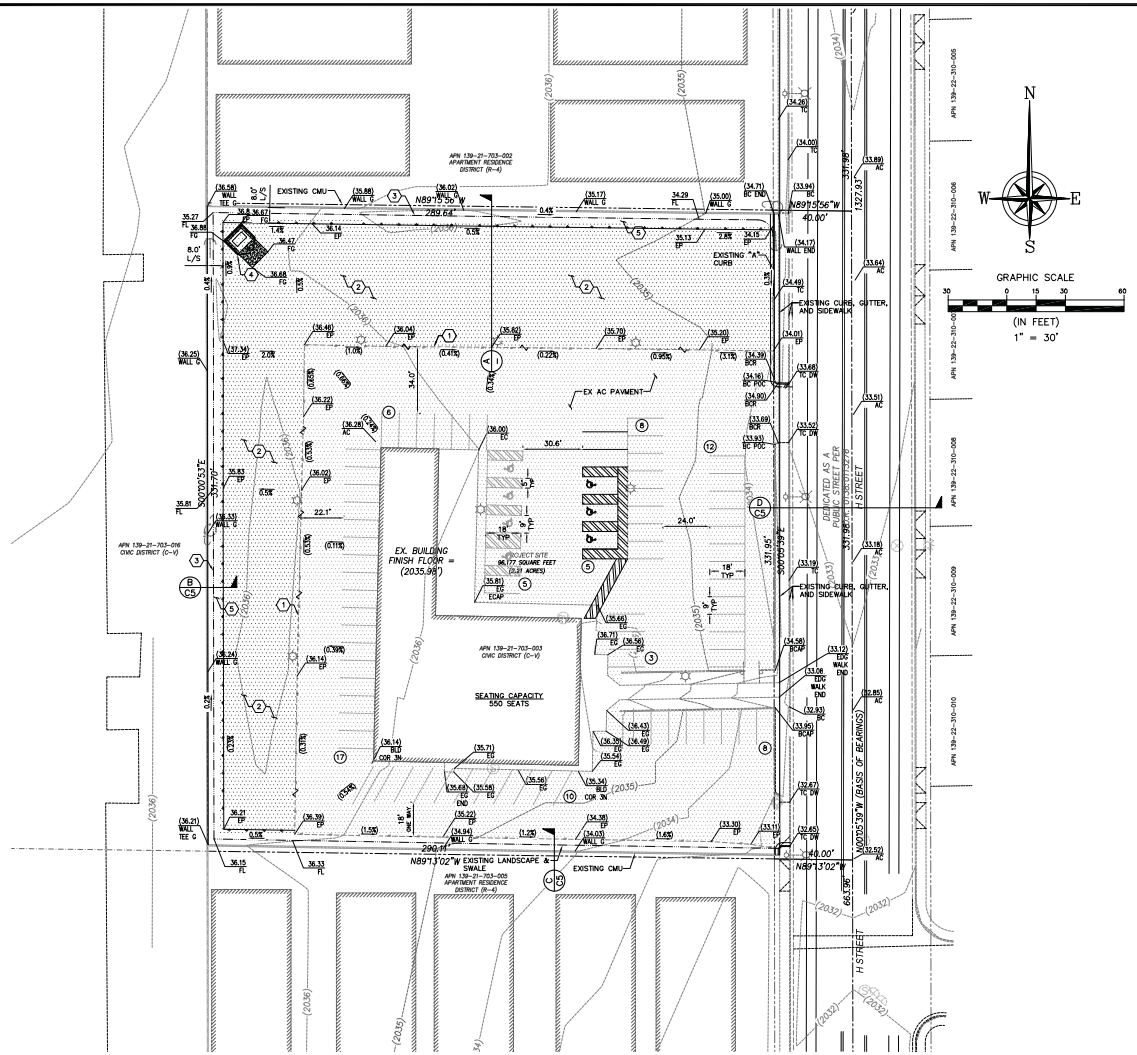
This 14th day of April, 20 19

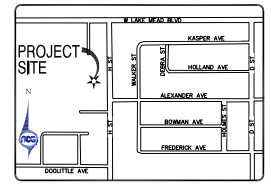
_____

Notary Public in and for said County and State

WILLIE T WALKER
Notary Public, State of Nevada
Appointment No. 16-2798-1
My Appt. Expires June 10, 2020

PRJ-76225
04/22/19





PARKING ANALYSIS

BUILDING	AREA	TOTAL AREA
EXISTING CHURCH (GATHERING ROOM)	6,740 SF	10,407 SF
CHURCH/HOUSE OF WORSHIP	ONE SPACE PER 100 SF GATHERING ROOM AREA	
PARKING SCHEDULE	PROVIDED	REQUIRED
EXISTING CHURCH (GATHERING ROOM)	73 STALLS	68 STALLS

PER CITY OF LAS VEGAS; TITLE 19 DEVELOPMENT CODE:
CHAPTER 19.04 PERMISSIBLE USES
CHAPTER 19.10 PARKING, LOADING AND TRAFFIC STANDARDS

STORMWATER RUNOFF NOTES:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALLEACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE COUNTY OF CLARK AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORM WATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

LEGEND

PROPOSED AC PAVEMENT

① PARKING STALL COUNT

ROOF DRAIN NOTE

REFER TO ARCHITECTURAL PLANS FOR THE TREATMENT OF ROOF DRAIN OUTLET SPLASH AREA

CUT: 450 CU. YD.

THE EARTHWORK QUANTIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN CALCULATION IF A MORE REFINED ESTIMATE IS DESIRED.

QUANTITIES

DESCRIPTION	UNIT	PUBLIC	PRIVATE
3" ASPHALT PAVEMENT	SY	–	3014
TYPE II AGGREGATE	CY	–	334

HANDICAP ACCESSIBILITY NOTE:

CONTRACTOR TO COMPLY WITH ALL ADA REQUIREMENTS. IF CONTRACTOR FINDS DISCREPANCIES WITH ANY INFORMATION INDICATED ON THESE PLANS, ACG DESIGN, INC. IS TO BE NOTIFIED BY CONTRACTOR IMMEDIATELY.

CONSTRUCTION NOTES

1. SAWCUT EDGE OF PAVEMENT FOR CLEAN EDGE AND MATCH EXISTING AC PAVEMENT.
2. CONSTRUCT 3" AC ON-SITE PAVEMENT OVER 4" TYPE II AGGREGATE BASE. SCARIFY AND RECOMPACT TOP 6" OF EXPOSED SOIL TO MIN. 95% DENSITY. REFER TO DETAIL 1, THIS SHEET.
3. FLOWLINE OF LANDSCAPE SWALE FLOWLINE OF SWALE. PROVIDE POSITIVE DRAINAGE AS INDICATED PER GRADES ON PLAN.
4. CONSTRUCT TRASH INCLOSURE AND CONCRETE (6" CONCRETE SLAB WITH 6X6/1.4X1.4 W.W.F.) OVER 6" TYPE II AGGREGATE BASE. REFER TO PER PUBLIC SERVICES FOR STANDARD 1 BIN SIZE.
5. LANDSCAPE AREA BY OTHERS.

BASIS OF BEARINGS

NORTH 00°05'39" WEST
BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, SHOWN AS THE CENTERLINE OF "H" STREET IN FILE 91 OF PARCEL MAPS, PAGE 38, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS BENCHMAR NO CLV 2LV012IE4

RIVET AND PLATE AT THE NORTHWEST CORNER OF H STREET (REVERE) AND LAKE MEAD BOULEVARD.

ELEVATION = 620.068 METERS = 2034.34 U.S. SURVEY FEET (NAVD 88)

UTILITY NOTE

EXISTING UTILITY LOCATIONS SHOWN HERON 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 PROPER LOCATION. CALL BEFORE YOU DIG. 1-800-227-2600.

FLOOD ZONE NOTE

AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 32003C2160F, PANEL 2160F, DATED NOVEMBER 16, 2011 THE PARCEL IS LOCATED IN A SHADED ZONE X, AREAS DETERMINED TO BE IN FLOOD OF .02% ANNUAL CHANCE FLOOD; BE 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ MILE; AND PROTECTED B LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

WALL AND RETAINING WALL NOTES

CONTRACTOR IS RESPONSIBLE FOR PROPER CONSTRUCTION OF RETAINING AND BLOCK WALLS. ELEVATIONS PROVIDED ON PLAN REPRESENT MINIMUM REQUIREMENTS AT THAT LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO PROPERLY SET ALL VERTICAL (COURSE) TRANSITION POINTS (I.E. TOP OF FOOTING, TOP OF RETAINING, AND TOP OF WALL) TO ACCOMMODATE THE DESIGN SHOWN ON THIS PLAN.

NOTE:

THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCY.

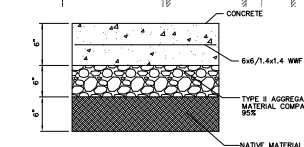
ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

ACG DESIGN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATIONS AND DEPTHS OF ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF WORK, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES.

FAST — Call before you Dig Underground — 1-702-432-5300 — FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

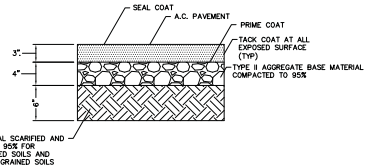
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG! — 1-702-227-2929

Call before you DIG! AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. Call 811 — 1-800-227-2600

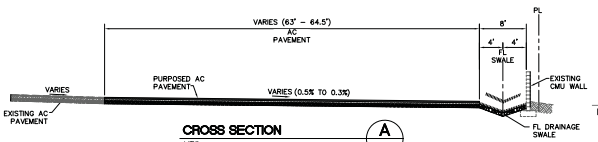


NOTE:
PROVIDE WEAKENED PLANE CONTROL JOINTS AND PREMOLDED EXPANSION JOINTS PER GEO-TECHNICAL RECOMMENDATION. REFER TO "REPUBLIC SERVICES" TRASH ENCLOSURE PLANS.

CONCRETE SECTION FOR TRASH ENCLOSURE APRON — 2
NTS



AC PAVEMENT SECTION — 1
NTS



CROSS SECTION — A
NTS

LAS VEGAS FIRE & RESCUE

PRJ-76225
04/22/19
DATE

REVISIONS				APPROVAL
REV.	DESCRIPTION	APRVD. BY	DATE	

TRUE LOVE BAPTIST CHURCH

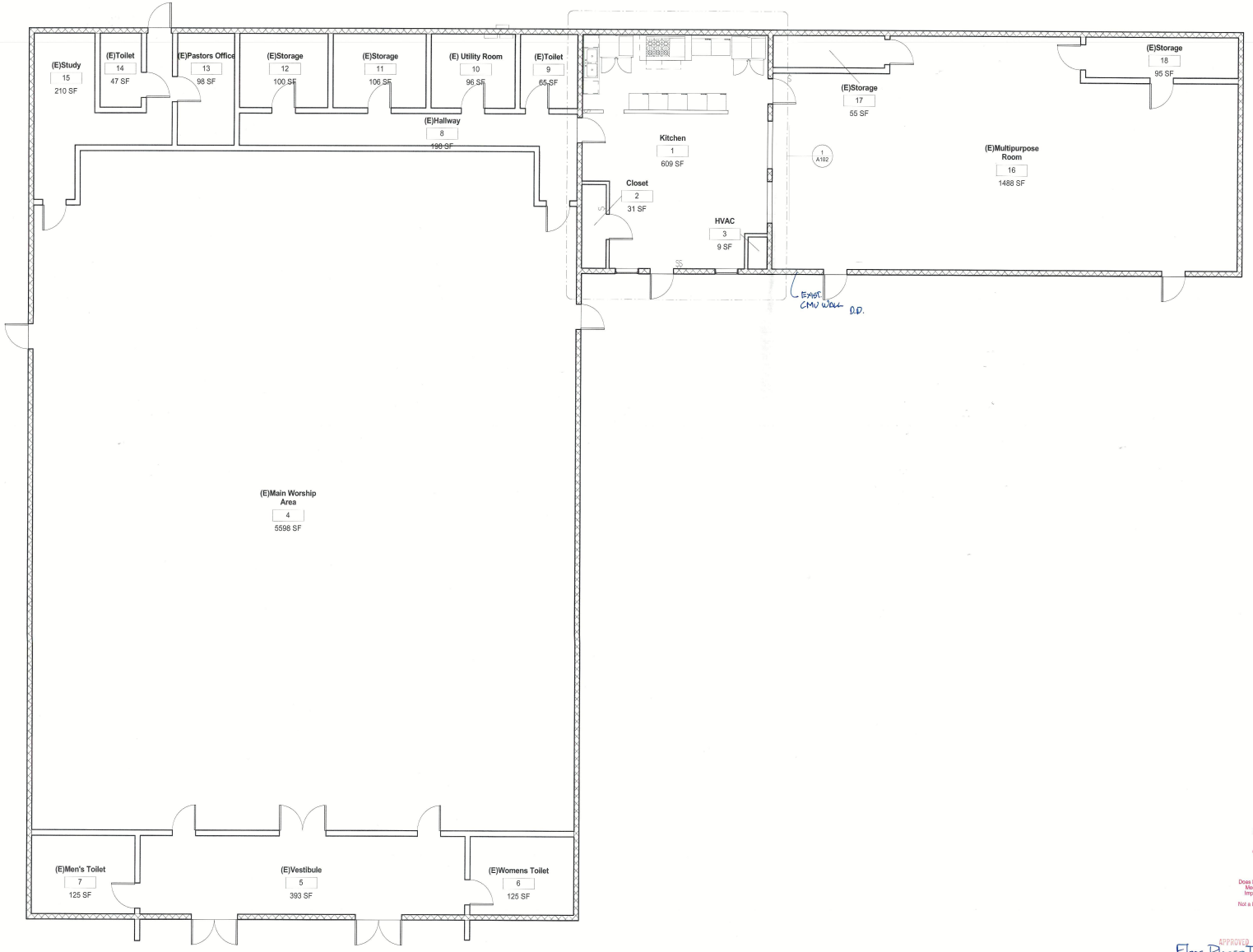
GRADING PLAN

1941 H STREET
LAS VEGAS, NEVADA 89106

GREAT LAKES CONSTRUCTION
6255 SHENANDOAH AVE.
LAS VEGAS, NV 89156

DATE:	4/22/2019
PROJ. NO:	180217
DRAWN BY:	
CHECKED BY:	
SCALE:	
JURISDICTION:	CLV

DRAWING NUMBER: C4
SHEET 4 OF 5
AGENCY NUMBER:



1 Level 1
3/16" = 1'-0"

PLANS APPROVED
CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada
JAN 13 2016
Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make No Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

APPROVED
Floor Plans T.I. Only
BY
BUILDING & SAFETY DEPARTMENT
CITY OF LAS VEGAS
1/4/16

David L Downey
P.C. ARCHITECT
6960 Acorn Court
Las Vegas, Nevada 89147
davedowney@live.com
Office: 702.245.6221

davedowney@live.com

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DO NOT SCALE THIS DRAWING

DAVID LEE DOWNEY
REGISTERED
2255
ARCHITECT
STATE OF NEVADA

EXP.
12/31/2015

ISSUED
1/11/2016 9:56:31 AM

No.	Description	Date
	1/11/2016 9:56:31 AM	

PLANS APPROVED
CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada
JAN 11 2016
Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make no Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

True Love Bapist Church

Kitchen Hood Remodel

1941 North H Street

Las Vegas, Nevada 89106

Floor Plan

Project Number	Project Number
Date	01/11/2016
Drawn By	Author
Checked By	Checker
Scale	3/16" = 1'-0"

A101

PRJ-76225
05/23/19

1/11/2016 9:56:31 AM

SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019

SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

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1941 H STREET

05/02/2019

ARCHITECTURAL CIVIL GROUP
www.ACG.design

April 9, 2019

City of Las Vegas
Planning Department
333 N. Rancho Dr.
Las Vegas, NV. 89101

RE: 1941 H St.
True Love Baptist Church

To Whom It May Concern,

Please find attached our zoning submittal package for the above referenced project. This project is proposing to pave the parking lot to mitigate dust control and aid in protecting Air Quality. We would like to request to waive landscaping requirements at this time due to the property owner planning to further improve and add to the existing facility at which time landscaping will be proposed.

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

Sincerely,

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

PRJ-76225
04/22/19

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 1 of 6

ity of Las Vegas
epartment of Planning
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33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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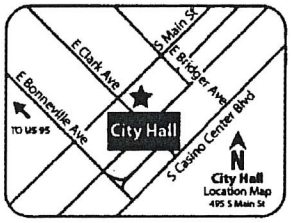

f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to 702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-5405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

ST DRDFNP1 89030

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13921612094
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

Submitted after final agenda

25A

City of Las Vegas
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Las Vegas, Nevada 89106

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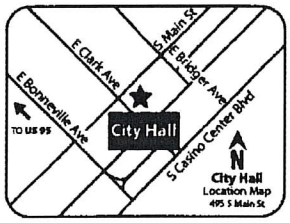

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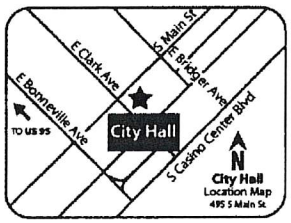

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612097
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

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17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 4 of 6

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Las Vegas, Nevada 89106

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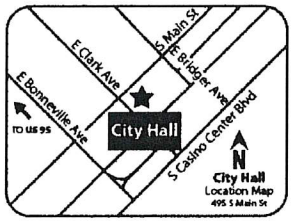

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Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612095
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4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 ORDFNP1 89030

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17025434356 From: Dave Walnum
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To: Page 5 of 6

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Development Services Center
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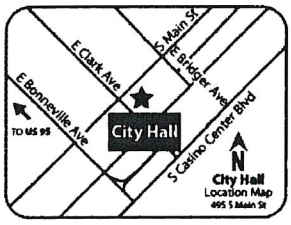

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17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 6 of 6

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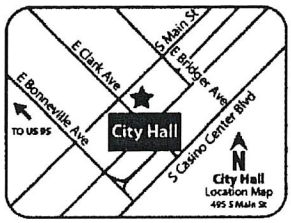

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Planning Commission Meeting of **06/11/2019**

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57 DRDFNP1 89030

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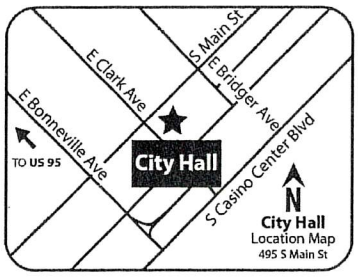

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13922314037
BLACK JATONDALYN C TRUST
BLACK JATONDALYN TRS
269-271 MACDONALD ST
PASADENA CA 91103-2125

6/1/19

SB DROFNP1 91103

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

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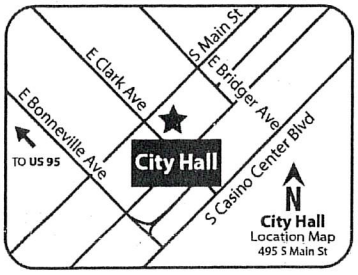

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13922402002
THROWER HERMAN JR & CHARLENE
3305 KEMP ST
NORTH LAS VEGAS NV 89032-7729

61 DRDFNP1 89032

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

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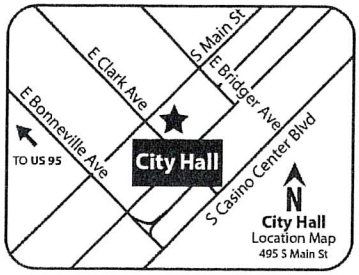

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Dept of Planning
City of Las Vegas

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PRJ-76225
13922310078
MURRAY ALAN
1952 WALKER ST
LAS VEGAS NV 89106

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]

Planning Commission Meeting of **06/11/2019**

87 DROPMP1 8816

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: June 11, 2019

Agenda Item No.:
26

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED