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.

July 9, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of June 11, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

ONE MOTION - ONE VOTE

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

7. EOT-76473 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - For possible action on a request for a first Extension of Time of a previously approved Variance (VAR-69662) TO ALLOW THREE PROPOSED 24-FOOT TALL MONUMENT SIGNS WHERE 10 FEET IS ALLOWED; TO ALLOW ONE 383 SQUARE-FOOT AND TWO 208 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET PER SIGN IS ALLOWED; AND TO ALLOW AN EIGHT-FOOT SEPARATION BETWEEN THREE PROPOSED MONUMENT SIGNS WHERE A MINIMUM SEPARATION OF 100 FEET BETWEEN SIGNS IS REQUIRED on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs Multiple), C-1 (Limited Commercial) and PD (Planned Development) Zones, Ward 2 (Vacant). Staff recommends APPROVAL.
8. MOD-76535 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Village 24 Master Development Plan TO CHANGE THE SUMMERLIN LAND USE DESIGNATION FROM: SF2 (SINGLE FAMILY DETACHED - 6 UNITS PER ACRE) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT - 18 UNITS PER ACRE) on 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
9. SCD-76513 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #133 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
10. SCD-76514 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #137 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately

2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

11. SCD-76515 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #138 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

12. SCD-76516 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #139 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

13. SCD-76517 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #142 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

14. SCD-76518 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #144 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

15. SCD-76519 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #145 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

16. SCD-76520 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #152 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

17. SCD-76521 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #158 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

18. SCD-76522 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin

Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #159 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

19. SCD-76523 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #163 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

20. SCD-76524 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #164 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

21. SCD-76525 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #165 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

22. SCD-76526 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #166 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

23. SCD-76527 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #174 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

24. SCD-76528 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #308 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

25. SCD-76529 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #309 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

26. SCD-76530 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #325 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

27. SCD-76531 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #339 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

28. SCD-76532 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #351 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

29. SCD-76533 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #352 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

30. SCD-76534 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #412 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

31. TMP-76536 - TENTATIVE MAP RELATED TO MOD-76535 AND SCD-76513 THROUGH SCD-76534 - SUMMERLIN VILLAGE 24 PARCEL FGH - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 421-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

32. GPA-76545 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.30 acres at the northeast corner of Bonanza Road and Wardell Street (APN 139-25-405-012), Ward 3 (Coffin) [PRJ-76544]. Staff recommends APPROVAL.

33. ZON-76546 - REZONING RELATED TO GPA-76545 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.30 acres at the northeast corner of Bonanza Road and Wardell Street (APN 139-25-405-012), Ward 3 (Coffin) [PRJ-76544]. Staff recommends APPROVAL.

34. SUP-76493 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COUNT'S VAMP'D - OWNER: CKPB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,003 SQUARE-FOOT LIQUOR

ESTABLISHMENT (TAVERN) USE WITH 397 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76403]. Staff recommends APPROVAL.

35. SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76479]. Staff recommends APPROVAL.

36. SUP-76596 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,348 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 83 SQUARE FEET OF OUTDOOR SEATING AREA at 616 East Carson Avenue, Suite #140 (APN 139-34-611-024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76480]. Staff recommends APPROVAL.

37. SUP-76605 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESS THE MESS, LLC - OWNER: 201 CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,639 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 600 SQUARE FEET OF OUTDOOR SEATING AREA at 201 East Charleston Boulevard, Suite #100 (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76560]. Staff recommends APPROVAL.

38. SDR-76438 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: JOHN STALUPPI JR. - OWNER: DANIELLE REALTY, LLC - For possible action on a request for a Major Amendment to approved Rezoning and Plot Plan Review (Z-0084-92) FOR A PROPOSED 9,225 SQUARE-FOOT BUILDING AT AN EXISTING AUTO DEALER INVENTORY STORAGE DEVELOPMENT WITH A WAIVER TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED on 2.56 acres at 2249 Red Rock Street (APN 163-01-401-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76355]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

39. ABEYANCE - 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.

40. ABEYANCE - VAR-76469 - VARIANCE - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 173 SPACES ARE REQUIRED on 0.76 acres at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

41. ABEYANCE - SUP-76470 - SPECIAL USE PERMIT RELATED TO VAR-76469 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) [TAVERN-RESTRICTED] USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

42. ABEYANCE - RENOTIFICATION - SUP-76471 - SPECIAL USE PERMIT RELATED TO VAR-76469 AND SUP-76470 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT NIGHTCLUB USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 385-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

43. GPA-76550 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 0.63 acres at

3951 North Rancho Drive (APN 138-12-110-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76315]. Staff recommends DENIAL.

44. ZON-76551 - REZONING RELATED TO GPA-76550 - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.63 acres at 3951 North Rancho Drive (APN 138-12-110-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76315]. Staff recommends DENIAL.

45. GPA-76573 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

46. ZON-76574 - REZONING RELATED TO GPA-76573 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

47. VAR-76575 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - APPLICANT/OWNER: GEORGE TONY LOPEZ - For possible action on a request for a Variance TO ALLOW A 95-FOOT WIDE LOT WIDTH WHERE 100 FEET IS REQUIRED; AND TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

48. SDR-76576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76575 - APPLICANT/OWNER: GEORGE TONY LOPEZ - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.44 acres at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

49. VAR-76577 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

50. SDR-76578 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76577 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

51. GPA-76580 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.50 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 3 (Coffin) [PRJ-76325]. Staff recommends DENIAL.

52. ZON-76581 - REZONING RELATED TO GPA-76580 - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.50 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 3 (Coffin) [PRJ-76325]. Staff recommends DENIAL.

53. GPA-76598 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.

54. ZON-76599 - REZONING RELATED TO GPA-76598 - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.

55. SDR-76600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76598 AND ZON-76599 - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 62,976 SQUARE-FOOT WAREHOUSE DEVELOPMENT AND 10,000 SQUARE-FOOT SHADE STRUCTURE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.

56. VAR-76590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 50 PARKING SPACES ARE REQUIRED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

57. VAR-76594 - VARIANCE RELATED TO VAR-76590 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

58. SUP-76595 - SPECIAL USE PERMIT RELATED TO VAR-76590 AND VAR-76594 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MAJOR) USE WITH WAIVERS TO ALLOW VEHICLES TO BE PARKED ON THE PREMISE FOR SALE AND TO ALLOW THE USE ADJACENT TO PROPERTY ZONED R-E (RESIDENCE ESTATES) WHERE SUCH IS PROHIBITED at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

59. SDR-76597 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76590, VAR-76594 AND SUP-76595 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,228 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) FACILITY WITH AN EXISTING 1,308 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH WAIVERS TO ALLOW DEVIATIONS TO PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED AND TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

60. VAR-76602 - VARIANCE - PUBLIC HEARING - APPLICANT: JONATHAN IBARRA - OWNER: AGCOM I, LLC - For possible action on a request for a Variance TO ALLOW A NINE-FOOT TALL PERIMETER FENCE WHERE EIGHT FEET IS THE MAXIMUM ALLOWED, WITH BARBED WIRE WHERE SUCH IS PROHIBITED on 0.66 acres at 1935 Fremont Street (APN 139-35-810-003), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75780]. Staff recommends DENIAL.

61. SUP-76603 - SPECIAL USE PERMIT RELATED TO VAR-76602 - PUBLIC HEARING - APPLICANT: JONATHAN IBARRA - OWNER: AGCOM I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1935 Fremont Street (APN 139-35-810-003), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75780]. Staff recommends DENIAL.

62. VAR-76612 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Variance TO ALLOW A 15-FOOT TALL WALL/FENCE WHERE A MAXIMUM OF EIGHT FEET IS ALLOWED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. Staff recommends DENIAL.

63. VAR-76754 - VARIANCE RELATED TO VAR-76612 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Variance TO ALLOW 90 PARKING SPACES WHERE 91 PARKING SPACES ARE REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-003 through 007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. Staff recommends DENIAL.

64. SDR-76613 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76612 AND VAR-76754 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Major Modification to an approved Site Development Plan Review (SDR-26819) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE 30 FEET IS THE MINIMUM REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. Staff recommends DENIAL.

65. VAR-76601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; AND TO ALLOW A CORRUGATED METAL FENCE WHERE SUCH BUILDING MATERIALS ARE NOT ALLOWED on 0.20 acres at 325 Falcon Lane (APN 138-36-219-004), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76570]. Staff recommends DENIAL.

66. VAC-76744 - VACATION - PUBLIC HEARING - APPLICANT: BDR CASCADIA, LLC - OWNER: BDR CASCADIA, LLC, ET AL - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public alley west of Maryland Parkway, between Lewis Avenue and Bridger Avenue, Ward 3 (Coffin) [PRJ-76507]. Staff recommends APPROVAL.

67. SDR-76593 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-76744 - PUBLIC HEARING - APPLICANT: BDR CASCADIA, LLC - OWNER: BDR CASCADIA, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-70269) FOR A PROPOSED BUILDING HEIGHT DECREASE FROM 15 TO 13 STORIES, AN INCREASE IN MULTI-FAMILY RESIDENTIAL UNITS FROM 193 TO 219, A DECREASE OF COMMERCIAL SPACE FROM 28,817 SQUARE FEET TO 15,996 SQUARE FEET, AN ADDITION OF 27,195 SQUARE FEET OF OFFICE SPACE AND 3,488 SQUARE FEET OF RESTAURANT SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS FOR A PROPOSED MIXED USE DEVELOPMENT on 1.05 acres at the northwest corner of Lewis Avenue and Maryland Parkway (APNs 139-34-712-099, 100, 101 and 120), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76507]. Staff recommends DENIAL.

Citizens Participation:

68. 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: July 9, 2019

Agenda Item No.: **1**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **2**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **3**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **5**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 11, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **6**

DEPARTMENT: Planning DISCUSSION
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **7**

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

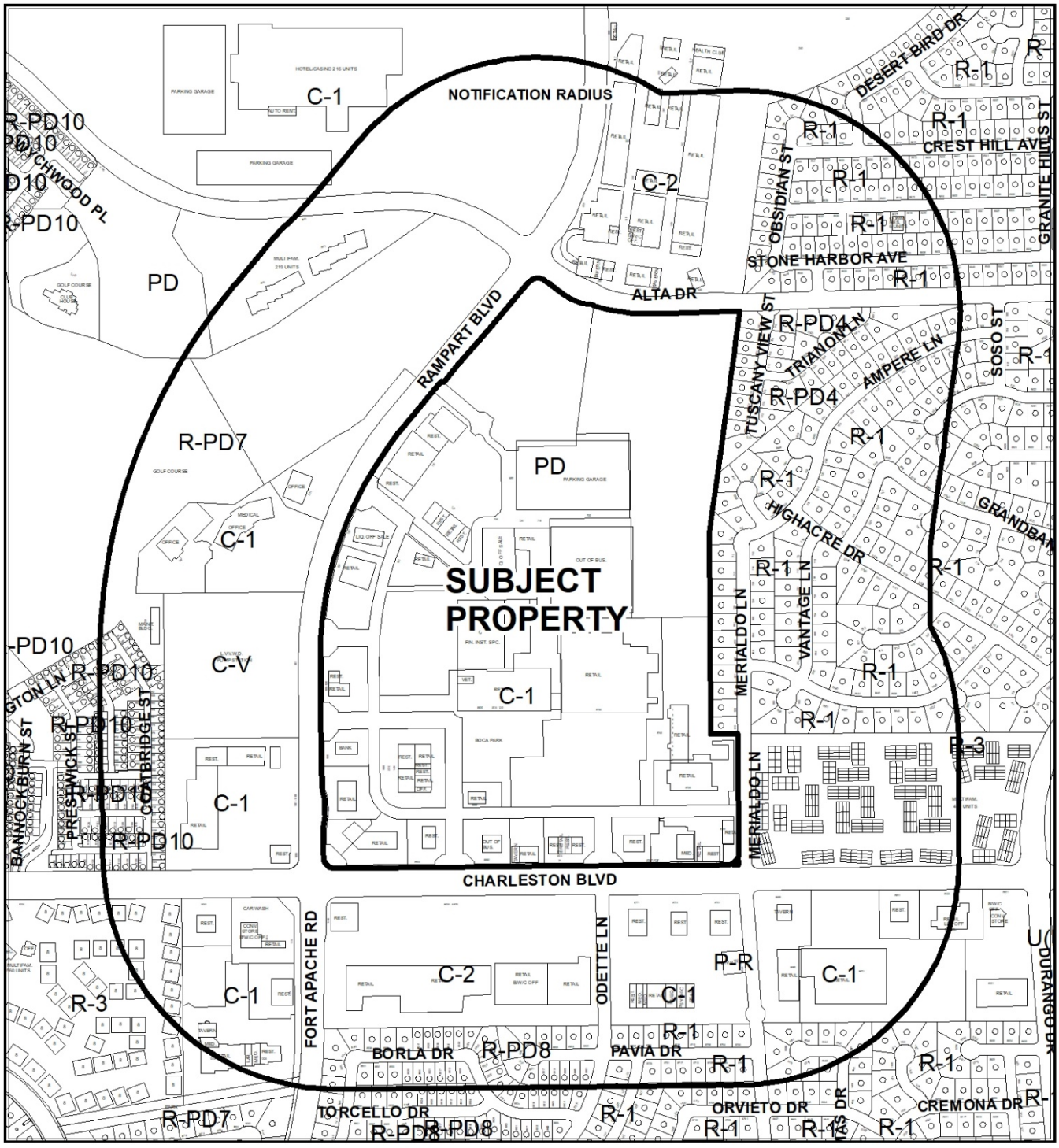
SUBJECT:
EOT-76473 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - For possible action on a request for a first Extension of Time of a previously approved Variance (VAR-69662) TO ALLOW THREE PROPOSED 24-FOOT TALL MONUMENT SIGNS WHERE 10 FEET IS ALLOWED; TO ALLOW ONE 383 SQUARE-FOOT AND TWO 208 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET PER SIGN IS ALLOWED; AND TO ALLOW AN EIGHT-FOOT SEPARATION BETWEEN THREE PROPOSED MONUMENT SIGNS WHERE A MINIMUM SEPARATION OF 100 FEET BETWEEN SIGNS IS REQUIRED on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs Multiple), C-1 (Limited Commercial) and PD (Planned Development) Zones, Ward 2 (Vacant). 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:

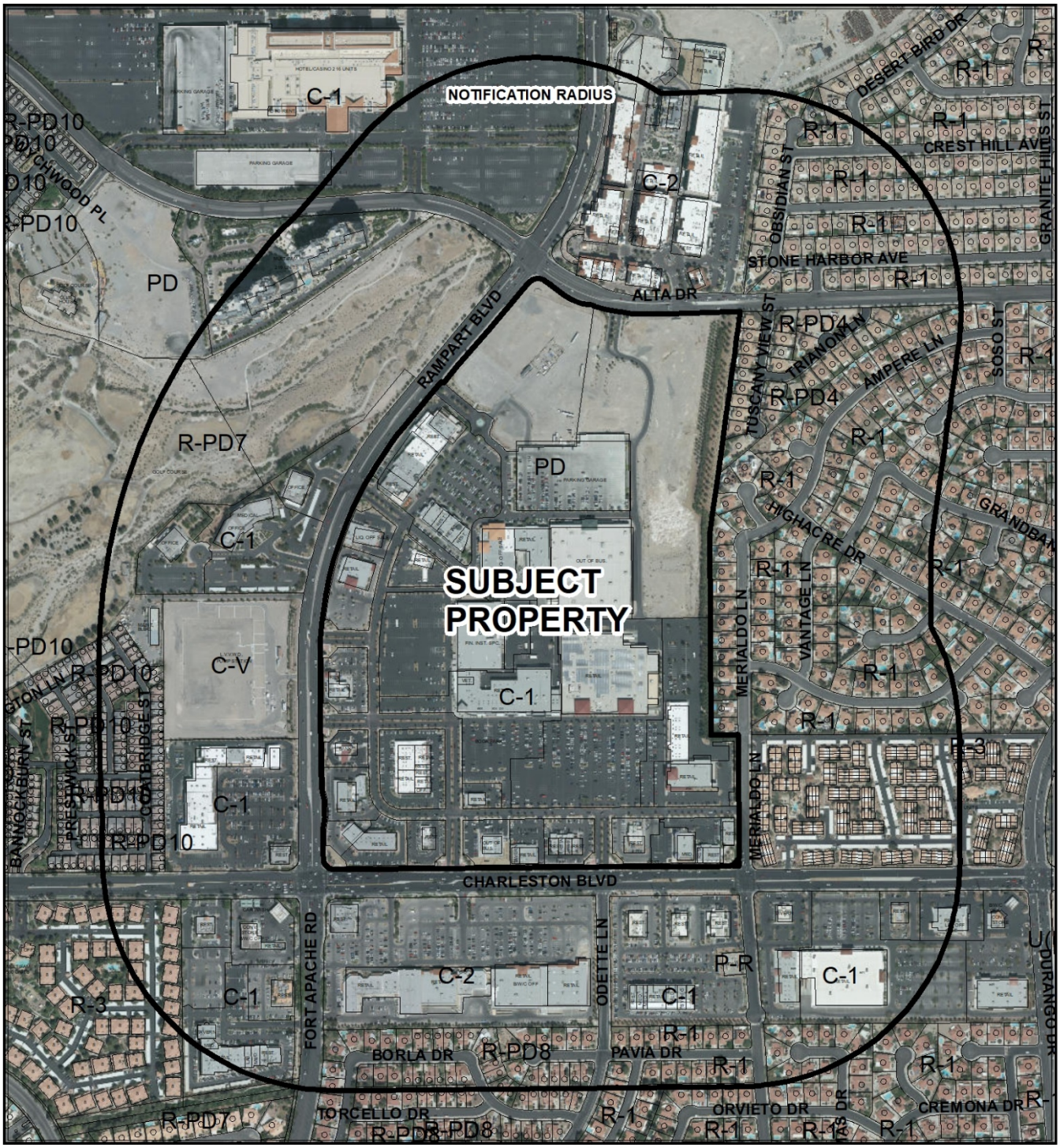
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter from the May 9, 2017 Planning Commission Meeting for VAR-69662 [PRJ-69200]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: **EOT-76473**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND PD (PLANNED DEVELOPMENT)



CASE: **EOT-76473**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-76473	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

EOT-76473 CONDITIONS

Planning

1. Variance (VAR-69662) shall expire on May 9, 2021 unless an Extension of Time is approved by the Planning Commission.

2. Conformance to the conditions of approval of Variance (VAR-69662) and all other site related actions as required by the Department of Planning and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of a previously approved Variance (VAR-69662) for proposed signage within Boca Park located at the northeast corner of Charleston Boulevard and Rampart Boulevard.

ISSUES

- Variance (VAR-69662) was approved on May 9, 2017 by the Planning Commission and was due to expire on May 9, 2019 unless the subject Extension of Time is granted.
- The Extension of Time application was submitted on May 7, 2019, prior to the expiration date.

ANALYSIS

This is the first request for an Extension of Time for Variance (VAR-69662). This entitlement was approved to allow the following:

- Three proposed 24-foot tall monument signs where 10 feet is allowed;
- One 383 square-foot and two 208 square-foot monument signs where 75 square feet per sign is allowed;
- and to allow an eight-foot separation between three proposed monument signs where a minimum separation of 100 feet between signs is required

Per the submitted justification letter, the applicant states that additional time is needed to begin the development for the new and remodeled sign package.

FINDINGS (EOT-76473)

LVMC 19.16.260 allows for an Extension of Time to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the Planning Commission. As the request does not jeopardize public health, safety and welfare and falls within the intent of the ordinance, staff is recommending approval of this request with a two-year time limit.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/02/92	The City Council approved a Rezoning (Z-0030-92) to C-1 (Limited Commercial) on this site as part of a larger request that included a Regional Mall. The Planning Commission and staff recommended approval.
04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.40 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square-feet of retail/office uses, 125 condominium units and two parking garages.
04/27/98	The City Council approved a request for a Site Development Plan Review [Z-0030-92(5)] for a proposed 433,240 square-foot retail Shopping Center, including 21 retail pad sites, on 48.7 acres at the northeast corner of Rampart Boulevard and Charleston Boulevard (Phase I). This was not a Major Amendment of the Rezoning case (Z-0030-92), but instead replaced that approved plan.
06/14/99	The City Council approved a request for a Site Development Plan Review [Z-0030-92(7)] for a proposed commercial development consisting of 434,967 square feet of retail and 58,418 square feet of office uses within the previously approved Boca Park Phases I and II Shopping Center on 51.07 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard. The Planning Commission denied the request and it was approved upon appeal.
04/18/01	The City Council approved a request for a Master Sign Plan [Z-0012-98(3)] for Boca Park Phase III located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
10/08/13	The Planning Commission approved a request for a for a Major Amendment (MSP-50845) of an approved Master Sign Plan [Z-0012-98(3)] for an existing Shopping Center (Boca Park Fashion Village) on 22.15 acres on the east side of Rampart Boulevard, approximately 1,250 feet north of Charleston Boulevard. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/20/13	The City Council approved a request for a Master Sign Plan (MSP-50849) for an existing Shopping Center (Boca Park Marketplace) on 47.30 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard. The Planning Commission and staff recommended approval. The approval expired 11/20/15.
05/09/17	The Planning Commission approved Variance (VAR-69662) request to allow three proposed 24-foot tall monument signs where 10 feet is allowed; to allow one 383 square-foot and two 208 square-foot monument signs where 75 square feet per sign is allowed; and to allow an eight-foot separation between three proposed monument signs where a minimum separation of 100 feet between signs is required on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard. Planning Staff recommended denial.
	The Planning Commission approved Master Sign Plan (MSP-69663) request for an existing shopping center on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard. Planning Staff recommended denial.

Most Recent Change of Ownership	
09/26/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/25/99	A building permit (#99012608) was issued for four double-faced illuminated freestanding signs and project identifier wall signs at 8740 West Charleston Boulevard. A final inspection was completed 02/09/00.
08/17/04	A building permit (#04019072) was issued for refacing of four existing freestanding signs along the Charleston Boulevard and Rampart Boulevard frontages (at 8740 West Charleston Boulevard). A final inspection was not completed.

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

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

Field Check	
05/23/19	Staff conducted a routine field check and found an active shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	72.55

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		PD (Planned Development)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial) and C-2 (General Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Utility Installation, Other Than Listed (Pump Station)	PF (Public Facilities)	C-V (Civic)

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	EOT-76473
Meeting Date	07/09/19
Total Fee	$800
Received By/Date	E. Schwab

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

Project Address (Location) 8704 W. Charleston Blvd. Las Vegas Nevada

Project Name Boca Park Marketplace **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-412-029 **Ward #** 2

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

Additional Information Existing Shopping Center

Property Owner Boca Park Marketplace Syndications Group, LLC Contact Jeff Dragovich

Address 9440 W. Sahara Ave. #240 City Las Vegas State NV Zip 89117

E-mail Jeff.Dragovich@TripleFive.com Phone 702-430-5800

Applicant Boca Park Marketplace Syndications Group, LLC Contact James Grindstaff

Address 9440 W. Sahara Ave. #240 City Las Vegas State NV Zip 89117

E-mail jamesg@TripleFive.com Phone 702-275-2322

Representative Boca Park Market Place Syndications Group, LLC Contact James Grindstaff

Address 9440 W. Sahara Ave. #240 City Las Vegas State NV Zip 89117

E-mail jamesg@TripleFive.com Phone 702-275-2322

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 Jeffrey P. Dragovich

Subscribed and sworn before me

This 3rd day of May, 20 019

Jeanine M Kuzmich

Notary Public in and for said County and State

JEANINE M. KUZMICH
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

AD/S COMPANIES

5470 Wynn Rd., Suite 600
Las Vegas, NV 89118
Tel. 702.795.7001
www.ad-s.com

Planning Commission - Page 26

REALITY BEGINS WITH VISION

Prepared for:

Boca Park Marketplace
(Target & Dick's Sporting Goods Exhibit)

900 South Rampart
Las Vegas, NV

From: **BONNIE EGERTON**
cell: 702.349.6819
email: begerton@ad-s.com

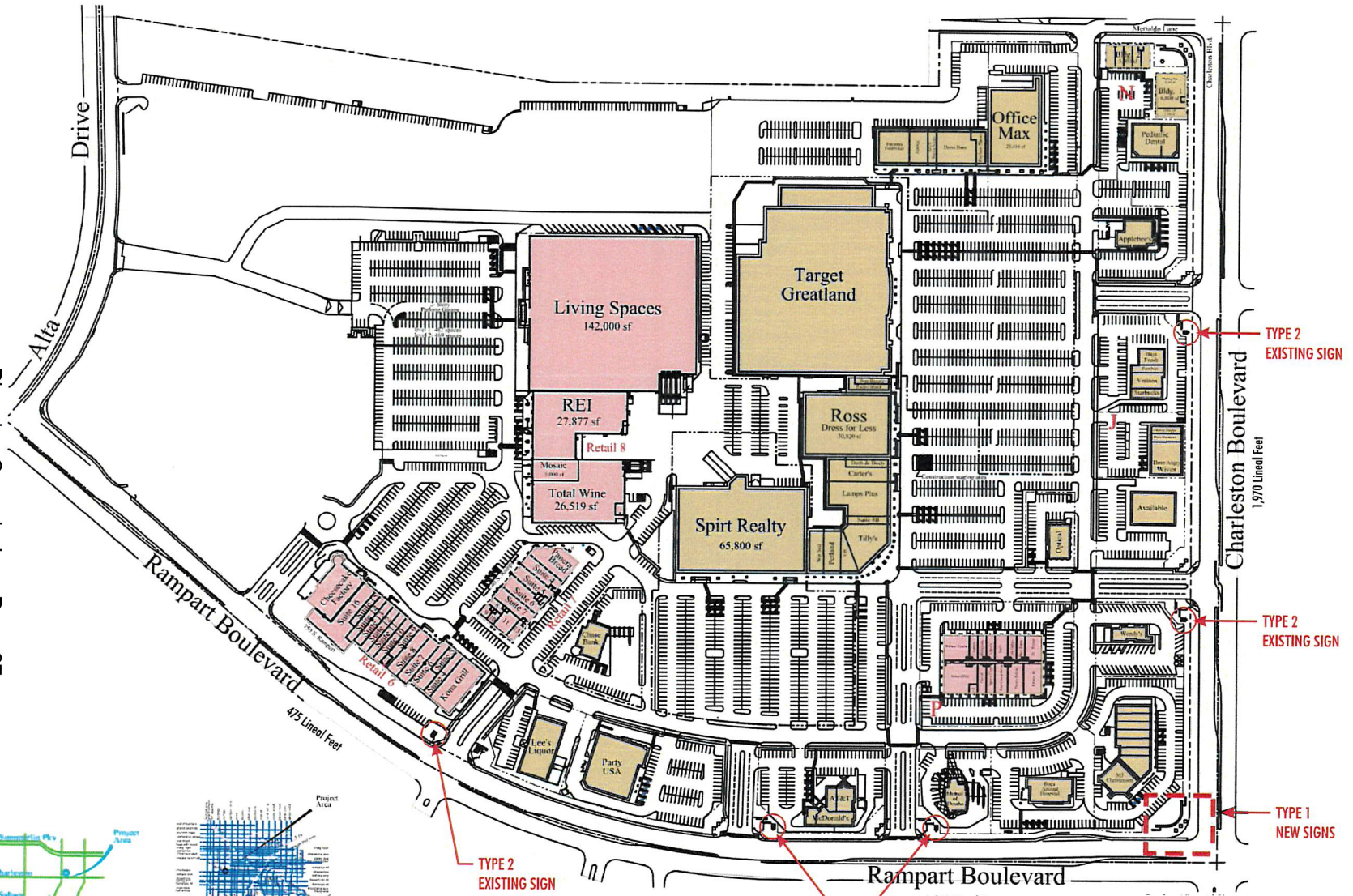
RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas

COLOR DISCLAIMER
Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolutely correct. Site conditions and onsite lighting can also affect how the product appears (i.e. LED, different Florescent bulbs, Natural Light, Backlit, Halolit, Facelit). **We recommend that you request a color sample** as CMYK (Cyan, Magenta, Yellow and Black) are the colors used in the printing process, whereas RGB (Red, Green and Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.
If you would like to see a sample of any color, please request an actual sample from your Salesperson or Project Manager.
WITHOUT A SIGNED COLOR SAMPLE, AD/S COMPANIES, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) _____ Date ____/____/____
Client Name (Signature) _____
PLEASE INITIAL ALL PAGES
AD/S Drawing # 42263 Rev. # 01 Rev. Date: 04/28/17
Pages: 1 - 7

☐ Approved
☐ Approved as Noted
☐ Revise & Resubmit
☐ Rejected

EOT-76473



1 SITE PLAN
NOT TO SCALE

2 LOCATION MAP
NOT TO SCALE

3 VICINITY MAP
NOT TO SCALE

APN #138.32.412.029

EOT-76473

RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas

Client:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

Project:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

ADS COMPANIES
5470 Wynn Road, Suite 600
Las Vegas, NV 89118
T 702.795.7001 F 951.278.0681
www.ad-s.com
Signage + Fabrication
Displays + Fixtures
Lighting + Maintenance

This is an original unpublished drawing created by AD/S Inc. It is submitted for your personal use in conjunction with a project being planned for you by AD/S Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from AD/S Inc.

Revisions:

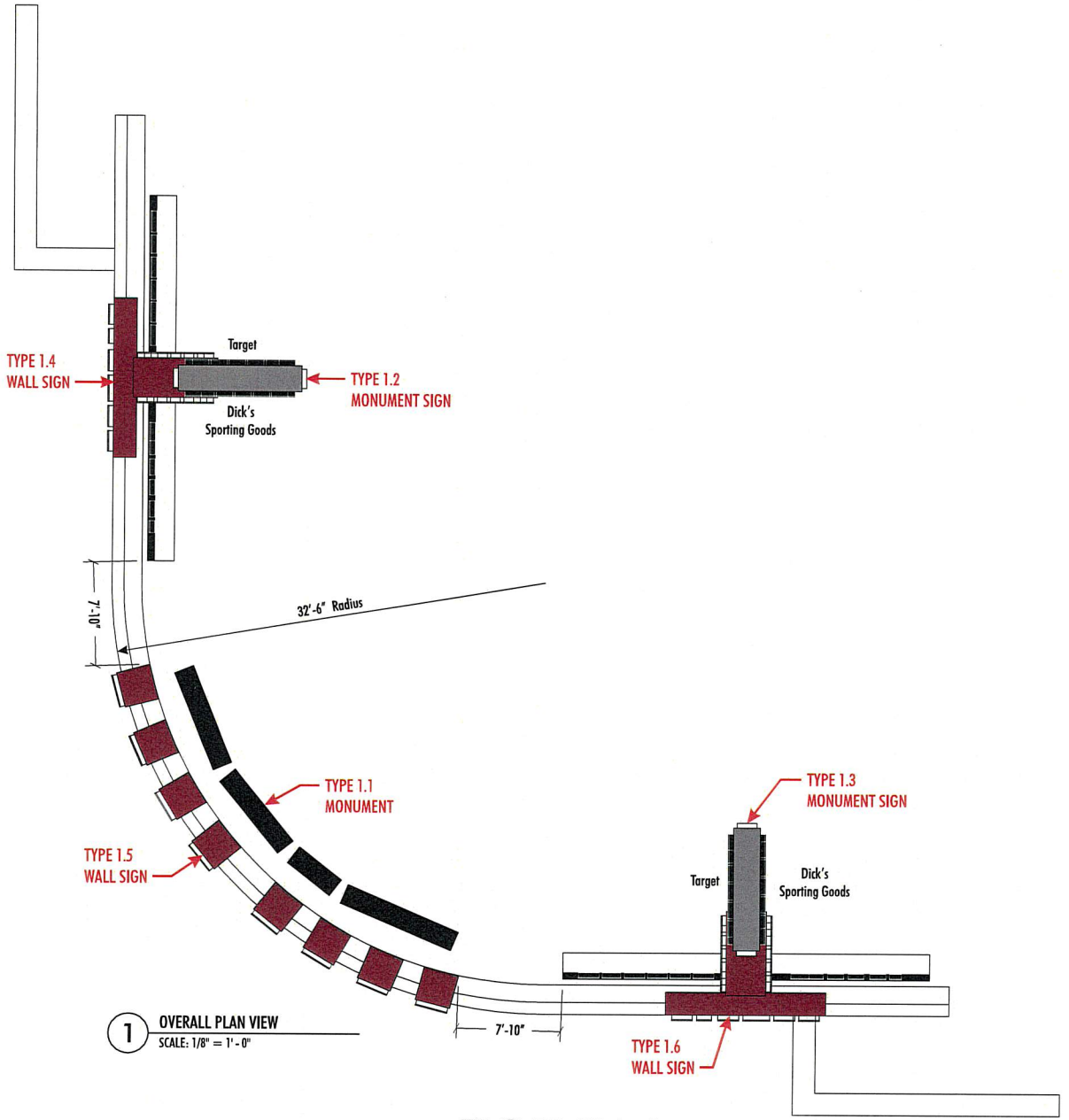
1 KJ - 07/26/17 - Updated colors on Target Panels.

Internally Illuminated
Corner ID & Tenant Signs
(Site Plan)

Project No: 42263.R01 BE & BT/FH/KJ
Date: 07-19-17
Sign Type: Site Plan
Sheet No: SLP01

2 of 806


Target on back
Dick's Sporting Goods on back
DICK'S SPORTING GOODS
TENANT
Tenant
TENANT
Tenant
TENANT
Tenant



1 OVERALL PLAN VIEW
SCALE: 1/8" = 1'-0"

EOT-76473

RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas

Client:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

Project:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

ADS COMPANIES

5470 Wynn Road, Suite 600
Las Vegas, NV 89118
T 702.795.7001 F 951.278.0681
www.ad-s.com

Signage + Fabrication
Displays + Fixtures
Lighting + Maintenance

This is an original unpublished drawing created by AD/S Inc. It is submitted for your personal use in conjunction with a project being planned for you by AD/S Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from AD/S Inc.

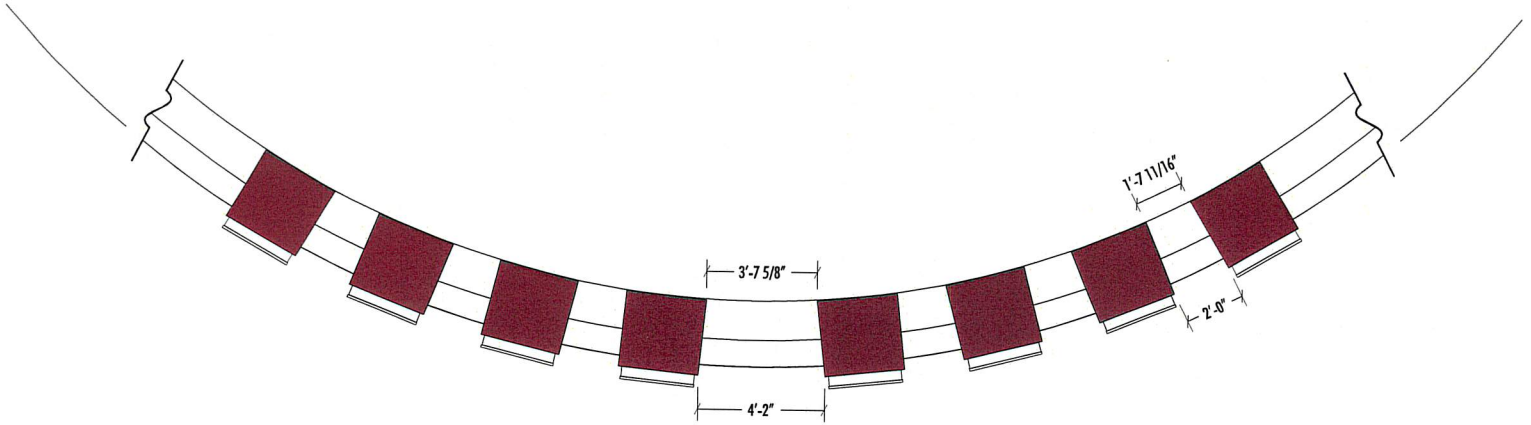
Revisions:

1 KJ - 07/26/17 - Updated colors on Target Panels.

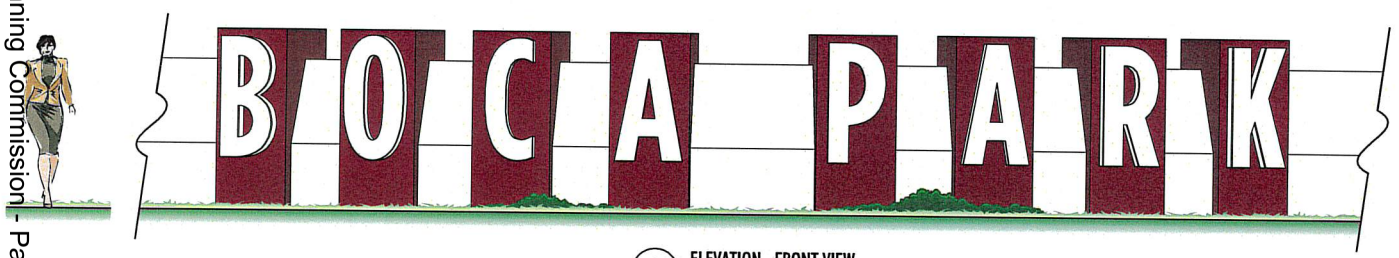
Internally Illuminated
Corner ID & Tenant Signs
(Overall Plan View)

Project No: 42263.R01 BE & BT/FH/KJ
Date: 07-19-17
Sign Type: Overall Plan View
Sheet No: 2.0

4 of 006



4 PLAN VIEW
SCALE: 1/4" = 1' - 0"



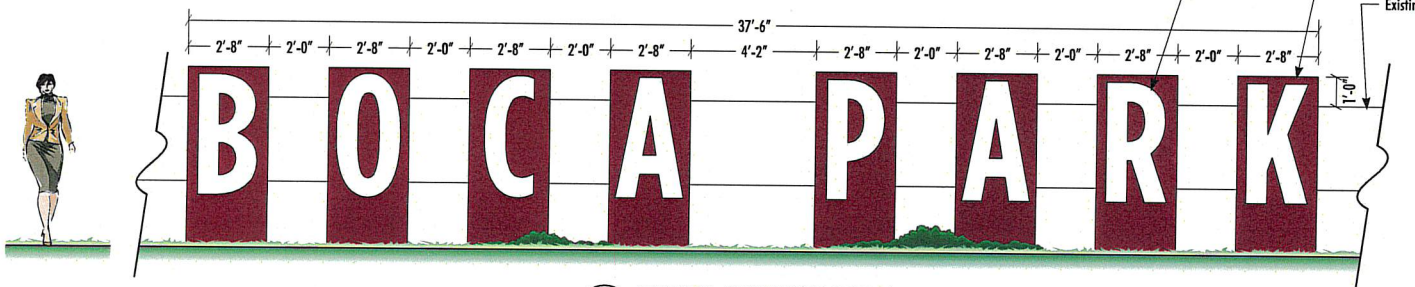
2 ELEVATION - FRONT VIEW
SCALE: 1/4" = 1' - 0"

86.0 SQ. FT.

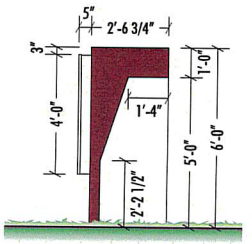
5" Deep Pan Channel Letters - aluminum returns, acrylic faces & trimcap. Illuminate with 6500K white LED's. Install on face of each Block.

Blocks of aluminum construction with painted finish. Install each one on existing wall.

Existing Wall to be refurbished by others.



1 ELEVATION - FRONT VIEW (FLATTENED)
SCALE: 1/4" = 1' - 0"



3 END VIEW
SCALE: 1/4" = 1' - 0"

EOT-76473

RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas

Planning Commission - Page 30

Client:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

Project:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

ADS COMPANIES

5470 Wynn Road, Suite 600
Las Vegas, NV 89118
T 702.795.7001 F 951.278.0681
www.ad-s.com

Signage + Fabrication
Displays + Fixtures
Lighting + Maintenance

This is an original unpublished drawing created by ADS Inc. It is submitted for your personal use in conjunction with a project being planned for you by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.

Revisions:

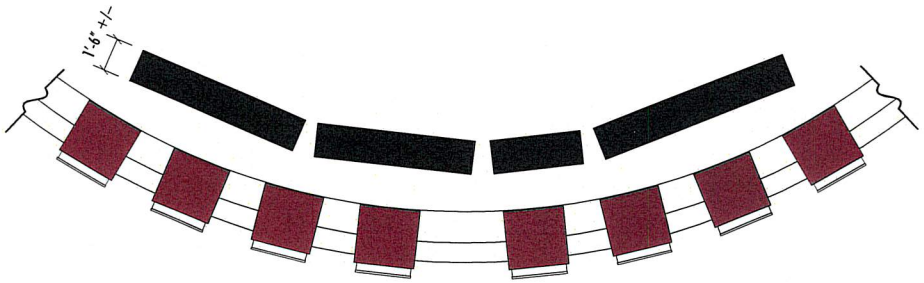
1 KJ - 04/28/17 - Make callout changes.

QTY = 1 set of (8) Letter Blocks

S/F Internally Illuminated Letter ID Blocks - Install On Existing Wall (Layout & Construction)

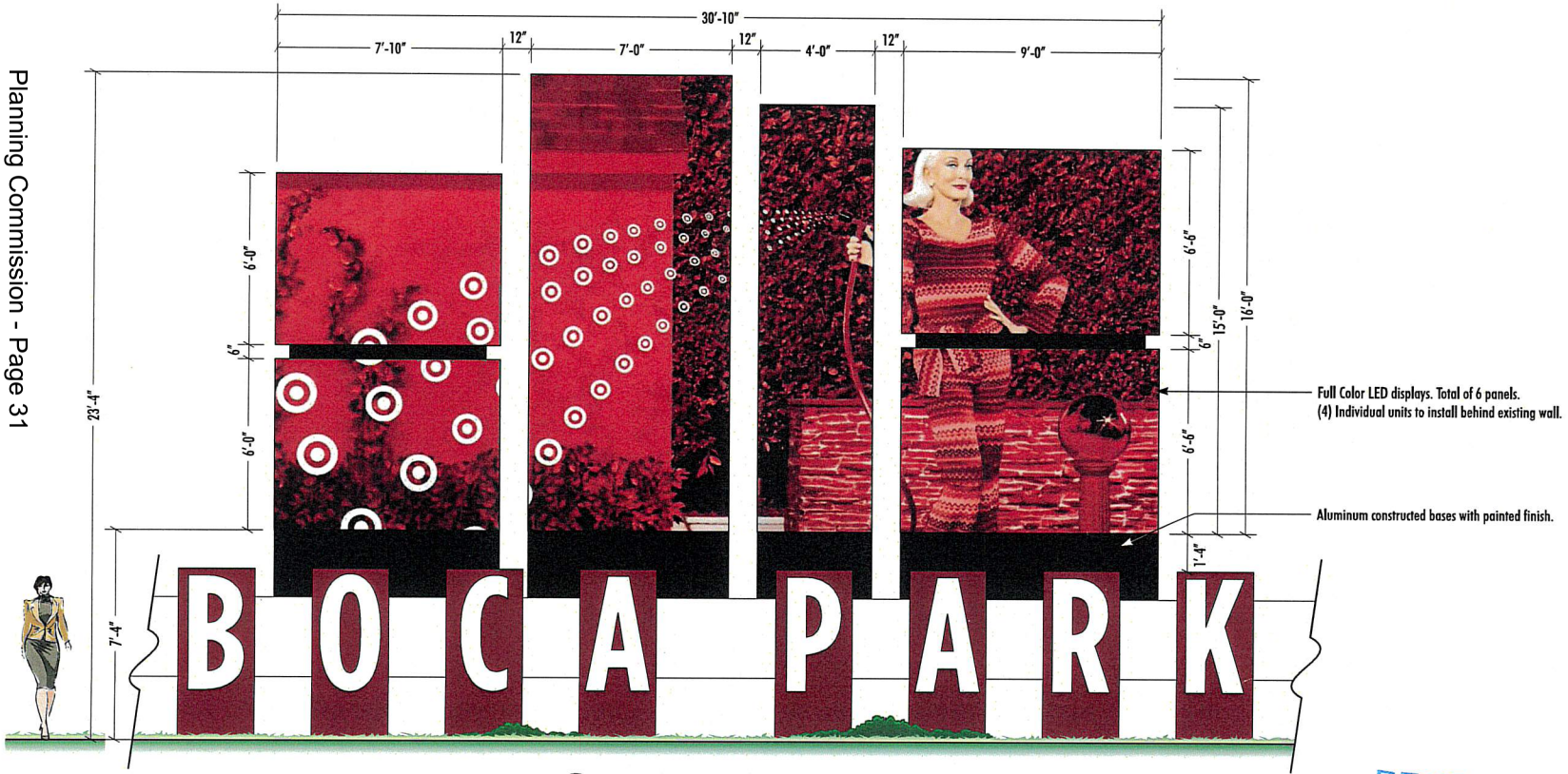
Project No: 42263.R01 BE & BT/FH/KJ
Date: 03-16-17
Sign Type: 1.5 - Letter ID Blocks
Sheet No: 3.0

5 of 001



2 PLAN VIEW
SCALE: 3/16" = 1'-0"

383.0 SQ. FT.



1 ELEVATION - FRONT VIEW (FLATTENED)
SCALE: 1/4" = 1'-0"

EOT-76473

RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas

Client:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

Project:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

ADS COMPANIES

5470 Wynn Road, Suite 600
Las Vegas, NV 89118
T 702.795.7001 F 951.278.0681
www.ad-s.com

Signage + Fabrication
Displays + Fixtures
Lighting + Maintenance

This is an original unpublished drawing created by AD/S Inc. It is submitted for your personal use in conjunction with a project being planned for you by AD/S Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from AD/S Inc.

Revisions:

QTY = 1 set of (4) EMC Displays

S/F Internally Illuminated
Electronic Message Boards
(Layout & Construction)

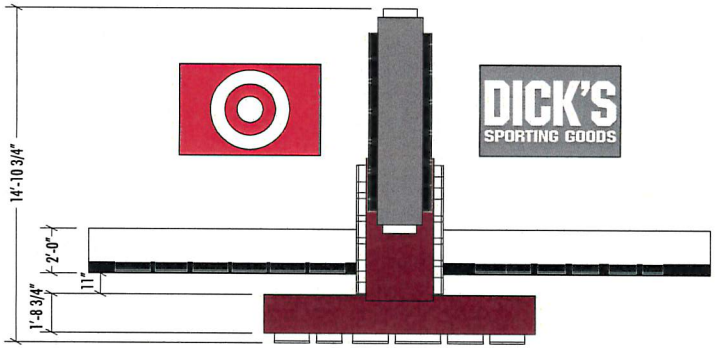
Project No: 42263.R00 BE & BT/FH/KJ

Date: 03-16-17

Sign Type: 1.1 - Electronic Message Boards

Sheet No: 4.0

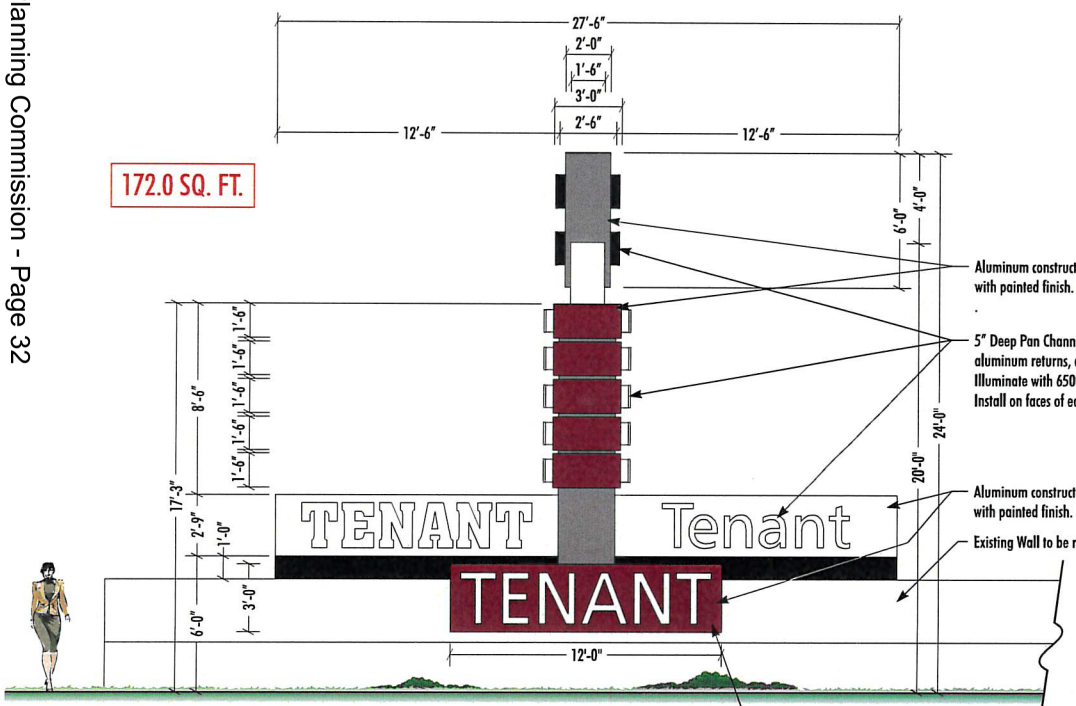
6 of 001



3 PLAN VIEW
SCALE: 3/16" = 1'-0"

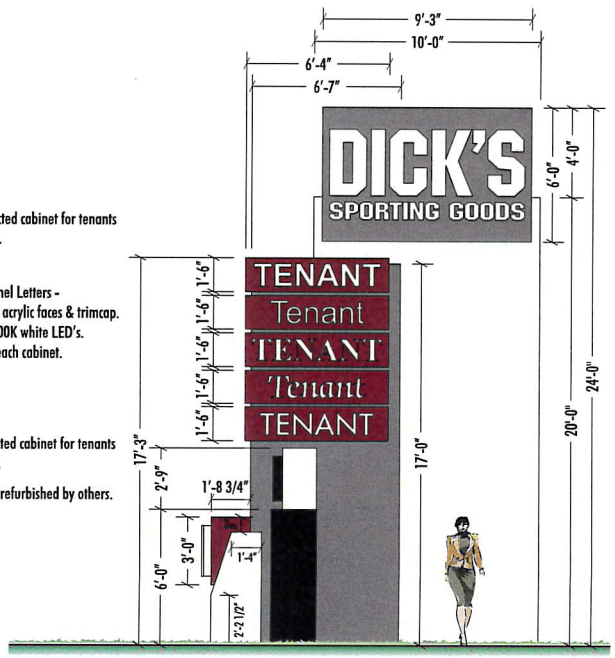
NOTE: Target & Dick's artwork shown for placement/elevation only (allowed any corporate graphics)

172.0 SQ. FT.



1 ELEVATION - FRONT VIEW
SCALE: 3/16" = 1'-0"

TYPE 1.2
MONUMENT SIGN



2 SIDE VIEW
SCALE: 3/16" = 1'-0"

EOT-76473

RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas

Client:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

Project:

Boca Park Marketplace
900 South Rampart
Las Vegas, NV

ADS COMPANIES
5470 Wynn Road, Suite 600
Las Vegas, NV 89118
T 702.795.7001 F 951.278.0681
www.ad-s.com
Signage + Fabrication
Displays + Fixtures
Lighting + Maintenance

This is an original unpublished drawing created by ADS Inc. It is submitted for your personal use in conjunction with a project being planned for you by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.

Revisions:

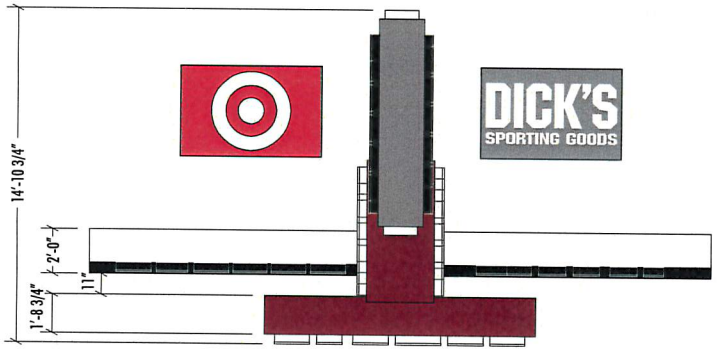
1 KJ - 07/26/17 - Updated colors on Target Panels.

QTY = 2 Monuments 1.2 & 1.3
2 Wall Signs 1.4 & 1.6

Internally Illuminated
Tenant Sign Displays
(Layout & Construction)

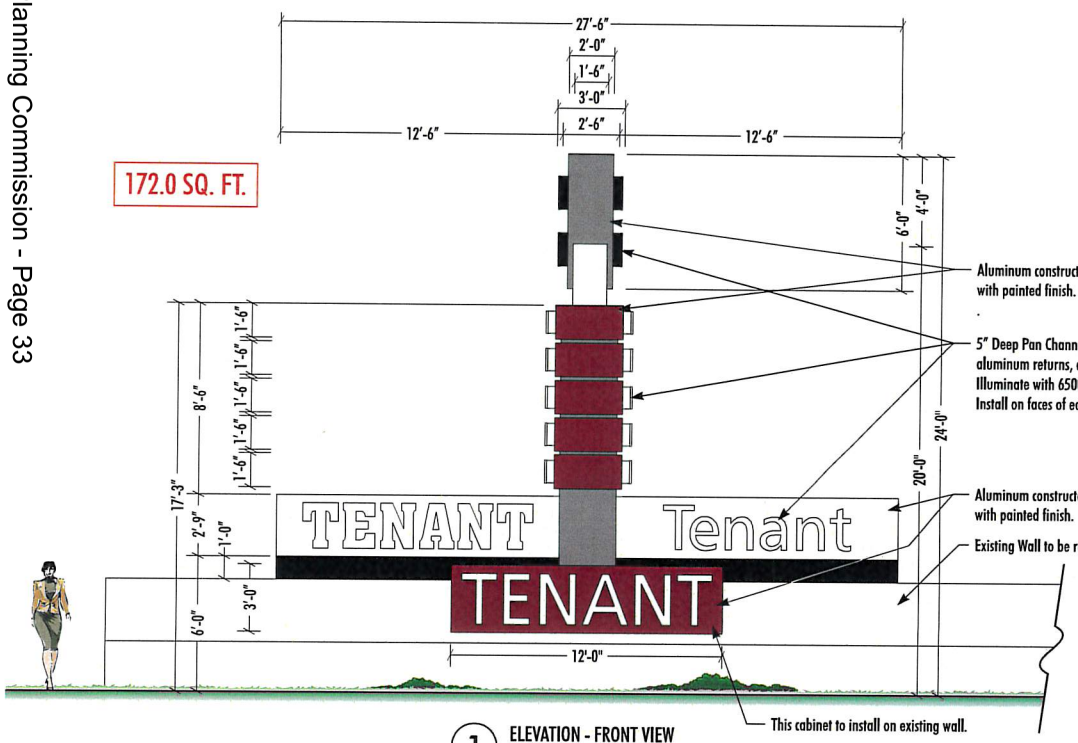
Project No: 42263.R01 BE & BT/FH/KJ
Date: 07-19-17
Sign Type: 1.2 & 1.4 Tenant Sign Displays
Sheet No: 3.0

5 of 006



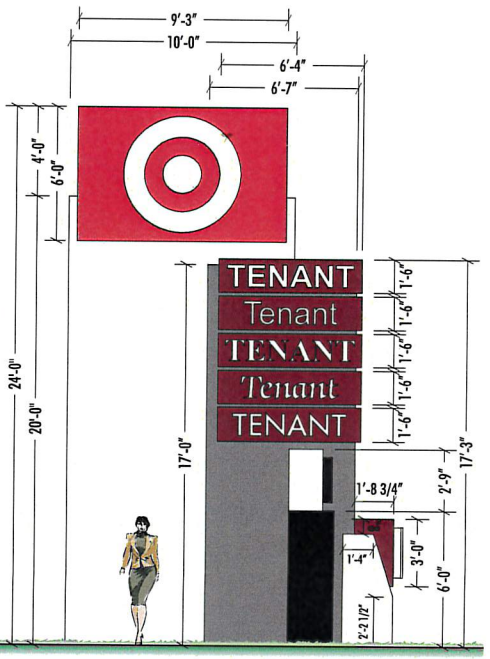
NOTE: Target & Dick's artwork shown for placement/elevation only (allowed any corporate graphics)

3 PLAN VIEW
SCALE: 3/16" = 1'-0"



1 ELEVATION - FRONT VIEW
SCALE: 3/16" = 1'-0"

TYPE 1.3
MONUMENT SIGN



2 SIDE VIEW
SCALE: 3/16" = 1'-0"

EOT-76473

RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas

Client:
Boca Park Marketplace
900 South Rampart
Las Vegas, NV

Project:
Boca Park Marketplace
900 South Rampart
Las Vegas, NV

ADS COMPANIES
5470 Wynn Road, Suite 600
Las Vegas, NV 89118
T 702.795.7001 F 951.278.0681
www.ad-s.com
Signage + Fabrication
Displays + Fixtures
Lighting + Maintenance

This is an original unpublished drawing created by AD/S Inc. It is submitted for your personal use in conjunction with a project being planned for you by AD/S Inc. It is not to be shown to anyone outside your organization, nor as it to be used, reproduced, copied or exhibited in any fashion without written permission from AD/S Inc.

Revisions:
1 KJ - 07/26/17 - Updated colors on Target Panels.
2
3

QTY = 2 Monuments 1.2 & 1.3
2 Wall Signs 1.4 & 1.6

Internally Illuminated
Tenant Sign Displays
(Layout & Construction)

Project No: 42263.R01 BE & BT/FH/KJ
Date: 07-19-17
Sign Type: 1.3 & 1.6 Tenant Sign Displays
Sheet No: 4.0
6 of 806

SIGN	TYPE	LOCATION	SETBACK	HEIGHT	AREA	TYPE OF ILLUMINATION	ANIMATED	NEW/EXISTING
1.1	MONUMENT	NE CORNER CHARLESTON & RAMPART	17'-0"	24'-0"	383	INTERNAL/LED	YES	NEW
1.2	MONUMENT	NE CORNER CHARLESTON & RAMPART	17'-0"	24'-0"	172	INTERNAL/LED	NO	NEW
1.3	MONUMENT	NE CORNER CHARLESTON & RAMPART	17'-0"	24'-0"	172	INTERNAL/LED	NO	NEW
1.4	WALL	NE CORNER CHARLESTON & RAMPART	15'-0"	3'-0"	36*	INTERNAL/LED	NO	NEW
1.5	WALL	NE CORNER CHARLESTON & RAMPART	15'-0"	6'-0"	86*	INTERNAL/LED	NO	NEW
1.6	WALL	NE CORNER CHARLESTON & RAMPART	15'-0"	3'-0"	36*	INTERNAL/LED	NO	NEW
2	FREESTANDING	CHARLESTON	5'0"	32'-0"	313	INTERNAL/LED	NO	EXISTING
2	FREESTANDING	CHARLESTON	5'0"	32'-0"	313	INTERNAL/LED	NO	EXISTING
2	FREESTANDING	RAMPART	5'0"	32'-0"	313	INTERNAL/LED	NO	EXISTING
2	FREESTANDING	RAMPART	5'0"	32'-0"	313	INTERNAL/LED	NO	EXISTING
2	FREESTANDING	RAMPART	5'0"	32'-0"	313	INTERNAL/LED	NO	EXISTING

* The existing wall is 880 SF, allowable wall signage is 176 SF

EOT-76473

RECEIVED
MAY 16 2019
Dept of Planning
City of Las Vegas



EOT-76473 - EXTENSION OF TIME - APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC
NORTHEAST CORNER OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD

06/27/19



EOT-76473 - EXTENSION OF TIME - APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC
NORTHEAST CORNER OF CHARLESTON BOULEVARD AND RAMPART BOULEVARD

06/27/19

Boca Park Marketplace syndications group, LLC

9440 W. Sahara Ave. #240
LAS VEGAS, NEVADA 89117

City of Las Vegas
Department of Planning
500 Grand Central Parkway
Las Vegas, Nevada 89101

May 7, 2019

RE: Justification Letter for extension of time (EOT) for VAR-69662

Please accept this request for an extension of time to complete construction of the new and remodeled signage package for Boca Park Marketplace while we work on completing the construction package for the aforementioned signage.

Sincerely,

James Grindstaff
Boca Park Marketplace

EOT-76473

CITY OF Las Vegas

May 10, 2017

LAS VEGAS CITY COUNCIL
Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem
Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

DEPARTMENT OF PLANNING
Thomas A. Perrigo
Director

Mr. Jeff Dragovich
Charleston Associates LLC
9440 W. Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

RE: VAR-69662 [PRJ-69200] - VARIANCE RELATED TO MSP-69663 PLANNING COMMISSION MEETING OF MAY 9, 2017

Dear Applicant:

Your request for a Variance TO ALLOW THREE PROPOSED 24-FOOT TALL MONUMENT SIGNS WHERE 10 FEET IS ALLOWED; TO ALLOW ONE 383 SQUARE-FOOT AND TWO 208 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET PER SIGN IS ALLOWED; AND TO ALLOW AN EIGHT-FOOT SEPARATION BETWEEN THREE PROPOSED MONUMENT SIGNS WHERE A MINIMUM SEPARATION OF 100 FEET BETWEEN SIGNS IS REQUIRED on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs Multiple), C-1 (Limited Commercial) and PD (Planned Development) Zones, Ward 2 (Beers) [PRJ-69200], was considered by the Planning Commission on May 9, 2017.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-69663) 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.

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

cityoflasvegas
lasvegasnevada.gov

EOT-76473

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

This action by the Planning Commission on **May 9, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***May 22, 2017***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. James Grindstaff
Charleston Associates, LLC
9440 W. Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

Bonnie Egerton
Architectural Design & Signs
5470 Wynn Road, Ste. 600
Las Vegas, Nevada 89118

EOT-76473

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
JUL 09 2019
Dept of Planning
City of Las Vegas

CASE: **EOT-76473 - EXTENSION OF TIME**

SUBJECT: **APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC**

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

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

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

Signature

7-9-19
Date

James Grindstaff
Please Print Name

Boca Park Marketplace Syndications Group LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 7

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **8**

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

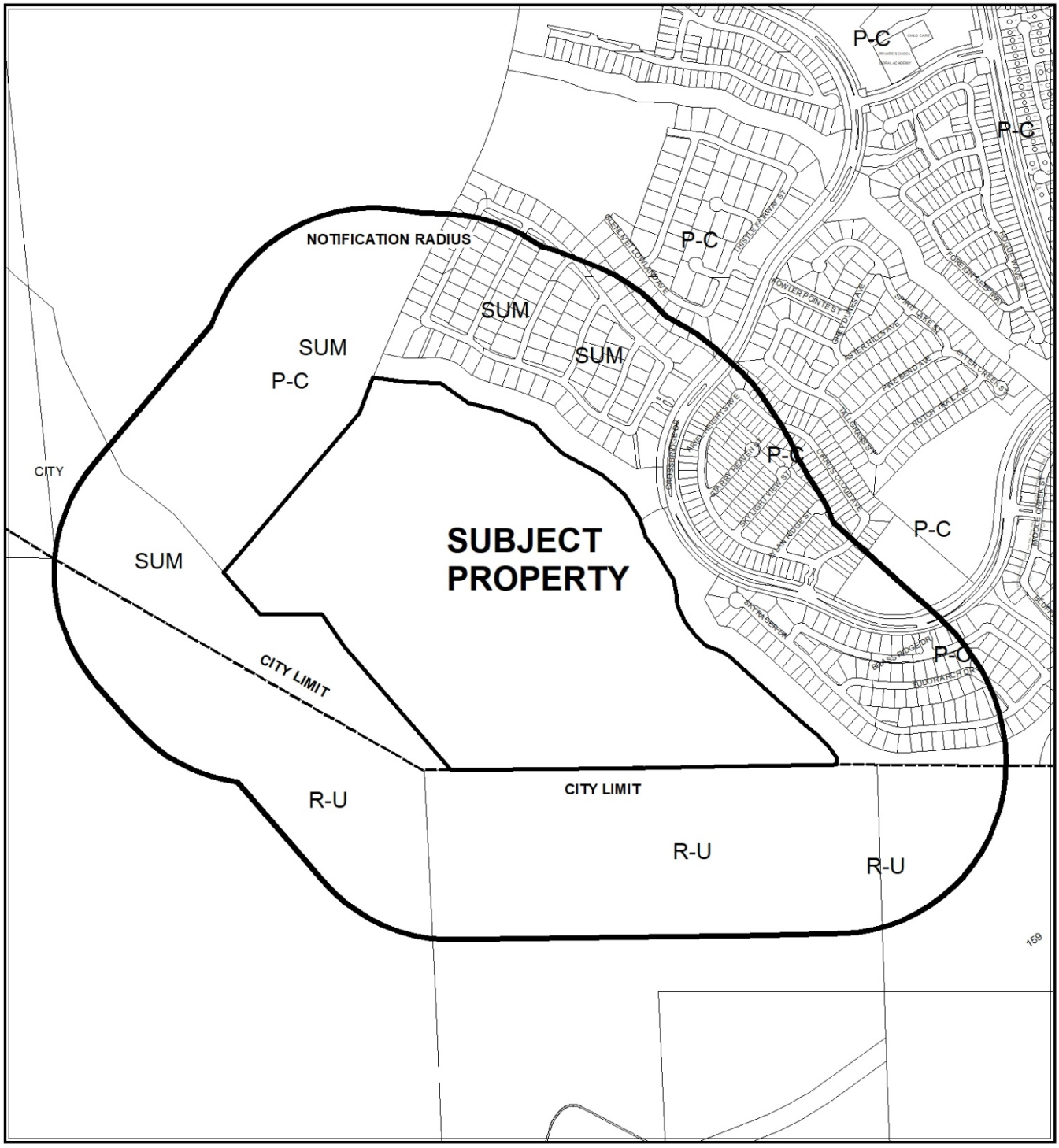
SUBJECT:
MOD-76535 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Village 24 Master Development Plan TO CHANGE THE SUMMERLIN LAND USE DESIGNATION FROM: SF2 (SINGLE FAMILY DETACHED - 6 UNITS PER ACRE) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT - 18 UNITS PER ACRE) on 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MOD-76535, SCD-76513 through SCD-76534 and TMP-76536 [PRJ-76194]
2. Conditions and Staff Report - MOD-76535, SCD-76513 through SCD-76534 and TMP-76536 [PRJ-76194]
3. Supporting Documentation - MOD-76535, SCD-76513 through SCD-76534 and TMP-76536 [PRJ-76194]
4. Photo(s) - MOD-76535, SCD-76513 through SCD-76534 and TMP-76536 [PRJ-76194]
5. Justification Letter - MOD-76535, SCD-76513 through SCD-76534 and TMP-76536 [PRJ-76194]
6. Summerlin Design Review Committee Approval Letter for Major Modification - MOD-76535, SCD-76513 through SCD-76534 and TMP-76536 [PRJ-76194]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation



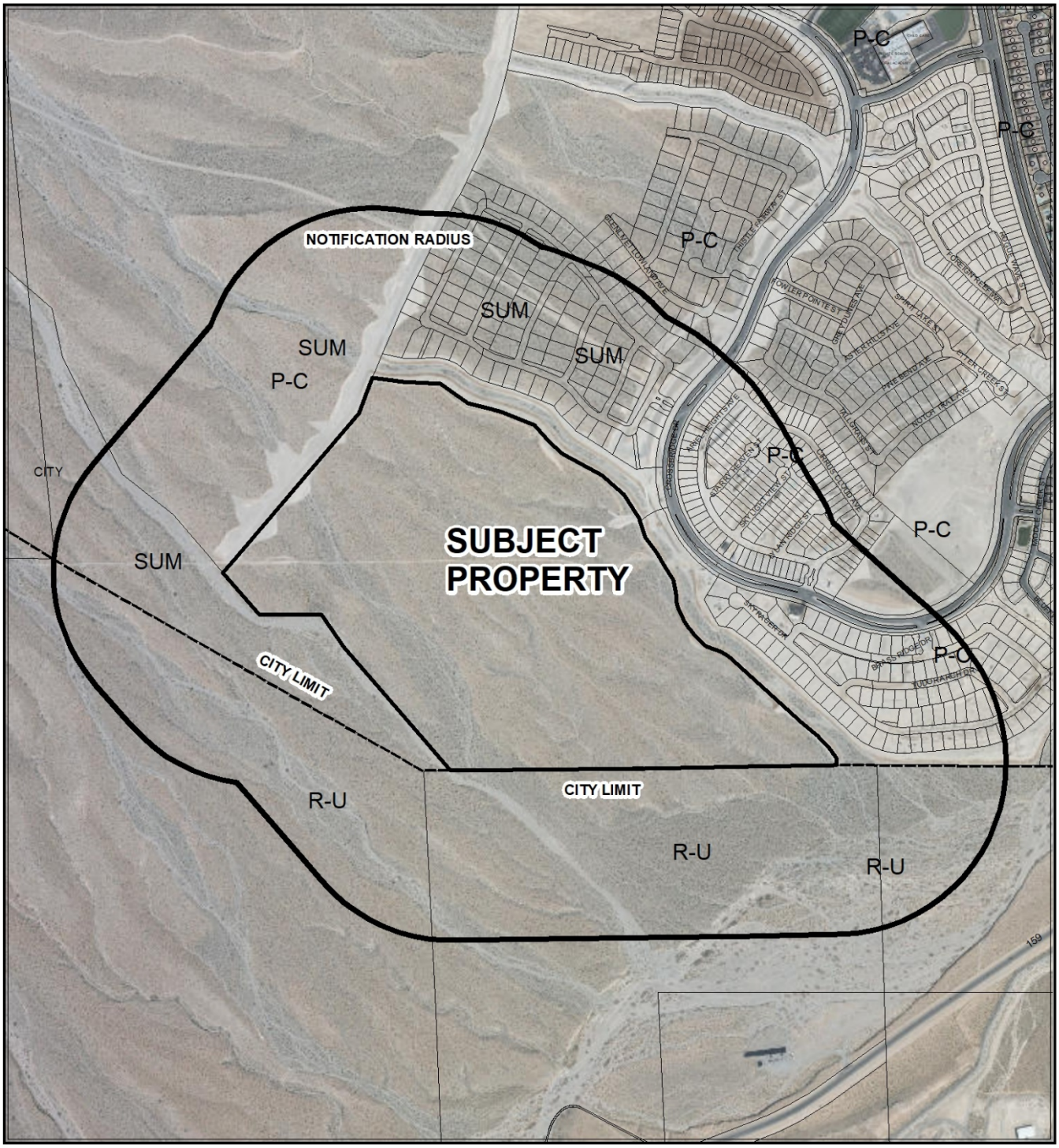
0 650 1,300 Feet

CASE: **MOD-76535, SCD-76513 - SCD-76534, TMP-76536 (PRJ-76194)**

RADIUS: 1000 FEET

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

N



CASE: **MOD-76535, SCD-76513 - SCD-76534, TMP-76536 (PRJ-76194)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-76535	Staff recommends APPROVAL.	
SCD-76513 through SCD-76534	Staff recommends APPROVAL, subject to conditions:	MOD-76535
TMP-76536	Staff recommends APPROVAL, subject to conditions:	MOD-76535 SCD-76513 through SCD-76534

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED
396 - MOD-7655
396 - SCD-76513 through SCD-76534
396 - TMP-76536

PROTESTS
0 - MOD-7655
0 - SCD-76513 through SCD-76534
0 - TMP-76536

APPROVALS
0 - MOD-7655
0 - SCD-76513 through SCD-76534
0 - TMP-76536

JB

**** CONDITIONS ****

MOD-76535 CONDITIONS

Planning

1. Conformance to the conditions of approval for Summerlin Major Deviations (SCD-76513) through (SCD-76534) and Tentative Map (TMP-76536).

2. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

3. Conformance to the Conditions of Approval outlined in the Summerlin Non-Residential Design Review Committee letters date stamped 05/14/19 shall be required, if approved.

SCD-76513 through SCD-76534 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-76513) and Tentative Map (TMP-76536) 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.

JB

TMP-76536 CONDITIONS

Planning

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

2. Approval of Summerlin Major Deviations (SCD-76513) through (SCD-76534) and Major Modification (MOD-76535) shall be required, if approved.

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

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

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

6. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

7. Conformance to the Conditions of Approval outlined in the Summerlin Non-Residential Design Review Committee letters date stamped 05/14/19 shall be required, if approved.

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

Public Works

9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

10. A revised Village 24 Wastewater Master Plan shall be approved by the Sanitary Sewer Planning Section of the Department of Public Works. The plan shall include detailed analysis of the peak flows for sewer mains adjacent to Village 24. The Plan must be approved prior to the submittal of any construction drawings proposing sewer plans.

11. Construct a minimum 12-foot wide paved access to the proposed sanitary sewer manhole in CE-H and construct paved pathway over proposed SS through CE-B & CE-C.

12. The proposed median traffic circle at Bennett Bridge Drive and Pipit Meadow Drive shall have a paved surface. Alternatively, route proposed sanitary sewer around the median traffic circle.

13. Revise the proposed public Sewer/Drainage/Utility easements across all common lots to be a minimum of 10-feet from the edge of the proposed public sanitary sewer. A separation of more than 10-feet may be required to meet the requirements of Design and Construction Standards for Wastewater Collection Systems Table A.

14. An update to the 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.

JB

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

16. 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. 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 is a request for a 421-lot single-family residential subdivision on 103.82 acres within Summerlin Village 24 located on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive. In addition, the applicant has requested a Major Modification of the approved Summerlin Village 24 Master Development Plan and 22 Summerlin Major Deviations to amend setback requirements on 22 single family residential lots throughout the subdivision.

ISSUES

- The applicant has requested a Major Modification (MOD-76535) of the approved Summerlin Village 24 Development Plan from SF2 (Single Family Detached - 6 Units per Acre) to SFSD (Single Family Special Lot Development - 18 Units per Acre). Staff recommends approval of the request.
- The applicant has proposed to utilize the “Front Loaded Lots – Exhibit 2.2” and “Paseo Cluster – Exhibit 2.6”, SFSD (Single Family Special Lot Development - 18 Units per Acre) standards throughout the three proposed product types provided throughout the development. Staff recommends approval of the request.
- The applicant has requested 22 Summerlin Major Deviations (SCD-76513 through SCD-76534) to allow a three-foot to eight-foot or 18-foot garage door setback where three feet to five feet or 18 feet is required. Staff recommends approval of the request.
- The applicant has requested a proposed Tentative Map (TMP-76536) for a 421-lot single-family residential development to be built to SFSD (Single Family Special Lot Development - 18 Units per Acre) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.
- The submitted Summerlin Design Review Committee (SDRC) approval letter dated May 13, 2019 indicates the proposed development is intended to “be limited to an active adult, age qualified community.” A condition of approval has been added to the proposed Tentative Map (TMP-76536), which will require the applicant to sign and record a deed restriction for the subject property with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older. Staff supports this request.

JB

ANALYSIS

The subject property is part of Summerlin West, which is governed by a 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 May 3rd, 2019 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF2 (Single Family, Detached), which allows up to six residential units per gross acre. The applicant has requested a Major Modification (MOD-76535) of the approved Summerlin Village 24 Development Plan to amend the land use designation to SFSD (Single Family Special Lot Development) designation, which allows up to 18 dwelling units per acre. The proposed Major Modification was reviewed and approved by the Summerlin Design Review Committee on May 13th, 2019 prior to submittal to the City for review; staff supports this request. The submitted letter outlines the following conditions that must be met:

1. The density of Parcel FGH shall be capped at 5.0 dwelling units per acre where the SFSD (Single Family Special Lot Development) designation allows up to 18 dwelling units per acre.
2. The height limit for all structures shall be 38 feet where SFSD (Single Family Special Lot Development) designation allows up to 45 feet.
3. The type of development on Parcel FGH shall be limited to an active adult, age qualified community as shown on the Tentative Map (TMP-76536).
4. Development of lots utilizing the SFSD (Single Family Special Lot Development) setback requirements shall be based on Exhibits 2.2 – “Front Loaded Lots” and 2.6 – “Paseo Cluster” design criteria outlined in the Summerlin Development Standards.

The applicant has proposed 22 Major Deviations associated with the submitted Tentative Map (TMP-76536) to amend the required front yard building setback to the garage. The “Paseo Cluster” designation per Exhibit 2.6 outlined in the Summerlin Development standards includes a garage door setback of three feet to five feet or 18 feet. The submitted justification letter indicates that “based on site visibility zones, street slopes flood protection, and curved street alignments 22 courtyard lots will require deviations to the garage door setback from the required three feet to five feet to be set at three feet to eight feet.” The designated lots are 133, 137, 138, 139, 142, 144, 145, 152, 158, 159, 163, 164, 165, 166, 174, 308, 309, 325, 339, 351, 352 and 412 as indicated on the submitted drawings. Staff supports this request as the proposed deviations are located on private streets behind a gate and will not negatively impact surrounding development.

JB

The proposed density of 4.06 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.43, which exceeds the preferred ratio of 1.30. The proposed lots range in size from 4,002 square feet to 16,721 square feet.

Per the City Traffic Engineer, this project will add approximately 3,974 trips per day on Crossbridge Drive, Sun Creek Drive, Sky Vista Drive and Charleston Boulevard. Currently, Sky Vista Drive is at about eight percent of capacity and Charleston Boulevard is at about 34 percent of capacity. With this project, Sky Vista Drive is expected to be at about 19 percent of capacity and Charleston Boulevard to be at about 51 percent of capacity. Counts are not available for Crossbridge Drive or Suncreek Drive, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 417 additional cars, or about seven every minute.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The submitted north/south and east/west cross section depicts a maximum natural grade greater than 2% across this site. Per the submitted cross sections, retaining walls are shown, however the depth of retaining is not shown.

The Clark County School District projects that approximately 182 additional primary and secondary school students will be generated by the proposed development on this site. All three levels of schools serving the area (Billy & Rosemary Vassilladis, Sig Rogich Middle School and Palo Verde High School) are near or over capacity for the 2018-2019 school year. In particular, Palo Verde High School and Rogich Middle School are at approximately 19 percent and 14 percent over capacity respectively.

FINDINGS - MAJOR DEVIATION (SCD-76513 through SCD-76534)

The Summerlin Residential Design Review Committee has reviewed and approved the proposed deviations. The affected lots are either irregularly shaped and/or are located along curved streets, affecting the placement of certain residential housing products on the lots. Staff recommends approval of these deviations subject to conditions.

FINDINGS – MAJOR MODIFICATION (MOD-76535)

The proposed land use modification from SF2 (Single Family Detached - 6 Units per Acre) to SFSD (Single Family Special Lot Development - 18 Units per Acre) has been reviewed and approved by the Summerlin Design Review Committee. The proposed Major Modification is in compliance with Summerlin Development Standards, except for the requested 22 Summerlin Deviations to amend front yard garage setback requirements. Staff recommends approval of this Major Modification request, as the SFSD (Single Family Special Lot Development - 18 Units per Acre) is harmonious with surrounding land uses and development in the area.

FINDINGS (TMP-76536)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, except for the requested 22 Summerlin Deviations to amend setback requirements for which staff supports. Furthermore, the development has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

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.
02/28/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval.
12/11/02	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-1302) for an Aggregate and Asphalt Plant on property located west of the intersection of Summerlin Parkway and I-215.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/30/03	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-2243) for Community, Village and Neighborhood Entry Monumentation located in Villages 23A and 23B.
12/04/03	The Planning Commission approved a request for a Tentative Map (TMP-3280) for an 11-lot residential development on 439 acres located at the northwest corner of Alta Drive and Desert Foothills Drive.
03/25/04	The Department of Planning administratively approved a request for an Extension of Time (EOT-3886) for an approved Tentative Map of Summerlin Village 23a (TM-0006-02) for 20 lots on 389.4 acres adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive.
05/05/04	The City Council approved a Master Development Plan Review (MDR-3867) for a proposed village plan for Summerlin Village 24 on 502.20 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive. The Planning Commission and staff recommended approval.
05/13/04	The Planning Commission approved a request for a Tentative Map (TMP-4175) for a proposed 20-pod multiple use subdivision on 502.20 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive. Staff recommended approval. The approval expired 05/10/08.
06/10/04	The Planning Commission approved a request for a Tentative Map (TMP-4365) for a 246-lot single-family residential subdivision on 40.05 acres adjacent to the northwest corner of Charleston Boulevard and Sky Vista Drive.
01/13/05	The Planning Commission approved a Tentative Map (TMP-5712) for a proposed 105-lot single family residential subdivision on 35.80 acres corresponding with Parcel B of TMP-4175. Staff recommended approval. The approval expired 01/13/07.
05/26/05	The Planning Commission approved a request for a Tentative Map (TMP-6375) for a one-lot subdivision on 3.14 acres adjacent to the north side of Far Hills Avenue, approximately 1,500 feet west of Carriage Hills Drive.
05/10/06	A Final Map (FMP-4905) for a two-lot parent subdivision (Summerlin Village 24 Unit No. 1) on 87.07 acres adjacent to the west side of Sky Vista Drive between Charleston Boulevard and Alta Drive, was recorded. This extended the approval of TMP-4175 one year until 05/10/07.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
07/13/06	The Planning Commission approved a Tentative Map (TMP-13892) for a proposed 246-lot single family residential subdivision (Summerlin Village 24 Parcel A Silver Creek) on 40.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive. Staff recommended approval.
08/10/06	The Planning Commission approved a request for a Tentative Map (TMP-14767) for a nine lot residential subdivision on 493 acres adjacent to the northwest corner of Alta Drive and Vista Run Drive.
08/24/06	The Planning Commission approved a request for a Tentative Map (TMP-15017) for a 458-lot single family residential subdivision on 177.80 acres at the northwest corner of Alta Drive and Desert Foothills Drive.
02/08/07	A Final Map (FMP-14224) for a 237-lot single family residential subdivision (Summerlin Village 24 Parcel A Silver Creek) on 42.99 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive was recorded.
04/11/07	Department of Planning staff approved the applicant's request for a one-year extension of time on the approval for TMP-4175, until 05/10/08.
12/16/09	The City Council approved a request for an Extension of Time (EOT-36462) of a previously approved Special Use Permit (U-119-98) for two electric substations and overhead transmission lines adjacent to the north side of Far Hills Avenue, approximately 4,580 feet west of the Las Vegas Beltway.
09/07/11	The City Council approved a Petition to Vacate (VAC-42246) all public street rights-of-way within Parcel A. The Planning Commission and staff recommended approval. An Order of Vacation was not recorded and the approval expired 09/07/12.
10/31/11	A Final Map (FMP-42158) for reversion to acreage of a 237-lot single family residential subdivision (Summerlin Village 24 Parcel A Silver Creek) was accepted for final mylar review. However, this reversionary map was not recorded and was withdrawn 02/05/13 by the applicant.
09/11/12	The Planning Commission approved a request for a Tentative Map (TMP-46270) for a 20-pod single and multi-family residential subdivision on 439.9 acres at the northwest corner of Desert Foothills Drive and Alta Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
06/19/14	Department of Planning staff approved a request for a Minor Modification (MOD-54315) of the approved Summerlin Village 24 Master Development Plan (MDR-3867) for a proposed 20-pod Planned Community Development on 501.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.
07/08/14	The Planning Commission approved a Tentative Map (TMP-54314) for a 19-parcel master planned village on 455.90 acres at the southwest corner of Alta Drive and Sky Vista Drive. Staff recommended approval.
01/07/15	Department of Planning staff approved a request for a Minor Modification (MOD-57324) of the approved Summerlin Village 24 Master Development Plan (MDR-3867) for a proposed 16-pod Planned Community Development with seven common open space parcels on 502.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.
02/10/15	The Planning Commission approved a Tentative Map (TMP-57325) for a 22-parcel Master Planned Village on the parcels located at the southwest corner of Alta Drive and Sky Vista Drive. Staff recommended approval.
08/26/16	The Final Map (FMP-62680) technical review for seven parent residential parcels and six common open space parcels were recorded.

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

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

Pre-Application Meeting	
04/04/19	A pre-application meeting was held to discuss submittal requirements for a Major Deviation, Major Modification and Tentative Map applications.

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

Field Check	
05/23/19	During a routine site inspection, staff observed an undeveloped site with desert vegetation.

Details of Application Request	
Site Area	
Net Acres	103.82

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
North	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
South	Undeveloped	PF (Schools, Churches, Public Facilities) – Clark County	R-U (Rural Open Land) – Clark County
East	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
West	Undeveloped	SUM (Summerlin)	P-C (Planned Community)

Master Plan Areas	***Compliance***
Summerlin	Y
Special Purpose and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JB

DEVELOPMENT STANDARDS

Pursuant to Summerlin Development Standards, the following standards apply:

Front Loaded Lots (Exhibit 2.2) - Development Standards		Compliance
1. Building Setbacks:		
a. From Residential Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
	3'-5' or 18' to garage door face	Y
b. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
c. From Rear Property Line	3' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	150 sf min. (with min. 6' dimension)	Y
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	

Pursuant to Summerlin Development Standards, the following standards apply:

Paseo Cluster (Exhibit 2.6) - Development Standards		Compliance
1. Building Setbacks:		
a. From Residential Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
b. From Drive Aisle	2' to finished exterior wall surface	Y
	3'-5' or 18' to garage door face	N*

JB

Paseo Cluster (Exhibit 2.6) - Development Standards		Compliance
c. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
d. From Rear Property Line	3' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	150 sf min. (with min. 6' dimension)	Y
4. Drive Aisle Width	23' (measured back of curb to back of curb)	Y
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

* The applicant has requested 22 Summerlin Major Deviations (SCD-76513 through SCD-76534) to allow a three-foot to eight-foot or 18-foot garage door setback where three feet to five feet or 18 feet is required.

Existing Summerlin Special Land Use Designation	***Permitted Density***	***Units Allowed***
SF2 (Single Family Detached)	6 Units per Acre	622
Proposed Summerlin Special Land Use Designation	***Permitted Density***	***Units Allowed***
SFSD (Single Family Special Lot Development)	18 Units per Acre	1,868
General Plan	***Permitted Density***	***Units Allowed***
SUM (Summerlin)	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Crossbridge Drive	N/A	Summerlin Improvement Standards	44	N/A

JB

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	46	-
Intersection – Internal	-	26
Cul-de-sac Terminus	-	10
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus w/ Temporary Turn Around Easements	-	-
Non-Vehicular Path – Unrestricted - (0.50 Links)	11	-
Total	51.5	36
	Preferred	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.43**

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	421 units	2 spaces per unit	842				
TOTAL SPACES REQUIRED			842		842		Y
Regular and Handicap Spaces Required			842	0	842	0	Y

JB

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) Land Use Modification - Major

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC Contact Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC Contact Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering Contact Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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 15 day of April, 20 19

Notary Public in and for said County and State

State of Nevada
County of Clark

MARY EILEEN WOLTZ
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4130-1

PRJ-76194
05/14/19



PRJ-76194
05/14/19

Planning Commission - Page 61

REV	DESCRIPTION	BY	APP'D	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

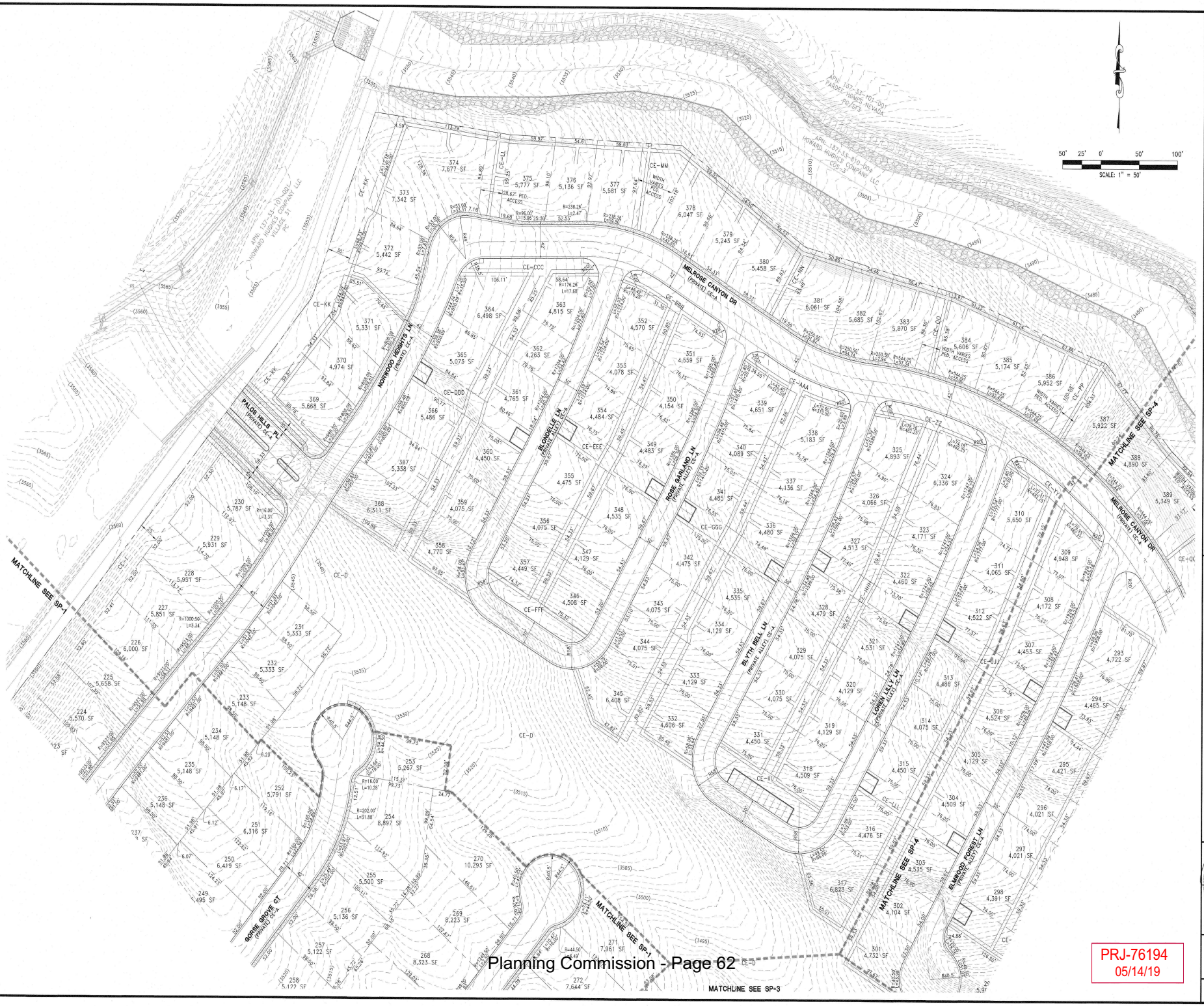
SITE PLAN
SUMMERLIN VILLAGE 24 PARCEL FGH
(SHEET 1 OF 7)

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRNYI
Exp. 6/30/2020
CIVIL
No. 13976
5-10-19

DRAWING
SP-1
SHT 1 OF 7

O:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\SITE PLAN.dwg crivera 5/09/19 11:22am



GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

DATE: May 29, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CBZ
APPROVED BY: CBZ
PROJECT #: 3540.0057

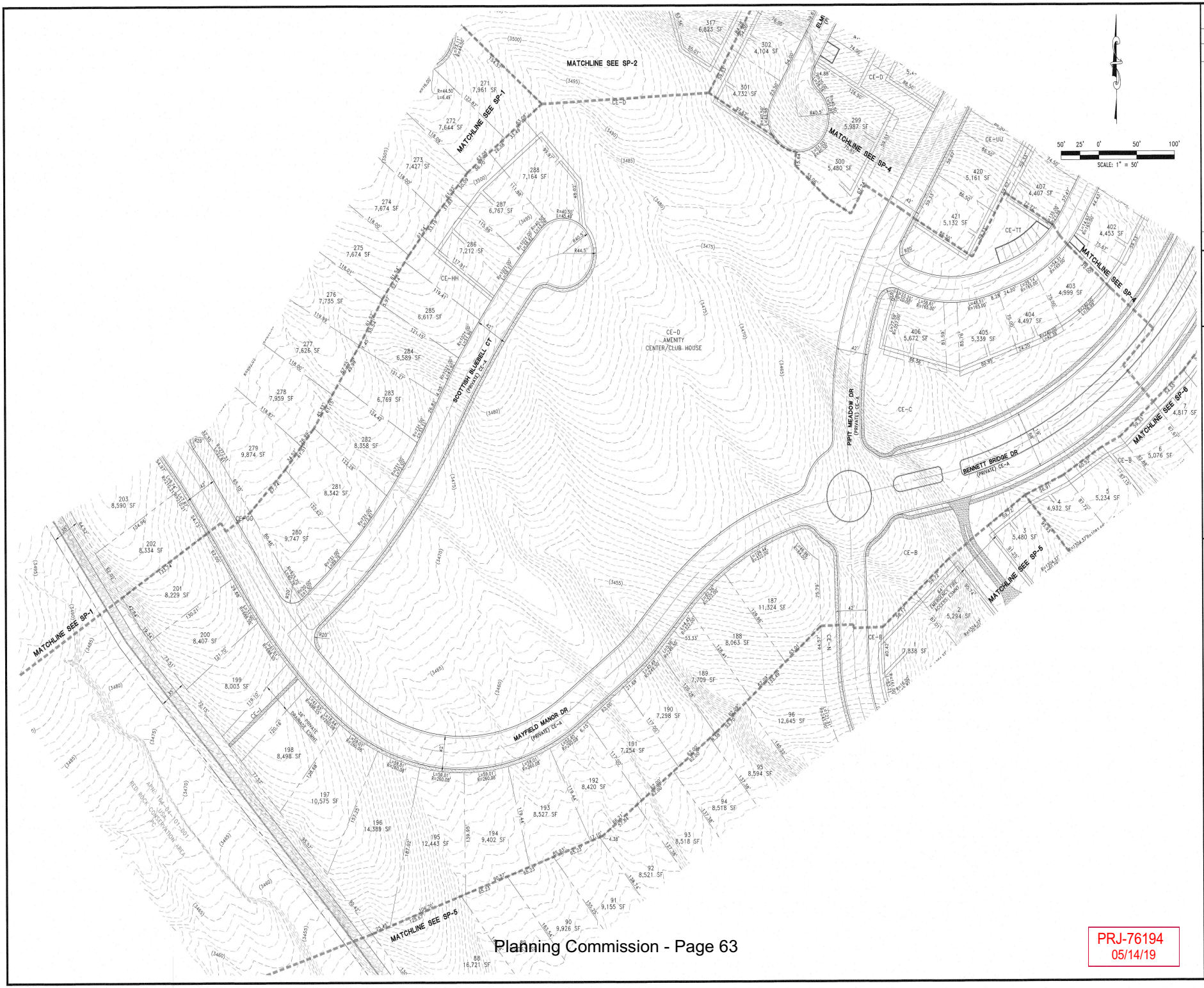
SITE PLAN
SUMMERLIN VILLAGE 24 PARCEL FGH
(SHEET 1 OF 7)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZINN
Exp. 6/30/2020
CIVIL
STATE OF NEVADA
No. 13975
PROFESSIONAL ENGINEER

5-10-19

DRAWING
SP-2
SHT 2 OF 7

PRJ-76194
05/14/19



REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

SITE PLAN
SUMMERLIN VILLAGE 24 PARCEL FGH
(SHEET 3 OF 7)

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976

5-10-19

DRAWING
SP-3
SHT 3 OF 7

O:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\SITE PLAN.dwg crivera 5/09/19 11:23am

PRJ-76194
05/14/19



PRJ-76194
05/14/19

REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
WORK SCALE: 1" = 50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AM
CHECKED BY: CPZ
APPROVED BY: CPZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

SITE PLAN
SUMMERLIN VILLAGE 24 PARCEL FGH
(SHEET 4 OF 7)

CITY OF LAS VEGAS NEVADA

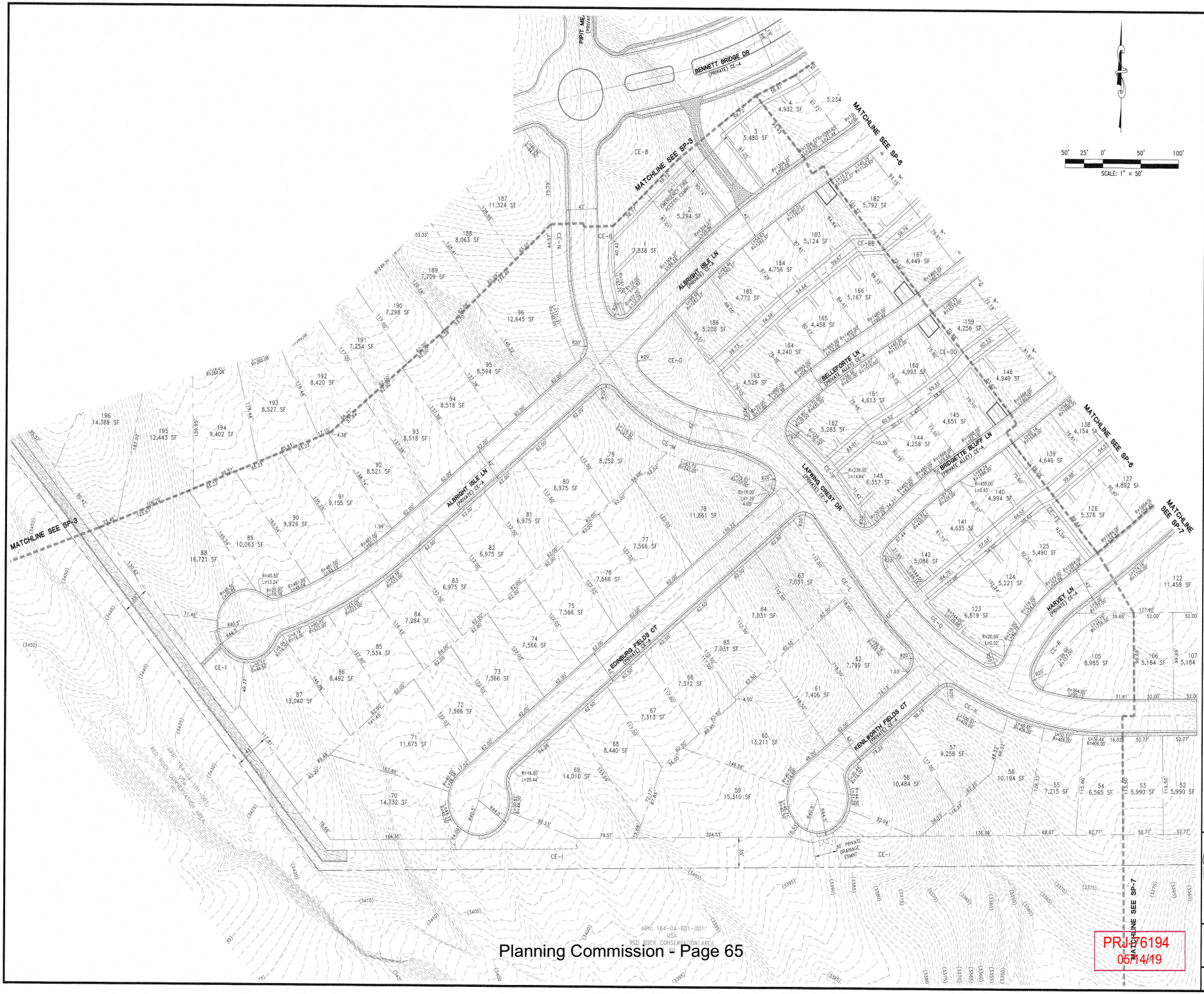
PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
STATE OF NEVADA

5-10-19

DRAWING
SP-4

SHT 4 OF 7

O:\3040_LENR\0057_Summerlin_163_PLANNING\CAD FILES\SITE PLAN.dwg crivera 5/09/19 11:23am



GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

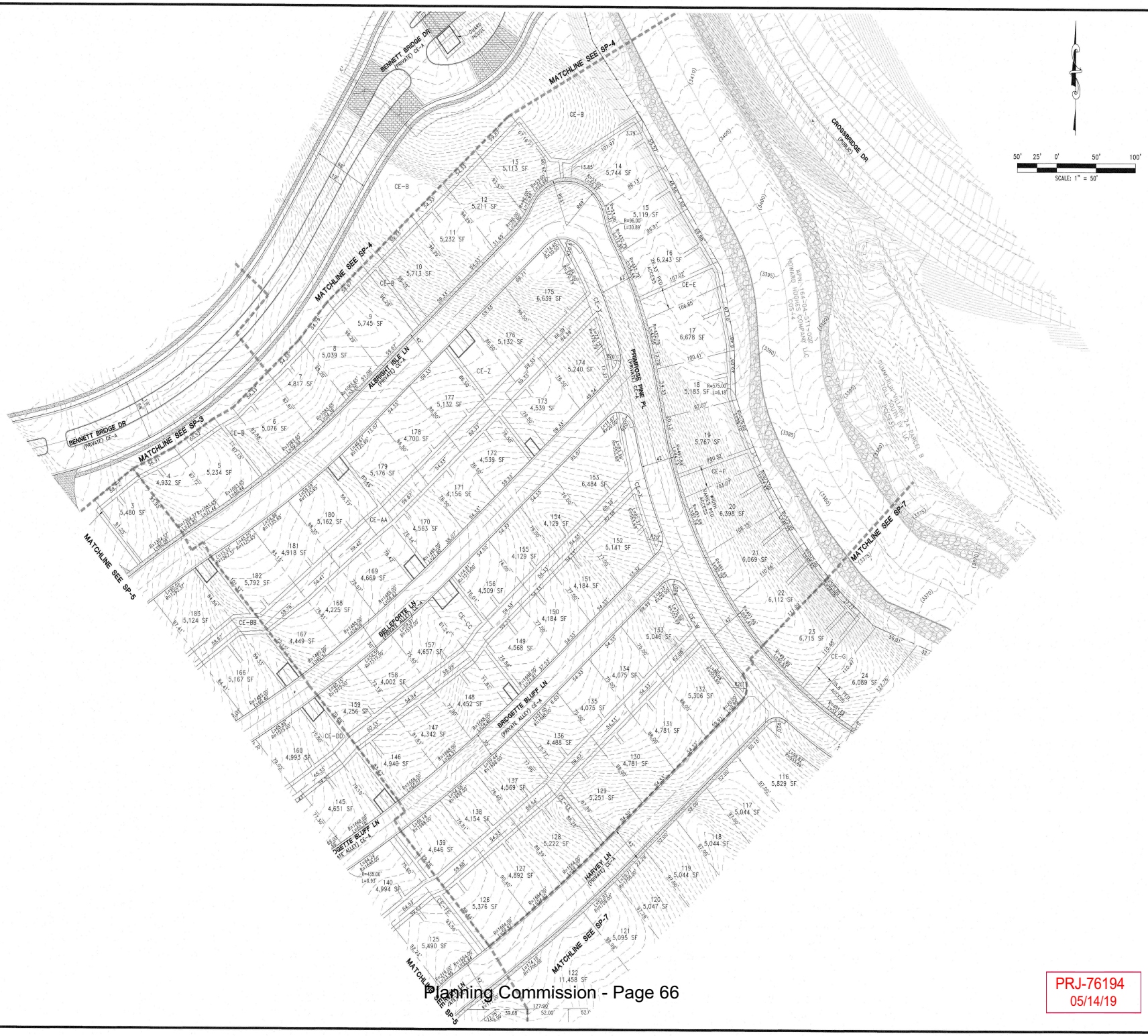
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH:(702) 453.0800 FAX:(702) 453.0801

SITE PLAN
SUMMERLIN VILLAGE 24 PARCEL FGH
(SHEET 5 OF 7)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZIBOTI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER
5-10-19

DRAWING
SP-5
SHT 5 OF 7

PRJ-76194
05/14/19



PRJ-76194
05/14/19

NO.	DESCRIPTION	BY	APP'D	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N.A.
DRAWN BY: CE
DESIGNED BY: AM
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3540.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

SITE PLAN
SUMMERLIN VILLAGE 24 PARCEL FGH
(SHEET 6 OF 7)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZINYK
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA

5-10-19

DRAWING
SP-6

SHT 6 OF 7

O:\3040_LENR\0057_Summerlin_163_PLANNING\CAD FILES\SITE PLAN.dwg crivera 5/09/19 11:24am



Planning Commission - Page 67

PRJ-76194
05/14/19

REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

SITE PLAN
SUMMERLIN VILLAGE 24 PARCEL FGH
(SHEET 7 OF 7)

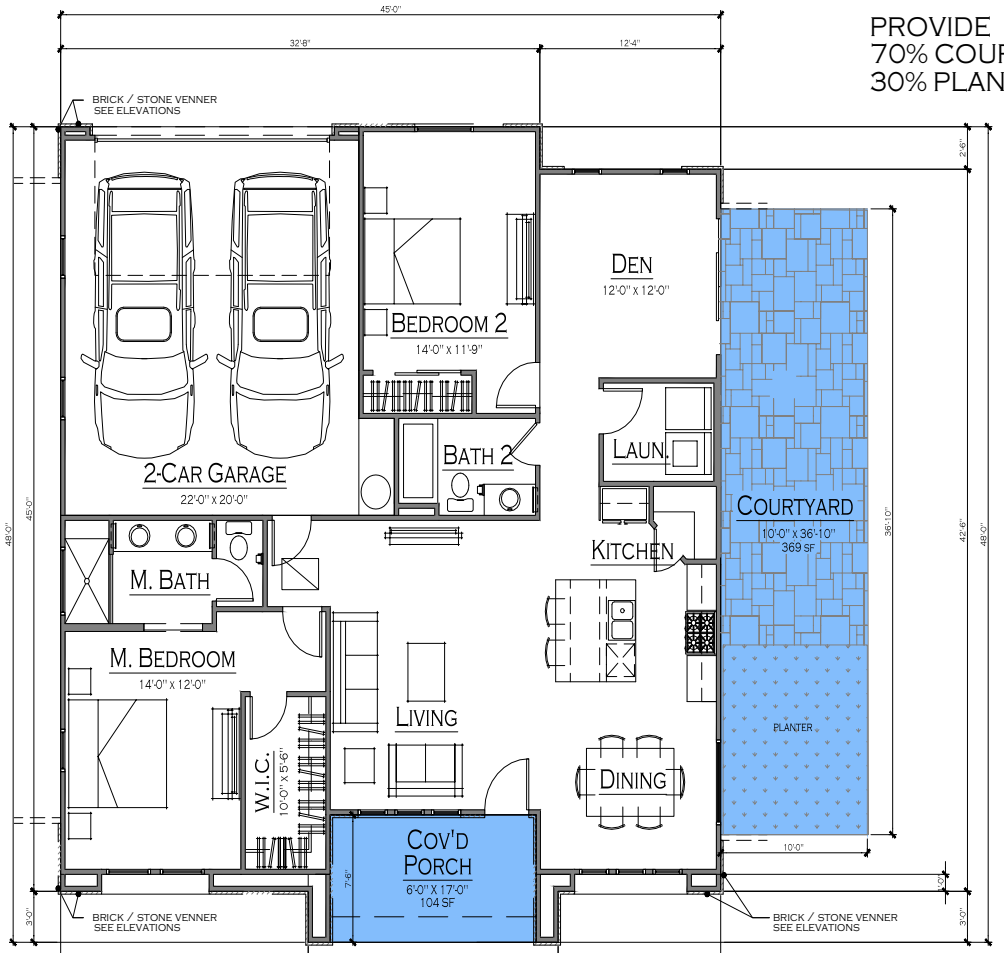
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
5-10-19

DRAWING
SP-7
SHT 7 OF 7

O:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\SITE PLAN.dwg crivera 5/09/19 11:24am

PROVIDE
70% COURTYARD
30% PLANTERS



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

LIVABLE 1,422 SF

OUTDOOR LIVING
REQ. 213

OUTDOOR LIVING
PROVIDED 473

PLAN 1422 (BUNGALOW PRODUCT)

© COPYRIGHT 2017, PAZ DESIGN GROUP.
THIS PLAN IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED. THE OWNER/ARCHITECT RESERVES THE RIGHT TO MAKE DESIGN MODIFICATIONS WITHOUT NOTICE. ALL COLORS, DIMENSIONS, SIZES AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE.

PROJECT NO.: 919004 APRIL 17, 2019

LENNAR
The Home of Everything's Included.®

STONEBRIDGE
SUMMERLIN, NEVADA

Perlman ARCHITECTS

RECEIVED
05/14/19



RCI Engineering
500 SOUTH RANCHO DRIVE, SUITE 17 LAS VEGAS, NV 89106
PH#702.453.0800 FAX#702.453.0801

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

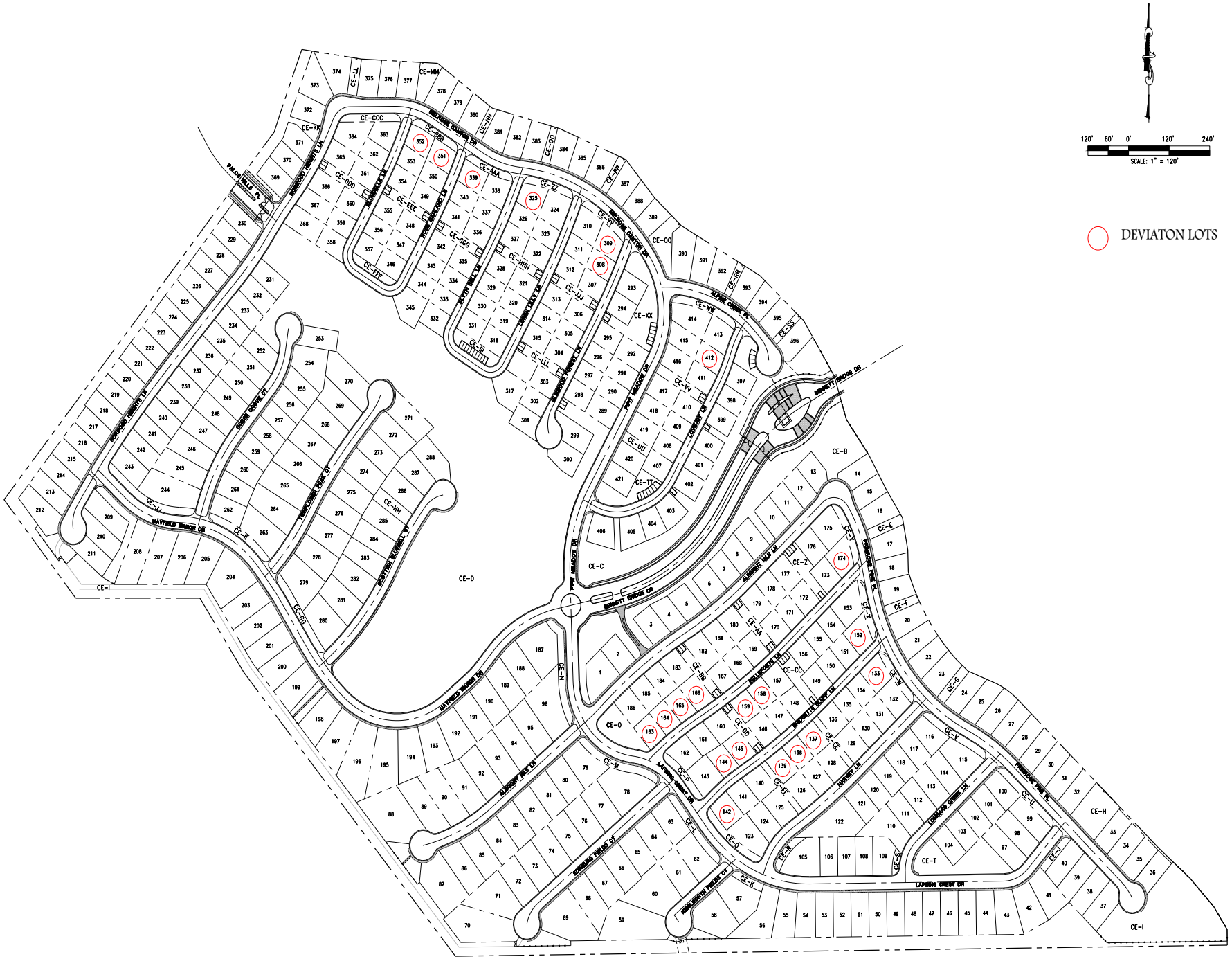
DATE: May. 09, 2019
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3540.0057

VILLAGE 24 PARCEL FGH
A SINGLE FAMILY RESIDENTIAL SUBDIVISON
SITE PLAN

CITY OF LAS VEGAS NEVADA

DRAWING
SP-1
SHT 1 OF 1

PRJ-76194



DATE: May 10, 2019
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3040.0057

RCI Engineering
500 SOUTH RANCHO DRIVE, SUITE 17 LAS VEGAS, NV 89106
PH#702.453.0800 FAX#702.453.0801

LENNAR®
9275 W. RUSSELL RD SUITE 400, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

VILLAGE 24 PARCEL FGH
A SINGLE FAMILY RESIDENTIAL SUBDIVISON
SITE PLAN

CITY OF LAS VEGAS NEVADA

DRAWING
SP-1
SHT 1 OF 1

PRJ-76194

TENTATIVE MAP FOR
SUMMERLIN VILLAGE 24 PARCEL FGH
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
APN: 164-04-511-001
CITY OF LAS VEGAS, NEVADA
103.82 +/- ACRES
BY
GREYSTONE NEVADA LLC

OWNER:
THE HOWARD HUGHES COMPANY, LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NEVADA 89135

DEVELOPER:
GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

DESIGN ENGINEER:
RCI Engineering
500 S. Rancho Dr, Suite 17 - Las Vegas, NV 89106 PH#702.453.0800
FAX#702.453.0801

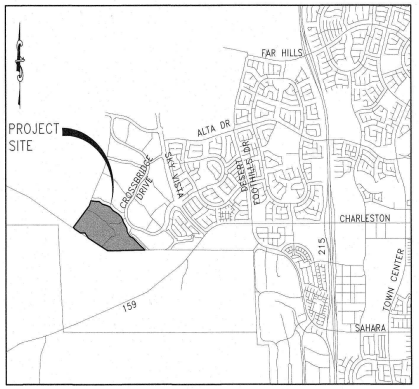
LEGAL DESCRIPTION
LOT F/G/H AS SHOWN ON THE FINAL MAP OF STONEBRIDGE UNIT 3 ON FILE IN BOOK 152 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

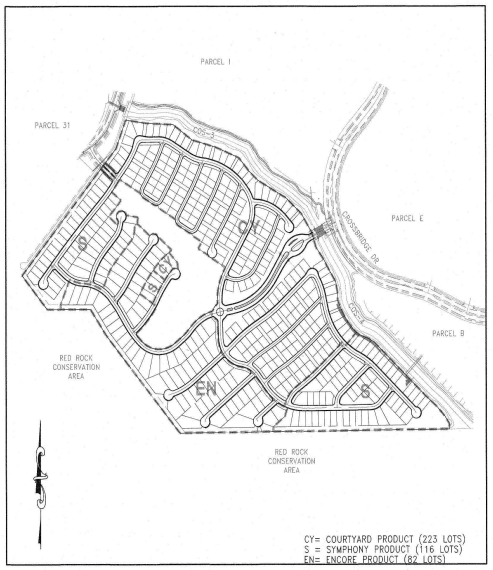
RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS
NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA, THE DESIGN GUIDELINES FOR STONEBRIDGE AT SUMMERLIN V24, AND SPECIFICATIONS OF THE CITY OF LAS VEGAS UNLESS NOTED OTHERWISE.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC..... NV ENERGY
   GAS..... SOUTHWEST GAS CORPORATION
   SEWER..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.1053 M.G.D. AVG.
   SEWER CONTRIBUTION = 0.46 M.G.D. PEAK
5. BUILDING SETBACKS TO COMPLY WITH THE CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND IN STORM DRAINS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C2125E DATED SEPTEMBER 27, 2002.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" AND 12" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR PRIVATE STREETS ARE 42' WIDE UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR PRIVATE ALLEYS ARE 30' WIDE UNLESS OTHERWISE SHOWN.
12. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
13. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
16. PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LAND USE INFORMATION:

APN	= 164-04-511-001
EXISTING ZONING	= PC/SF2
PROPOSED ZONING	= PC/SFSD
TOTAL GROSS ACREAGE	= 103.82 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 421
D.U.A.	= 4.06
NUMBER OF COMMON LOTS	= 62
OPEN SPACE REQUIREMENT	= 0 Sq. Ft.
OPEN SPACE PROVIDED	= 1,096,168 Sq. Ft.
LOT SIZE	
MINIMUM AREA	= 4,002 Sq. Ft.
MAXIMUM AREA	= 16,721 Sq. Ft.
AVERAGE AREA	= 6,127 Sq. Ft.
TYPICAL LOT SIZE	= 57' x 74' (COURTYARDS) 52' x 97' (SYMPHONY) 62' x 112' (ENCORE)

CONNECTIVITY TABLE

LINKS:
INTERNAL= 46
PEDESTRIAN ACCESS= 11 (0.5 EACH)
TOTAL OF LINKS= 51.5

NODES:
INTERNAL STREET INTERSECTIONS= 26
CUL-DE-SACS= 10
TOTAL OF NODES= 36

LINKS/NODES= 51.5/36

CONNECTIVITY SCORE TOTAL= 1.43

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP (SHEET 1 OF 7)
3	TM-3	TENTATIVE MAP (SHEET 2 OF 7)
4	TM-4	TENTATIVE MAP (SHEET 3 OF 7)
5	TM-5	TENTATIVE MAP (SHEET 4 OF 7)
6	TM-6	TENTATIVE MAP (SHEET 5 OF 7)
7	TM-7	TENTATIVE MAP (SHEET 6 OF 7)
8	TM-8	TENTATIVE MAP (SHEET 7 OF 7)
9	TM-9	DETAILS AND SECTIONS (SHEET 1 OF 2)
10	TM-10	DETAILS AND SECTIONS (SHEET 2 OF 2)
11	TM-11	CROSS SECTION (SHEET 1 OF 3)
12	TM-12	CROSS SECTION (SHEET 2 OF 3)
13	TM-13	CROSS SECTION (SHEET 3 OF 3)

LEGEND

RIGHT-OF-WAY/BOUNDARY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC
VISITOR PARKING STALLS	

PRJ-76194
05/14/19

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

REV | DESCRIPTION | BY | APP'D | DATE

DATE: May 09, 2019
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY: CR
DESIGNED BY: JW
CHECKED BY: CEZ
APPROVED BY: CEZ
PROJECT #: 3940.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

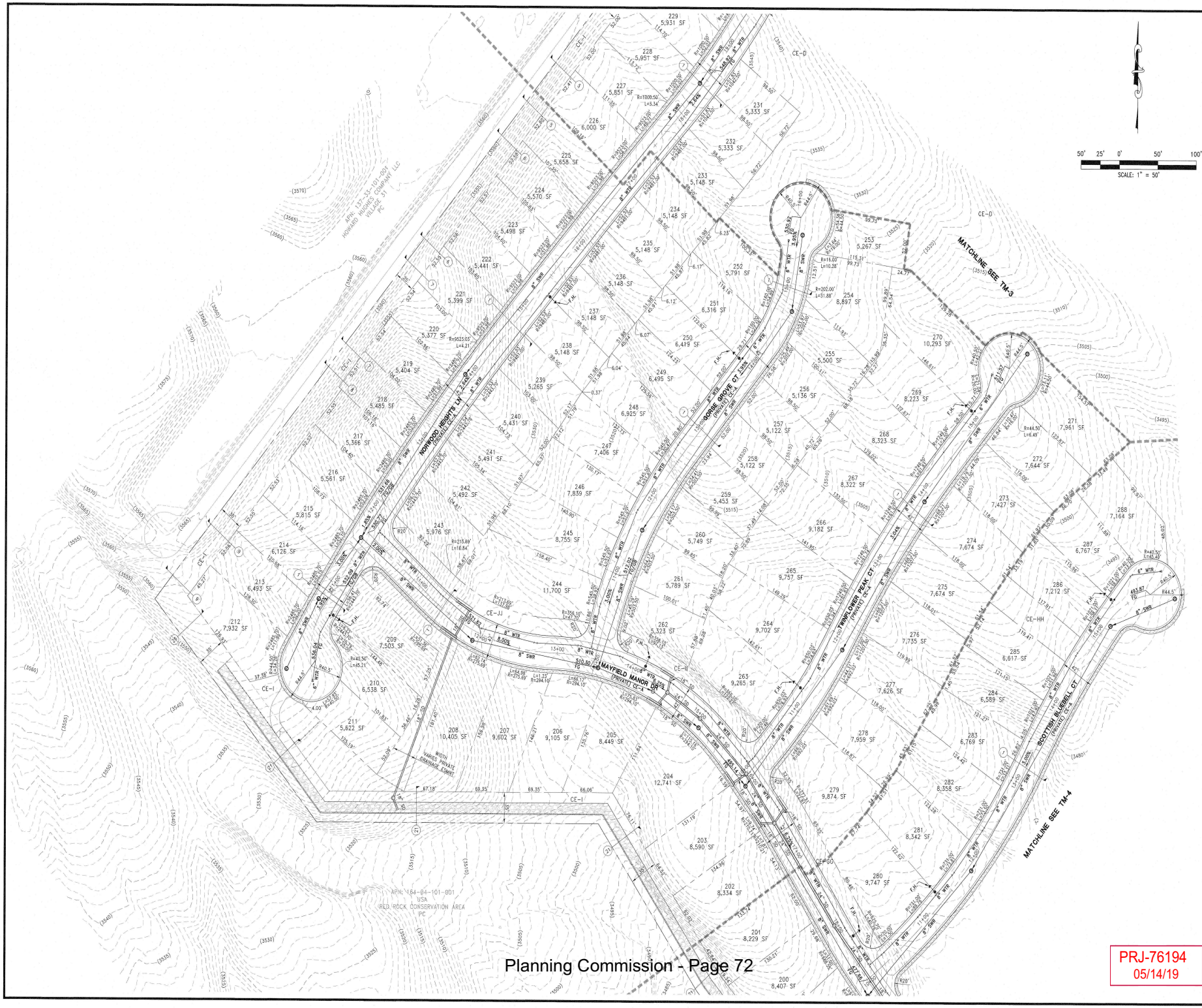
TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
COVER SHEET
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13970
STATE OF NEVADA
PROFESSIONAL ENGINEER

5-10-19

DRAWING
TM-1
SHT 1 OF 13

O:\3940_LEWK\0057_Summerlin_1631_PLANNING\CAD FILES\T-MAP.dwg cmeera 5/09/19 11:42am



PRJ-76194
05/14/19

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 1 OF 7)
CITY OF LAS VEGAS NEVADA

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

DATE: May. 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3540.0057

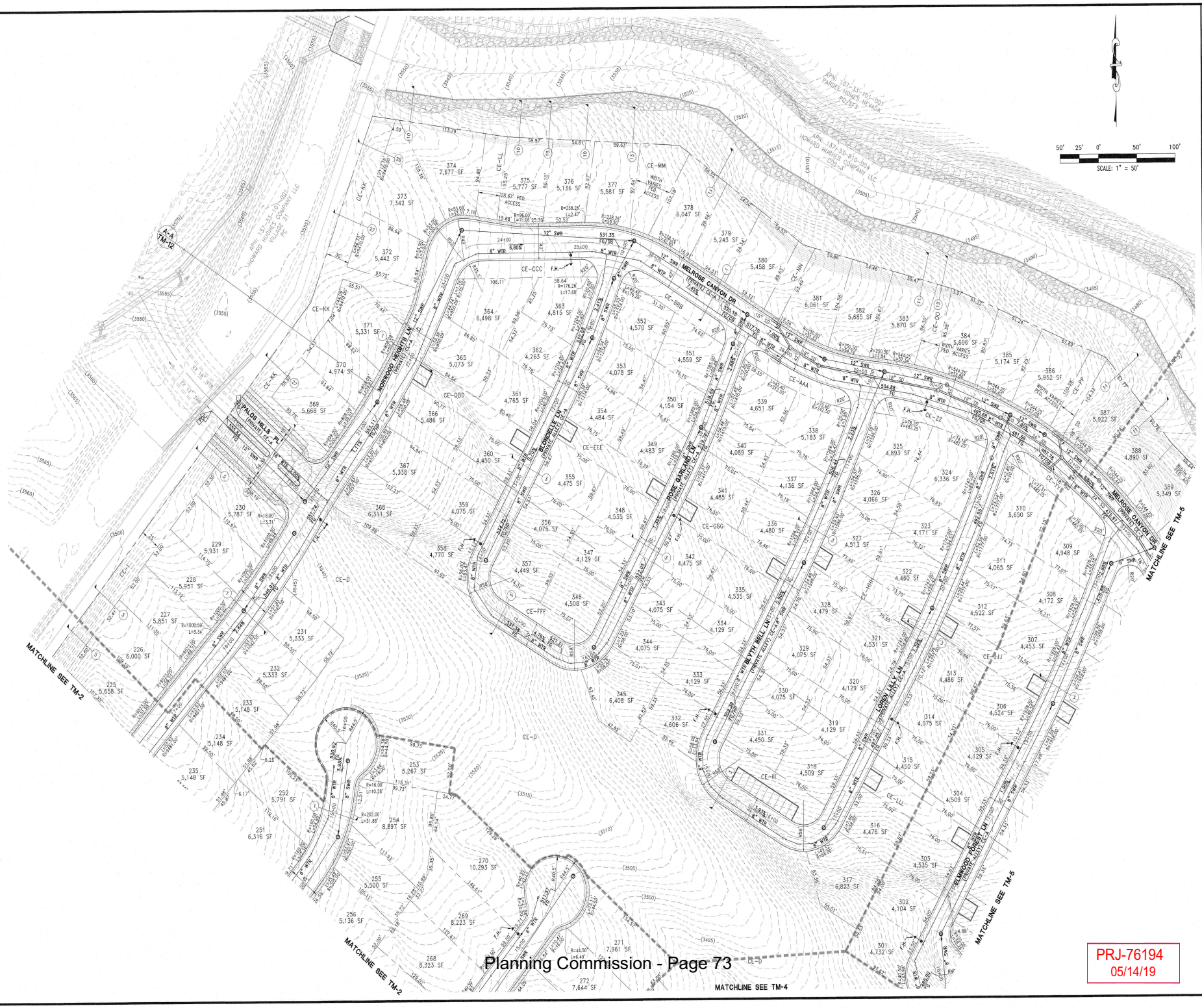
DESCRIPTION | REV | BY | APP'D | DATE

CHRISTOPHER R. ZRNYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

5-10-19

DRAWING
TM-2
SHT 2 OF 13

G:\3540_LEMR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivero 5/09/19 11:32am



TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
CITY OF LAS VEGAS NEVADA

TENTATIVE MAP (SHEET 2 OF 7)

GREYSTONE NEVADA LLC
PHONE: (702) 736-9100 FAX: (702) 736-9200

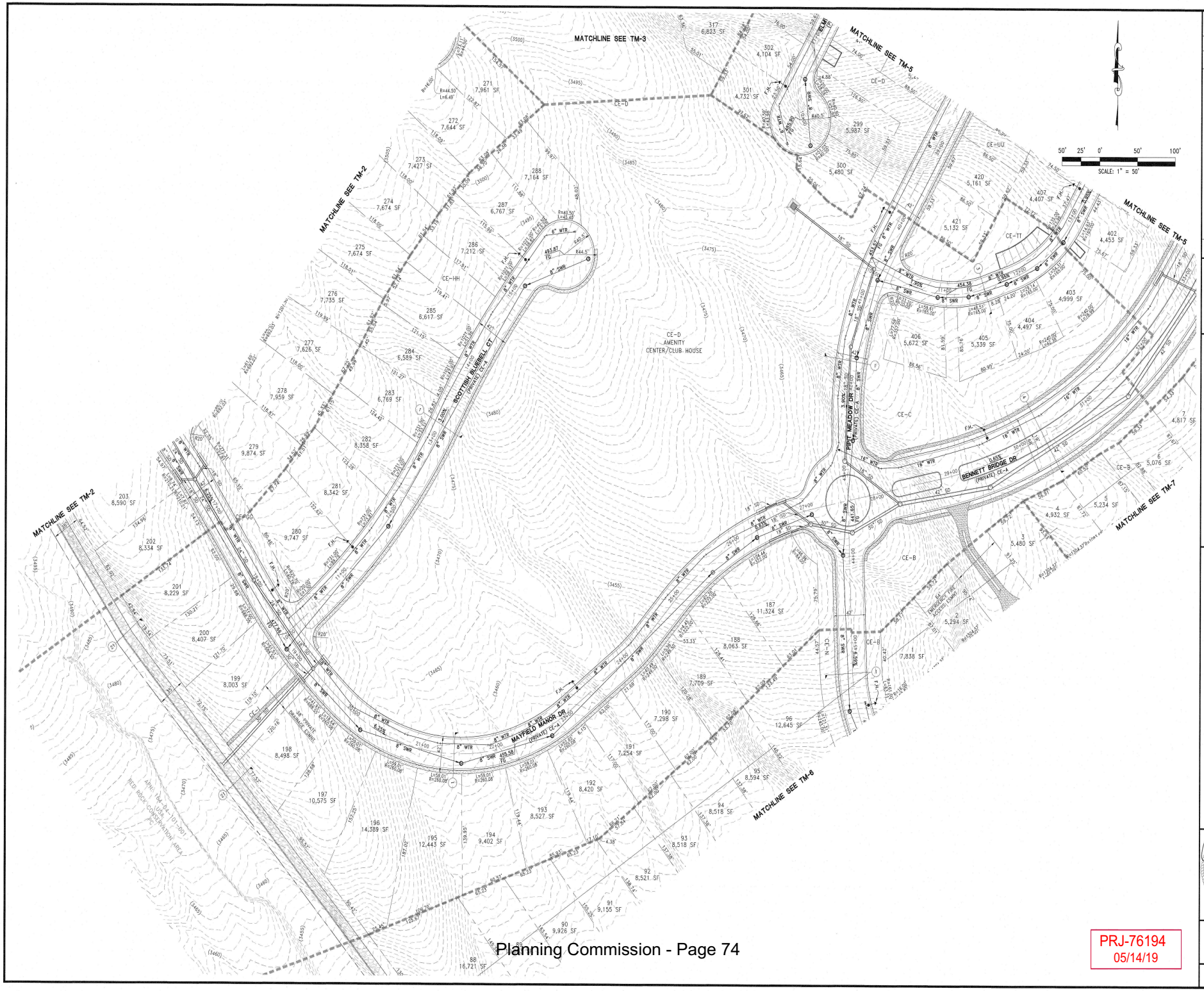
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH:(702) 453-0800 FAX:(702) 453-0801

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: AR
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3045.0057

DRAWING
TM-3
SHT 3 OF 13

5-10-19

PRJ-76194
05/14/19



GREYSTONE NEVADA LLC
9275 W RUSSELL RD, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH(702) 453.0800 FAX(702) 453.0801

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 3 OF 7)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZIRNYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

5-10-19

DRAWING
TM-4
SHT 4 OF 13

PRJ-76194
05/14/19



PRJ-76194
05/14/19

REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

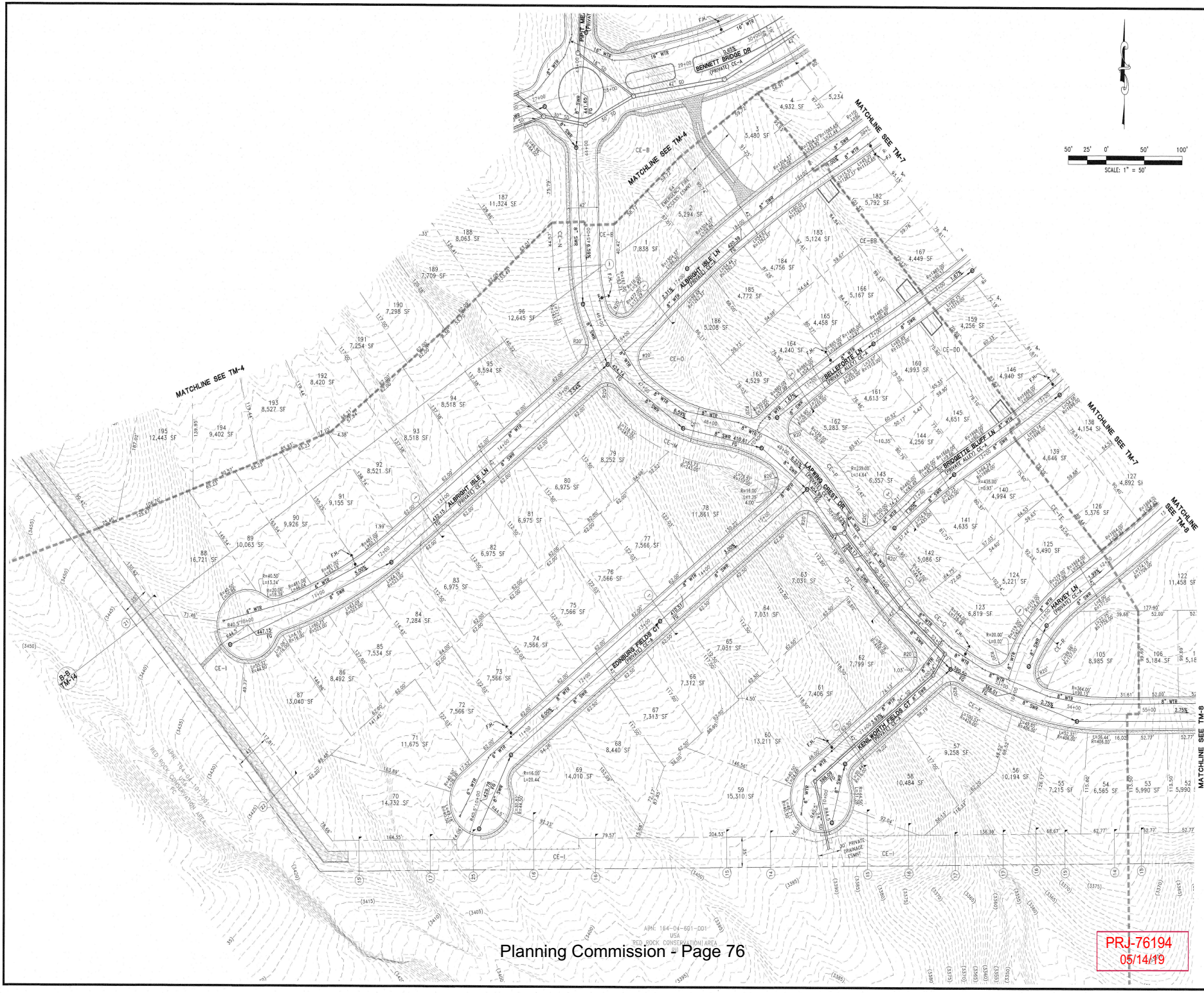
TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 4 OF 7)

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER CHRISTOPHER R. ZRINYI Exp. 6/30/2020 CIVIL No. 13976 STATE OF NEVADA
5-10-19

DRAWING
TM-5
SHT 5 OF 13

O:\3040_ENR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivera 5/09/19 11:33am



Planning Commission - Page 76

PRJ-76194
05/14/19

REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 5 OF 7)

CITY OF LAS VEGAS NEVADA

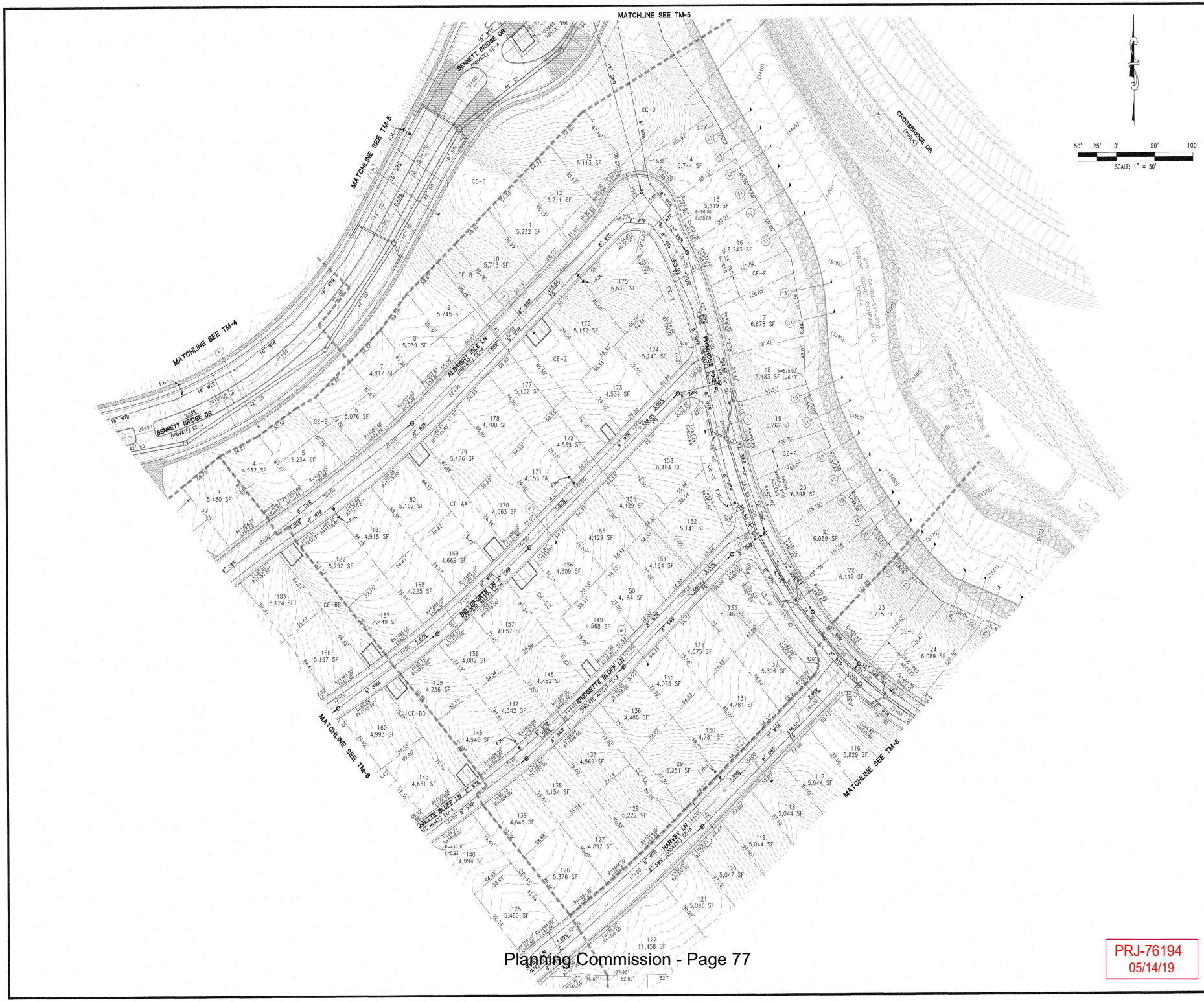
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
PROFESSIONAL ENGINEER STATE OF NEVADA

5-10-19

DRAWING
TM-6

SHT 6 OF 13

O:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivera 5/09/19 11:33am



REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 6 OF 7)

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER CHRISTOPHER R. ZRINYI Exp. 6/30/2020 CIVIL No. 13976 STATE OF NEVADA

5-10-19

DRAWING
TM-7
SHT 7 OF 13

O:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivera 5/09/19 11:34am

PRJ-76194
05/14/19



GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AM
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

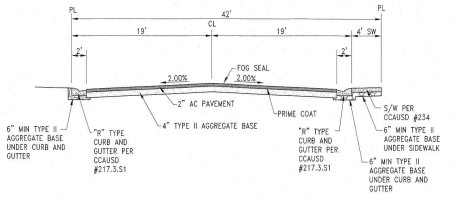
TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 7 OF 7)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
5-10-19

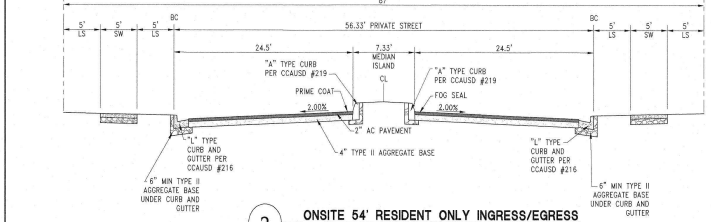
DRAWING
TM-8
SHT 8 OF 13

PRJ-76194
05/14/19

ALL PRIVATE STREETS ARE PUE, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

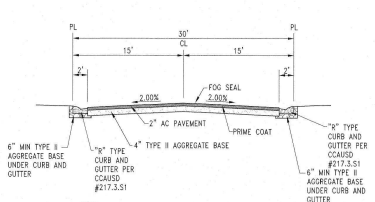


1 **ONSITE PRIVATE 42' STREET** — SIDEWALK ONE SIDE — SCALE: NTS

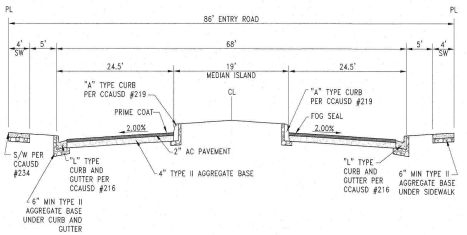


2 **ONSITE 54' RESIDENT ONLY INGRESS/EGRESS** — SIDEWALK BOTH SIDES — SCALE: NTS

ALL PRIVATE STREETS ARE PUE, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

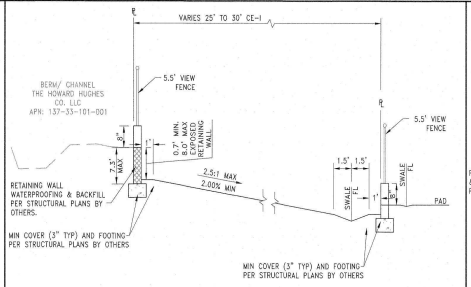


3 **ONSITE PRIVATE 30' ALLEY** — NO SIDEWALK — SCALE: NTS

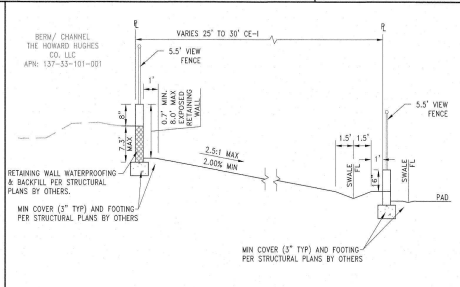


4 **ONSITE PRIVATE 68' STREET** — SIDEWALK BOTH SIDE — SCALE: NTS

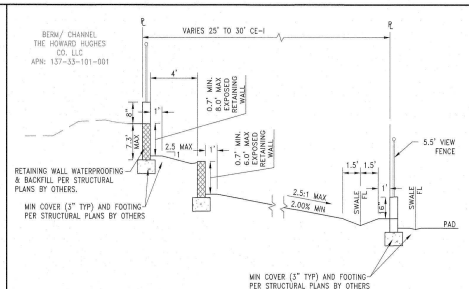
ALL PRIVATE STREETS ARE PUE, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



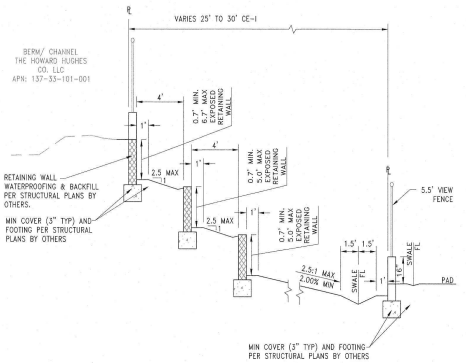
5 **EX TO REAR/SIDE** — WITH RETAINING — SCALE: NTS



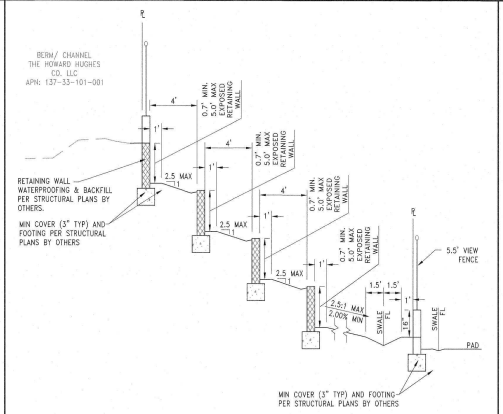
6 **EX TO REAR/SIDE** — DOUBLE RETAINER — SCALE: NTS



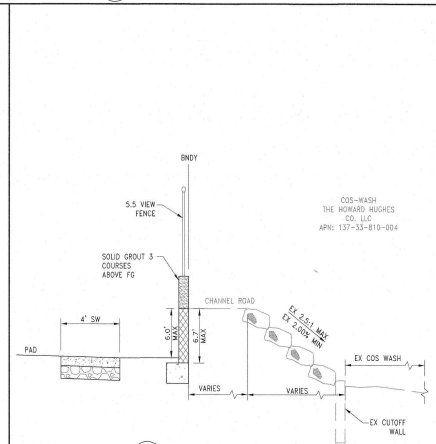
7 **EX TO REAR/SIDE** — TRIPLE RETAINER — SCALE: NTS



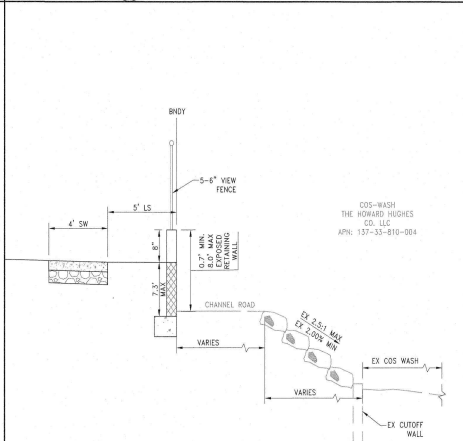
8 **EX TO REAR/SIDE** — FOUR RETAINER — SCALE: NTS



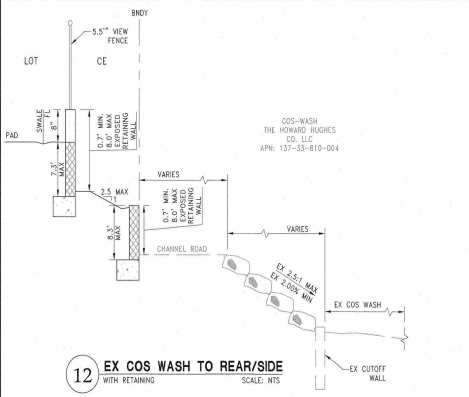
9 **EX TO REAR/SIDE** — FIVE RETAINER — SCALE: NTS



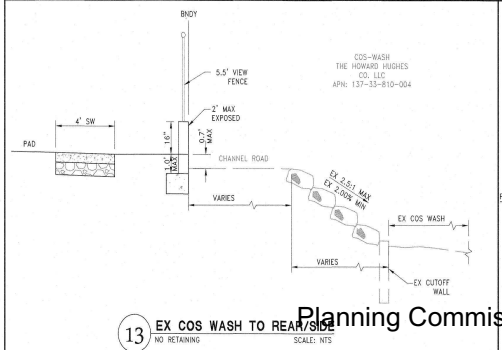
10 **EX COS WASH TO REAR/SIDE** — WITH RETAINING — SCALE: NTS



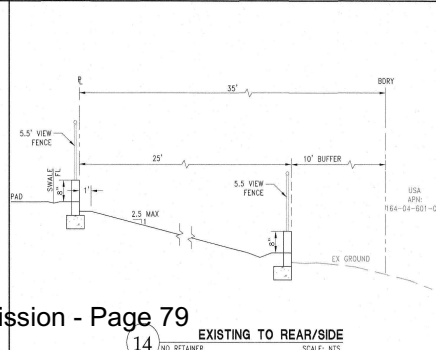
11 **EX COS WASH TO REAR/SIDE** — WITH RETAINING — SCALE: NTS



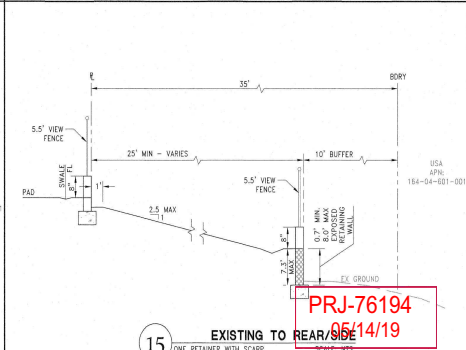
12 **EX COS WASH TO REAR/SIDE** — WITH RETAINING — SCALE: NTS



13 **EX COS WASH TO REAR/SIDE** — NO RETAINING — SCALE: NTS



14 **EXISTING TO REAR/SIDE** — NO RETAINER — SCALE: NTS



15 **EXISTING TO REAR/SIDE** — ONE RETAINER WITH SCARP — SCALE: NTS

PRJ-76194
5/14/19

REV	DESCRIPTION	BY	APP'D	DATE

DATE: May 09, 2019
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DESIGNED BY: CR
DRAWN BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

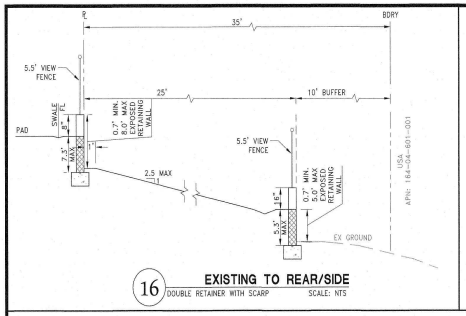
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
DETAILS AND SECTIONS (SHEET 1 OF 2)
CITY OF LAS VEGAS — NEVADA

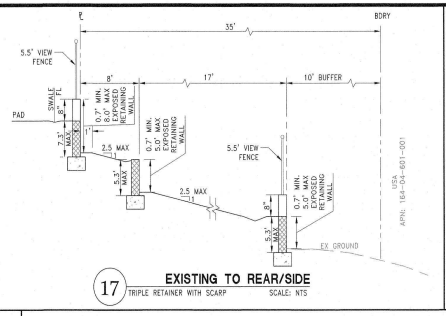
PROFESSIONAL ENGINEER — CHRISTOPHER R. ZRINYI — Exp. 6/30/2020 — CIVIL — No. 13976 — STATE OF NEVADA
5-10-19

DRAWING
TM-9
SHT 9 OF 13

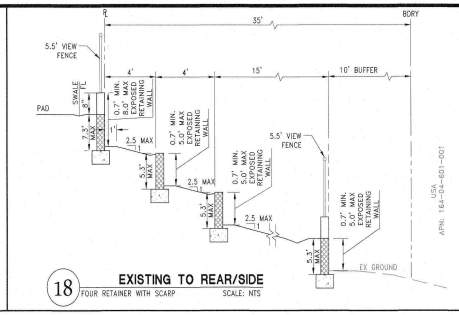
D:\3040_LENR\0057_Summerlin_1\05_PLANNING\CAD_FILES\TMAP.dwg sdrivera 5/09/19 11:54am



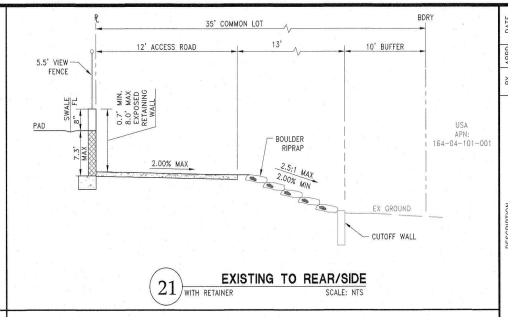
16 EXISTING TO REAR/SIDE
DOUBLE RETAINER WITH SCARP SCALE: NTS



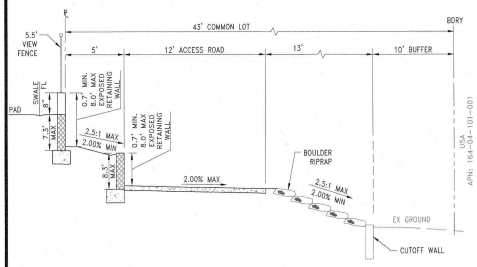
17 EXISTING TO REAR/SIDE
TRIPLE RETAINER WITH SCARP SCALE: NTS



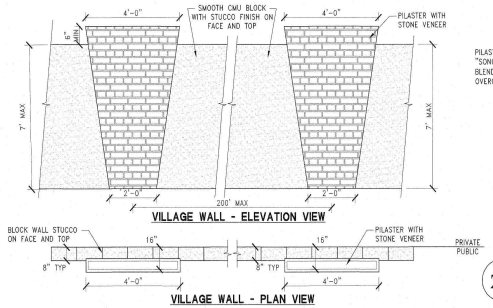
18 EXISTING TO REAR/SIDE
FOUR RETAINER WITH SCARP SCALE: NTS

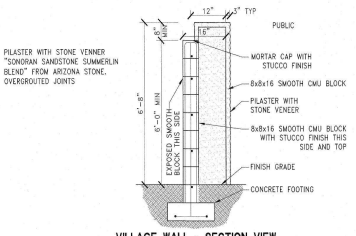


21 EXISTING TO REAR/SIDE
WITH RETAINER SCALE: NTS

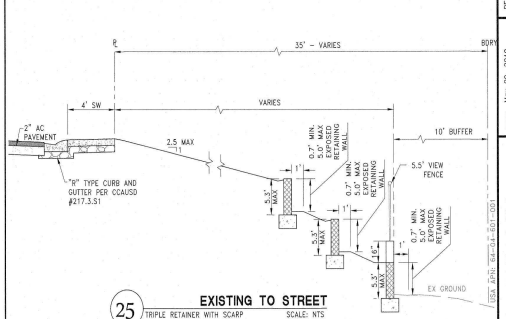


22 EXISTING TO REAR/SIDE
DOUBLE RETAINER SCALE: NTS

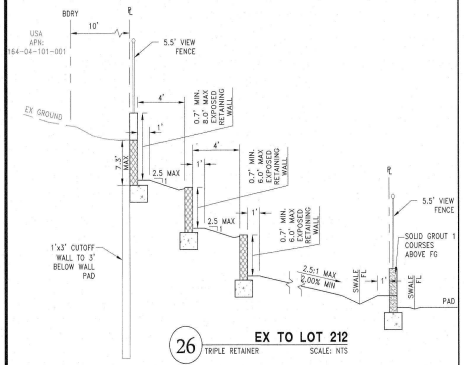




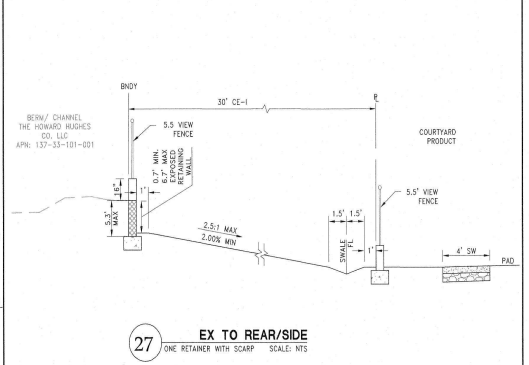
24 PERIMETER VILLAGE WALL DETAIL
SCALE: NTS



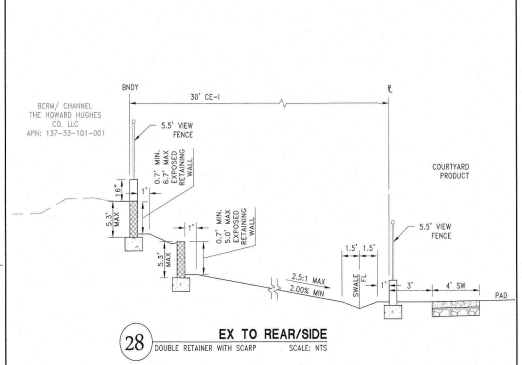
25 EXISTING TO STREET
TRIPLE RETAINER WITH SCARP SCALE: NTS



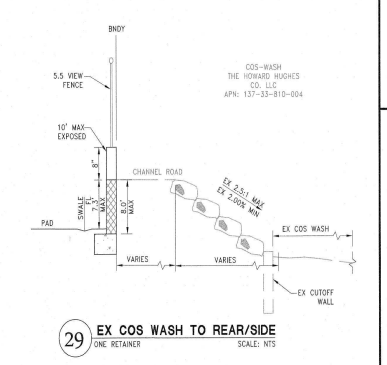
26 EX TO LOT 212
TRIPLE RETAINER SCALE: NTS



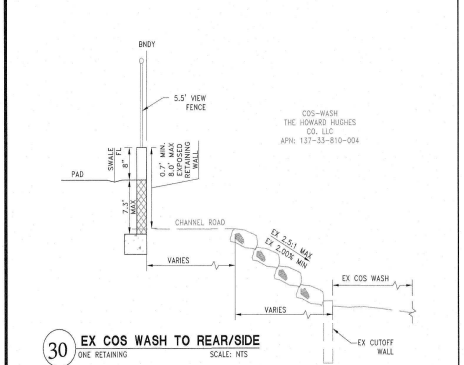
27 EX TO REAR/SIDE
ONE RETAINER WITH SCARP SCALE: NTS



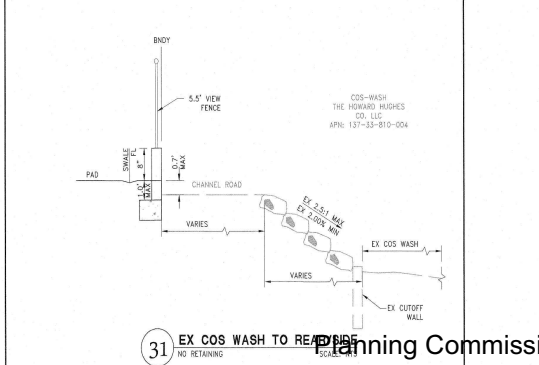
28 EX TO REAR/SIDE
DOUBLE RETAINER WITH SCARP SCALE: NTS



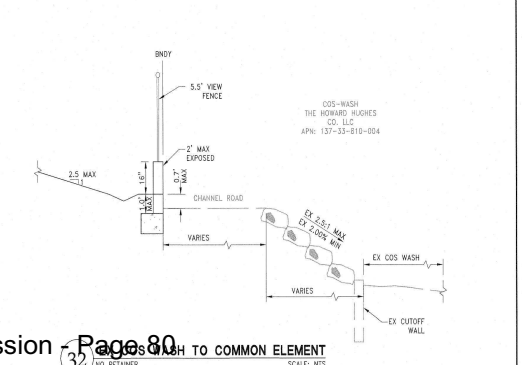
29 EX COS WASH TO REAR/SIDE
ONE RETAINER SCALE: NTS



30 EX COS WASH TO REAR/SIDE
ONE RETAINING SCALE: NTS



31 EX COS WASH TO REAR/SIDE
NO RETAINING SCALE: NTS



32 EX COS WASH TO COMMON ELEMENT
NO RETAINER SCALE: NTS

PRJ-76194
05/14/19

DESCRIPTION	BY	APP'D	DATE

REV	DESCRIPTION	BY	APP'D	DATE

DATE: May 09, 2019
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: AW
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 796-9100 FAX:(702) 796-9200

RCI Engineering
500 S. Rancho Drive, Suite 27, Las Vegas, NV 89106
PHONE:(702)384-2070 FAX:(702)384-2081

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
DETAILS AND SECTIONS (SHEET 2 OF 2)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
5-10-19

DRAWING
TM-10
SHT 10 OF 13

G:\3040_LEMP\0057_Summerlin_1015_PLANNING\CAD FILES\T-MAP.dwg canvas 5/09/19 11:34am



MOD-76535 [PRJ76194] - MAJOR MODIFICATION RELATED TO SCD-76513 THROUGH SCD-76534 AND TMP-76536 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTH SIDE OF CROSSBRIDGE DRIVE, SOUTH OF SUNCREEK DRIVE

05/23/19



MOD-76535 [PRJ76194] - MAJOR MODIFICATION RELATED TO SCD-76513 THROUGH SCD-76534 AND TMP-76536 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTH SIDE OF CROSSBRIDGE DRIVE, SOUTH OF SUNCREEK DRIVE

05/23/19

RCI ENGINEERING

May 10, 2019

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

RE: Justification Letter – Summerlin 103 - Tentative Map / Major Mod / Deviations

On behalf of our client, Greystone Nevada LLC, we have prepared the following justification letter in support of a Tentative Map for a 421-lot single-family residential development.

Tentative Map

The proposed development, consisting of one parcel totaling 103.82 gross acres is generally located on the west side of Crossbridge Drive, northwest of the intersection of Charleston Boulevard and Sky Vista, APN 164-04-511-001. The subject site Planned Community District (P-C) and is bound on the north, west and south by undeveloped property. Zoning to south and west has a classification of Rural Open Land (R-U) and to the north is zoned Planning Community District (P-C). Adjacent properties to the east are Single Family Subdivisions, consisting of Planned Community District (P-C) zoning, which are currently under construction.

The subdivision will consist of a 421-lot single family residential development, 4.06 dwelling units per acre. The subdivision will be served by two points of access. The main access will be by a guard house/gated entrance with an enhanced entryway to highlight the project's community bridge structure, off of Crossbridge Drive. An additional resident only gated access located on Audrey Valley, on the northwest end of the subdivision. Internal circulation will be by private 42' foot wide roads and 30' private alleys.

Open space for the project will be approximately 1,096,168 sf. The community is being designed this way in order to provide extensive shared amenities. These planned amenities include internal trail corridors, some of which connect to the Summerlin Trails Network. A community center is planned which will serve as the hub for the entire community.

PR-L76194
05/14/19

The proposed development will utilize the Stonebridge Residential Design Criteria as well as the City of Las Vegas standards for all development criteria. Lots within the development will have an average lot size of 6,127 sf, with a minimum lot size of 4,002 sf and a maximum lot size of 16,721 sf. Floor plans have been designed for a low-maintenance lifestyle for active adult residents. The developer is offering three distinct product lines. The type and square footage are as follows:

Type:	Square Footage Options:
Courtyard	1232 sf.
	1237 sf.
	1241 sf.
	1385 sf.
	1422 sf.
Encore	2516 sf.
	2873 sf.
Symphony	1667 sf.
	1747 sf.
	1953 sf.
	2236 sf.

Major Modification

The Project land use designation of SF2 will be revised to SFSD to allow for the density blend of the various lot sizes proposed with this Project. The Encore and Symphony products will be traditional single family detached product fronting to 42' wide streets with 2 car garages and 19' driveways. These lots will be developed utilizing the "Front Loaded Lots" designation per Exhibit 2.2 on Page 2-29 of the Summerlin Development Standards. The Encore Product will consist of Lots 57 through 96, 187 through 208, and 263 through 282 for a total of 82 home sites. The Symphony Product will consist of Lots 24 through 56, 97 through 122, 209 through 262, and 283 through 285 for a total of 116 home sites.

The Courtyard product will be single family detached product that includes a courtyard between the fronts of the homes. The Courtyard Product includes alley loaded garages, front loaded garages, and private outdoor space along the side of the lots. The front of the homes will be located within an HOA maintained paseo. These lots will be developed utilizing the "Paseo Cluster" designation per Exhibit 2.6 on Page 2-33 of the Summerlin Development Standards. The Courtyard Product will consist of Lots 1 through 23, 123 through 186, and 286 through 421 for a total of 223 home sites.

PRJ-76194
05/14/19

Courtyard Product Deviations

The "Paseo Cluster" designation per Exhibit 2.6 on Page 2-33 of the Summerlin Development Standards includes a garage door face setback of 3′ to 5′ or 18′. Based on site visibility zones, street slopes, flood protection, and the curved street alignments 22 courtyards lots will require a deviation to the garage door face setback from the required 3′ to 5′ to be set at 3′ to 8′. Those lots will be 133, 137, 138, 139, 142, 144, 145, 152, 158, 159, 163, 164, 165, 166, 174, 308, 309, 325, 339, 351, 352, and 412. These lots have garages fronting to the drive aisle (30′ wide) and will not include sidewalk between the garage door face and the back of curb.

Parking Analysis

The Encore and Symphony Products will include 2 car garages and 19′ driveways and therefore additional parking analysis is not required. The Courtyard Product around the perimeter and loaded off the 42′ wide streets will include 2 car garages and 19′ driveways. A total of 90 of the 223 Courtyard lots will include a 19′ driveway (Lots 1-23, 123-132, 175-186, 289-292, 364-396, and 414-421). Therefore additional guest parking is not require for these lots. The remaining 133 Courtyard Lots will not have driveways at 19′ and will require guest parking per SFSD standards of 1 for every 2.5 lots. Therefore a total of 54 (133/2.5) guest parking spaces are required. A total of 79 designated visitor parking spaces has been provided through the Courtyard Lots which exceeds the minimum of 54 spaces.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.
Sincerely,

RCI Engineering

Chris Zrinyi, P.E.
Principal

PRJ-76194
05/14/19

Howard Hughes.

May 13, 2019

Mr. Robert Flaxa
Director, Community Development
Lennar Corporation
9275 W. Russell Rd. Suite 400
Las Vegas, NV 89148

Re: Summerlin Design Review Committee (SDRC) **Approval** for a Major Modification to the Development Plan for Parcel FGH, Village 24, Stonebridge

Dear Robert:

The Summerlin Design Review Committee (SDRC) has reviewed and approved your submittal, on behalf of Lennar, to the City of Las Vegas for a Major Modification to the Development Plan for Village 24, Stonebridge, to revise the land use designation for Parcel FGH from SF2 to SFSD with conditions. This approval is based on our understanding that Lennar wishes to develop an active adult community consisting of approximately 421 lots on a ±103 acre parcel that utilizes the setback requirements for Single Family Special Lot Development (SFSD) per Table 2.2 of the Summerlin Development Standards, adopted by the City of Las Vegas on September 15, 2004.

The conditions of approval include:

1. The density for Parcel FGH shall be capped at 5.0 DUA where SFSD allows 18 DUA.
2. The height limit for all structures shall be 38' where SFSD allows 45'.
3. The type of development on FGH shall be limited to an active adult, age qualified community as shown on the Tentative Map submitted by Lennar for Parcel FGH, dated May 10, 2019.
4. Development of lots utilizing SFSD setback requirements shall be based on Exhibits 2.2 and 2.6 of the Summerlin Development Standards.

Please contact me if you require additional information in this regard.

Sincerely,

Julie Cleaver
SVP, Planning & Design

The Howard Hughes Corporation
10801 W. Charleston Blvd. Third Floor
Las Vegas, NV 89135

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: **MOD-76535 [PRJ76194] - MAJOR MODIFICATION RELATED TO SCD-76513 THROUGH SCD-76534 AND TMP-76536**

SUBJECT: **APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC**

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

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

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

Signature

07/03/19
Date

DAVE GOLDEN

Please Print Name

GREYSTONE NEVADA, LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 8

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: **9**

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

SUBJECT:
SCD-76513 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #133 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76513 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GORNICKI
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 9

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
10

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

SUBJECT:
SCD-76514 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #137 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4130-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76514 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE CONOYER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item. 10

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
11

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

SUBJECT:
SCD-76515 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #138 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76515 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE CONNOVER
Please Print Name

GREYSTONE NEVADA, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 11

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
12

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

SUBJECT:
SCD-76516 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #139 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76516 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GORNOYER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 12

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
13

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

SUBJECT:
SCD-76517 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #142 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76517 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — Date: 07/03/19

Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 13

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
14

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

SUBJECT:
SCD-76518 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #144 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76518 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE CORNWELL
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: #14

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
15

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

SUBJECT:
SCD-76519 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #145 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76519 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GRONEK
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item # 15

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
16

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

SUBJECT:
SCD-76520 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #152 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76520 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE GLADYER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: #16

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
17

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

SUBJECT:
SCD-76521 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #158 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL , subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: **SCD-76521 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION**

SUBJECT: **APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC**

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

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

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

[signature] 07/03/19

Signature Date

DAVE CORNOYER

Please Print Name

GREYSTONE NEVADA LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 17

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
18

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

SUBJECT:
SCD-76522 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #159 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76522 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAE GROVER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 18

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
19

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

SUBJECT:
SCD-76523 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #163 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76523 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE CORNOYER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
20

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

SUBJECT:
SCD-76524 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #164 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-20
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76524 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE CORNOVICH
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 20

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
21

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

SUBJECT:
SCD-76525 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #165 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76525 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE GRONEK
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 21

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
22

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

SUBJECT:
SCD-76526 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #166 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4130-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76526 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GRANOFF
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 22

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
23

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

SUBJECT:
SCD-76527 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #174 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76527 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GERMOVER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 23

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
24

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

SUBJECT:
SCD-76528 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #308 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76528 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE GARDNYER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 24

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
25

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

SUBJECT:
SCD-76529 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #309 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76529 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GOLDWATER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 25

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
26

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

SUBJECT:
SCD-76530 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #325 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4150-1

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76530 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DALE GORNOWER
Please Print Name

GREYSTONE NEVADA LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 26

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
27

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

SUBJECT:
SCD-76531 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #339 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76531 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature — 07/03/19 Date

DAVE GRONEK
Please Print Name

GREYSTONE NEVADA, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 27

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
28

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

SUBJECT:
SCD-76532 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #351 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: **SCD-76532 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION**

SUBJECT: **APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC**

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

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

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

[signature] 07/03/19

Signature Date

DALE CORNOYER

Please Print Name

GREYSTONE NEVADA LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 28

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
29

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

SUBJECT:
SCD-76533 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #352 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76533 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GARNOYER
Please Print Name

GREYSTONE NEVADA, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 29

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
30

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

SUBJECT:
SCD-76534 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #412 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation - lot 133 for 3' to 8' garage door face setback

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski

Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135

E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148

E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rourke

Subscribed and sworn before me

This 1st day of April, 20 19

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

MARY EILEEN WOLTZ NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-1-2021 Certificate No: 17-4150-1

PRJ-76194 05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: SCD-76534 [PRJ-76194] - SUMMERLIN MAJOR DEVIATION

SUBJECT: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC

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

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

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

Signature

07/03/19
Date

DAVE GERMAN
Please Print Name

GREYSTONE NEVADA, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 30

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
31

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

SUBJECT:
TMP-76536 - TENTATIVE MAP RELATED TO MOD-76535 AND SCD-76513 THROUGH SCD-76534 - SUMMERLIN VILLAGE 24 PARCEL FGH - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 421-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Summerlin Design Review Committee Conditional Approval Letter for Tentative Map
4. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) West side of Crossbridge Drive, northwest of the intersection of Charleston and Sky Vista

Project Name Summerlin Vilage 24 Parcel FGH **Proposed Use** Residential

Assessor's Parcel #(s) 164-04-511-001 **Ward #** 2

General Plan: Existing SF2 Proposed SFSD **Zoning:** Existing P-C Proposed P-C

Additional Information

Property Owner Howard Hughes Company, LLC **Contact** Betty Shevorski
Address 10801 W Charleston Blvd, 3rd Floor City Las Vegas State NV Zip 89135
E-mail betty.shevorski@howardhughes.com Phone 702-791-4362

Applicant Greystone Nevada, LLC **Contact** Dave Cornoyer
Address 9275 W Russell Road, 4th Floor City Las Vegas State NV Zip 89148
E-mail david.cornoyer@lennar.com Phone 702-821-4683

Representative RCI Engineering **Contact** Chris Zrinyi
Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106
E-mail czrinyi@rcinevada.com Phone 702-998-2104

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. O'Rock

Subscribed and sworn before me
This 1st day of April, 20 19

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

MARY EILEEN WOLTZ
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-1-2021
Certificate No: 17-4130-1

PRJ-76194
05/14/19

TENTATIVE MAP FOR
SUMMERLIN VILLAGE 24 PARCEL FGH
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
APN: 164-04-511-001
CITY OF LAS VEGAS, NEVADA
103.82 +/- ACRES
BY
GREYSTONE NEVADA LLC

OWNER:
THE HOWARD HUGHES COMPANY, LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NEVADA 89135

DEVELOPER:
GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

DESIGN ENGINEER:
RCI Engineering
500 S. Rancho Dr, Suite 17 - Las Vegas, NV 89106 PH#702.453.0800
FAX#702.453.0801

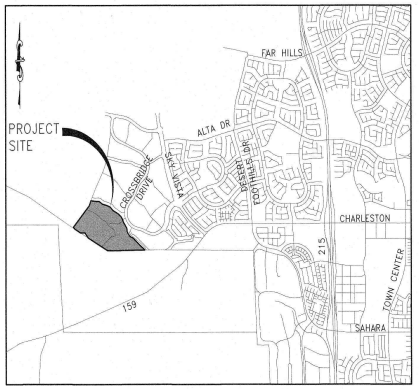
LEGAL DESCRIPTION
LOT F/G/H AS SHOWN ON THE FINAL MAP OF STONEBRIDGE UNIT 3 ON FILE IN BOOK 152 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 7LV09 34SW6

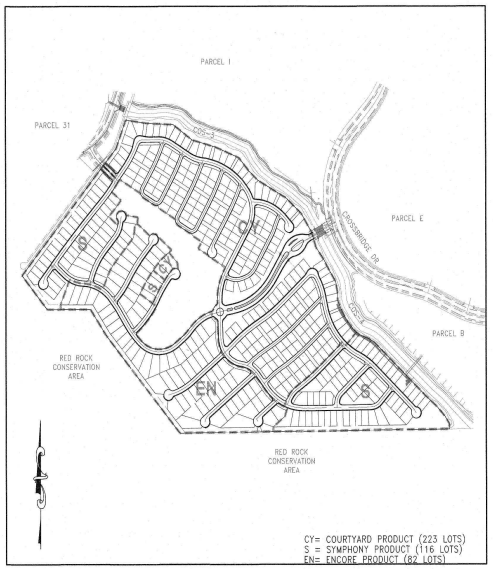
RIVET AND ROUND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF DESERT MOON RD. AND SKY VISTA DR.

ELEVATION = 1011.422 METERS (NAVD '88)
ELEVATION = 3318.31 US SURVEY FEET (NAVD '88)

BASIS OF BEARINGS
NORTH 05°36'00" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN FILE 118, PAGE 100 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA, THE DESIGN GUIDELINES FOR STONEBRIDGE AT SUMMERLIN V24, AND SPECIFICATIONS OF THE CITY OF LAS VEGAS UNLESS NOTED OTHERWISE.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC..... NV ENERGY
   GAS..... SOUTHWEST GAS CORPORATION
   SEWER..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.1053 M.G.D. AVG.
   SEWER CONTRIBUTION = 0.46 M.G.D. PEAK
5. BUILDING SETBACKS TO COMPLY WITH THE CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND IN STORM DRAINS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C2125E DATED SEPTEMBER 27, 2002.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" AND 12" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR PRIVATE STREETS ARE 42' WIDE UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR PRIVATE ALLEYS ARE 30' WIDE UNLESS OTHERWISE SHOWN.
12. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
13. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
16. PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LAND USE INFORMATION:

APN	= 164-04-511-001
EXISTING ZONING	= PC/SF2
PROPOSED ZONING	= PC/SFSD
TOTAL GROSS ACREAGE	= 103.82 AC
TOTAL SINGLE FAMILY NUMBERED LOTS	= 421
D.U.A.	= 4.06
NUMBER OF COMMON LOTS	= 62
OPEN SPACE REQUIREMENT	= 0 Sq. Ft.
OPEN SPACE PROVIDED	= 1,096,168 Sq. Ft.
LOT SIZE	
MINIMUM AREA	= 4,002 Sq. Ft.
MAXIMUM AREA	= 16,721 Sq. Ft.
AVERAGE AREA	= 6,127 Sq. Ft.
TYPICAL LOT SIZE	= 57' x 74' (COURTYARDS) 52' x 97' (SYMPHONY) 62' x 112' (ENCORE)

CONNECTIVITY TABLE

LINKS:
INTERNAL= 46
PEDESTRIAN ACCESS= 11 (0.5 EACH)
TOTAL OF LINKS= 51.5

NODES:
INTERNAL STREET INTERSECTIONS= 26
CUL-DE-SACS= 10
TOTAL OF NODES= 36

LINKS/NODES= 51.5/36

CONNECTIVITY SCORE TOTAL= 1.43

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP (SHEET 1 OF 7)
3	TM-3	TENTATIVE MAP (SHEET 2 OF 7)
4	TM-4	TENTATIVE MAP (SHEET 3 OF 7)
5	TM-5	TENTATIVE MAP (SHEET 4 OF 7)
6	TM-6	TENTATIVE MAP (SHEET 5 OF 7)
7	TM-7	TENTATIVE MAP (SHEET 6 OF 7)
8	TM-8	TENTATIVE MAP (SHEET 7 OF 7)
9	TM-9	DETAILS AND SECTIONS (SHEET 1 OF 2)
10	TM-10	DETAILS AND SECTIONS (SHEET 2 OF 2)
11	TM-11	CROSS SECTION (SHEET 1 OF 3)
12	TM-12	CROSS SECTION (SHEET 2 OF 3)
13	TM-13	CROSS SECTION (SHEET 3 OF 3)

LEGEND

RIGHT-OF-WAY/BOUNDARY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC
VISITOR PARKING STALLS	

PRJ-76194
05/14/19

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

REV | DESCRIPTION | BY | APP'D | DATE

DATE: May 09, 2019
HORIZ. SCALE:
VERT. SCALE:
DESIGNED BY: CR
DRAWN BY: JW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3940.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

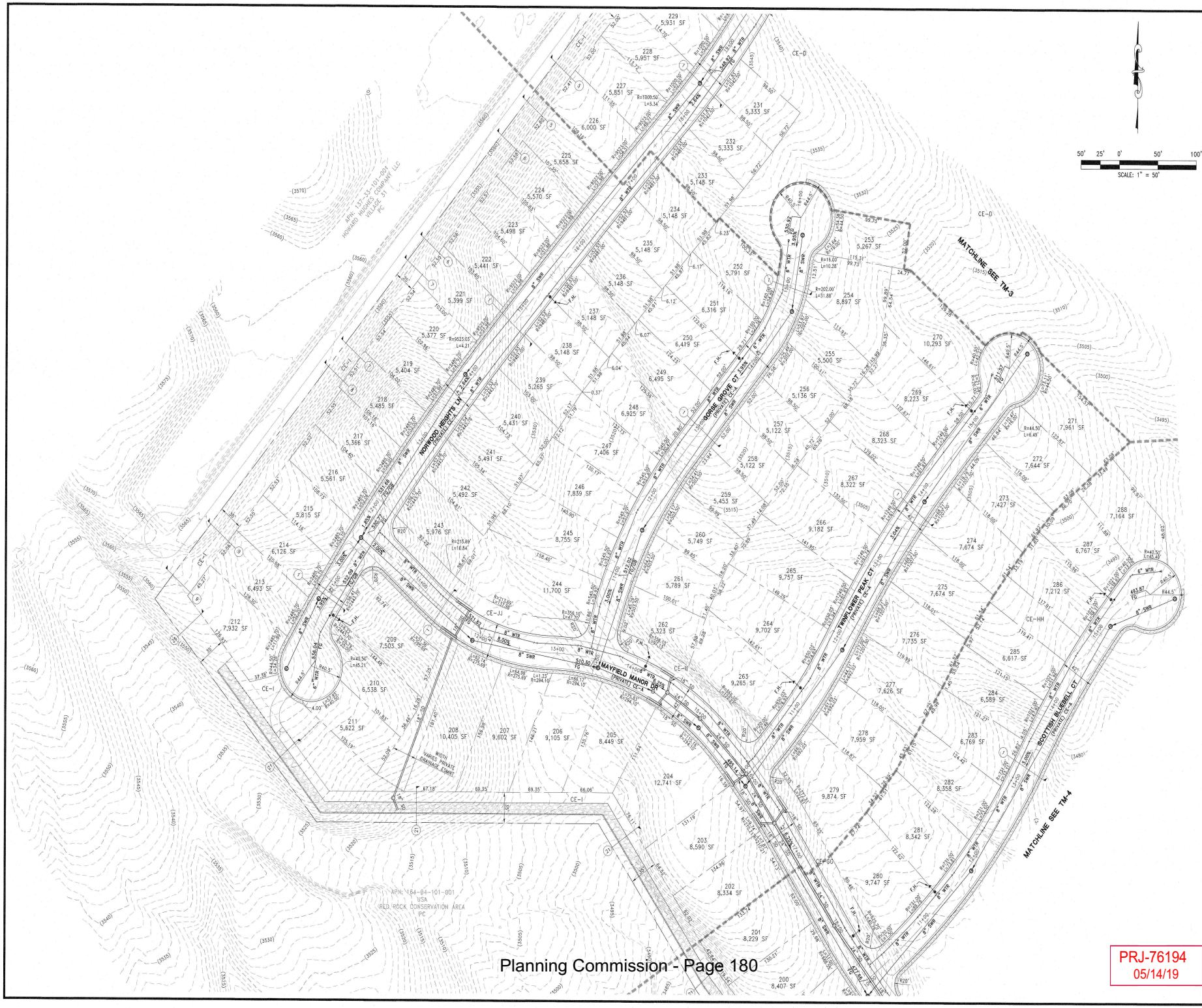
TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
COVER SHEET
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13970
STATE OF NEVADA
PROFESSIONAL ENGINEER

5-10-19

DRAWING
TM-1
SHT 1 OF 13

O:\3940_LEWK\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg cmeera 5/09/19 11:42am



TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 1 OF 7)
CITY OF LAS VEGAS NEVADA

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

DATE: May. 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3540.0057

DESCRIPTION | REV | BY | APP'D | DATE

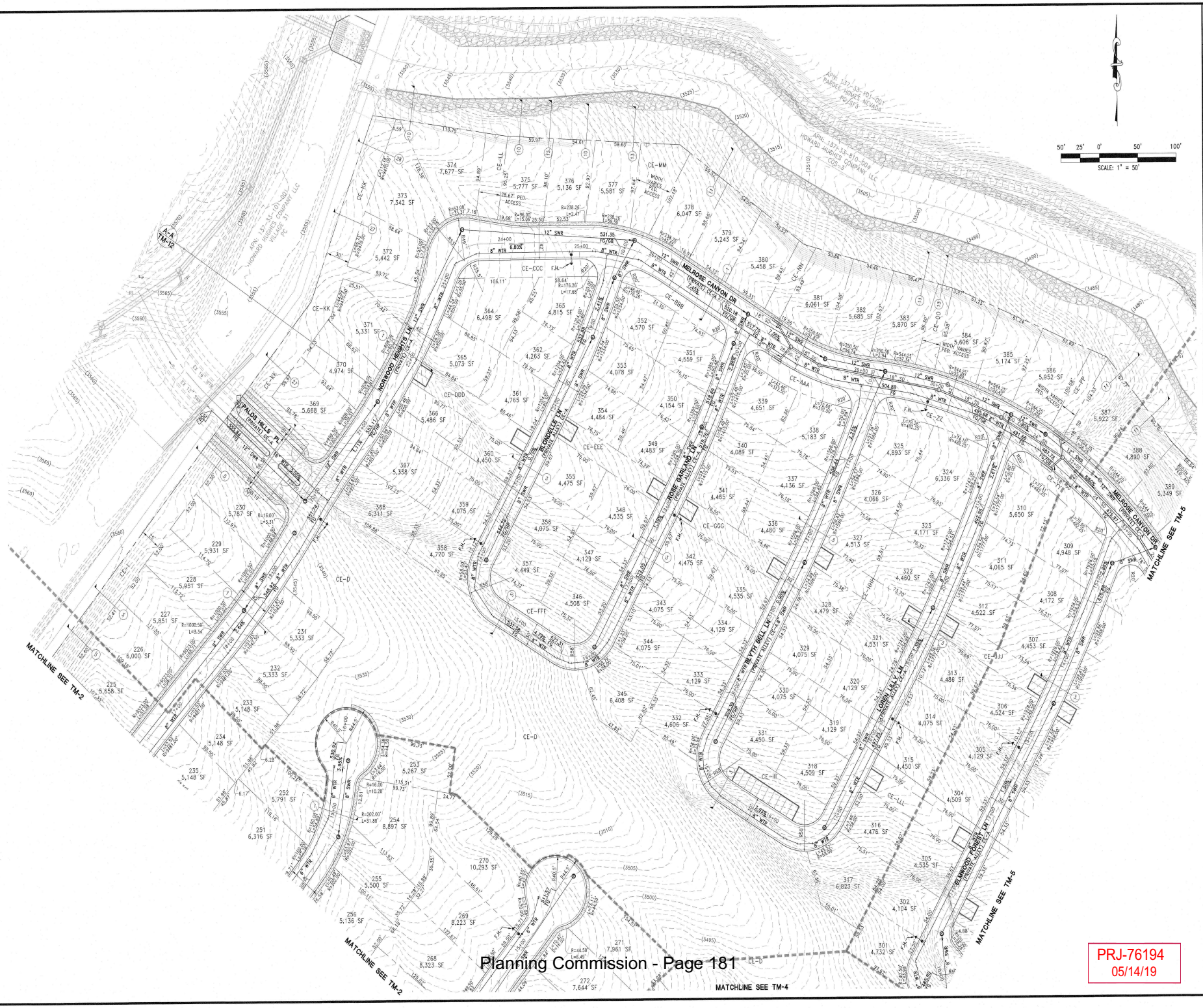
CHRISTOPHER R. ZRNYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

5-10-19

DRAWING
TM-2
SHT 2 OF 13

PRJ-76194
05/14/19

G:\3540_LEMR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivero 5/09/19 11:32am



TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 2 OF 7)
CITY OF LAS VEGAS NEVADA

GREYSTONE NEVADA LLC
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH:(702) 453-0800 FAX:(702) 453-0801

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: AR
CHECKED BY: CBZ
APPROVED BY: CBZ
PROJECT #: 3045.0057

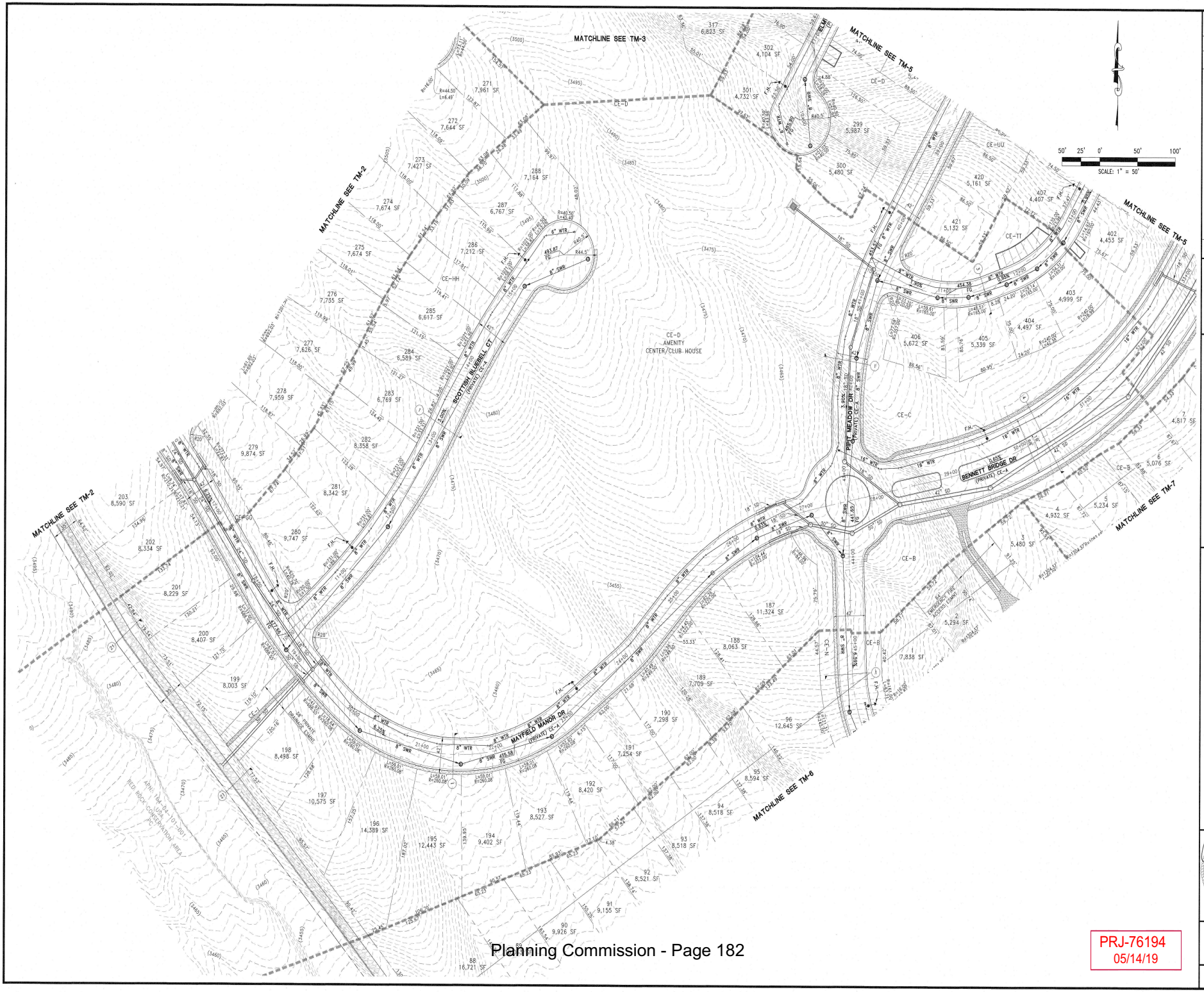
CHRISTOPHER R. ZIONI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA

5-10-19

DRAWING
TM-3
SHT 3 OF 13

PRJ-76194
05/14/19

O:\3045_LDMR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivero 5/09/19 11:32am



GREYSTONE NEVADA LLC
9275 W RUSSELL RD, LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH(702) 453.0800 FAX(702) 453.0801

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 3 OF 7)
CITY OF LAS VEGAS NEVADA

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 2440.0057

CHRISTOPHER R. ZIRNYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
PROFESSIONAL ENGINEER

5-10-19

DRAWING
TM-4
SHT 4 OF 13

PRJ-76194
05/14/19



PRJ-76194
05/14/19

REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

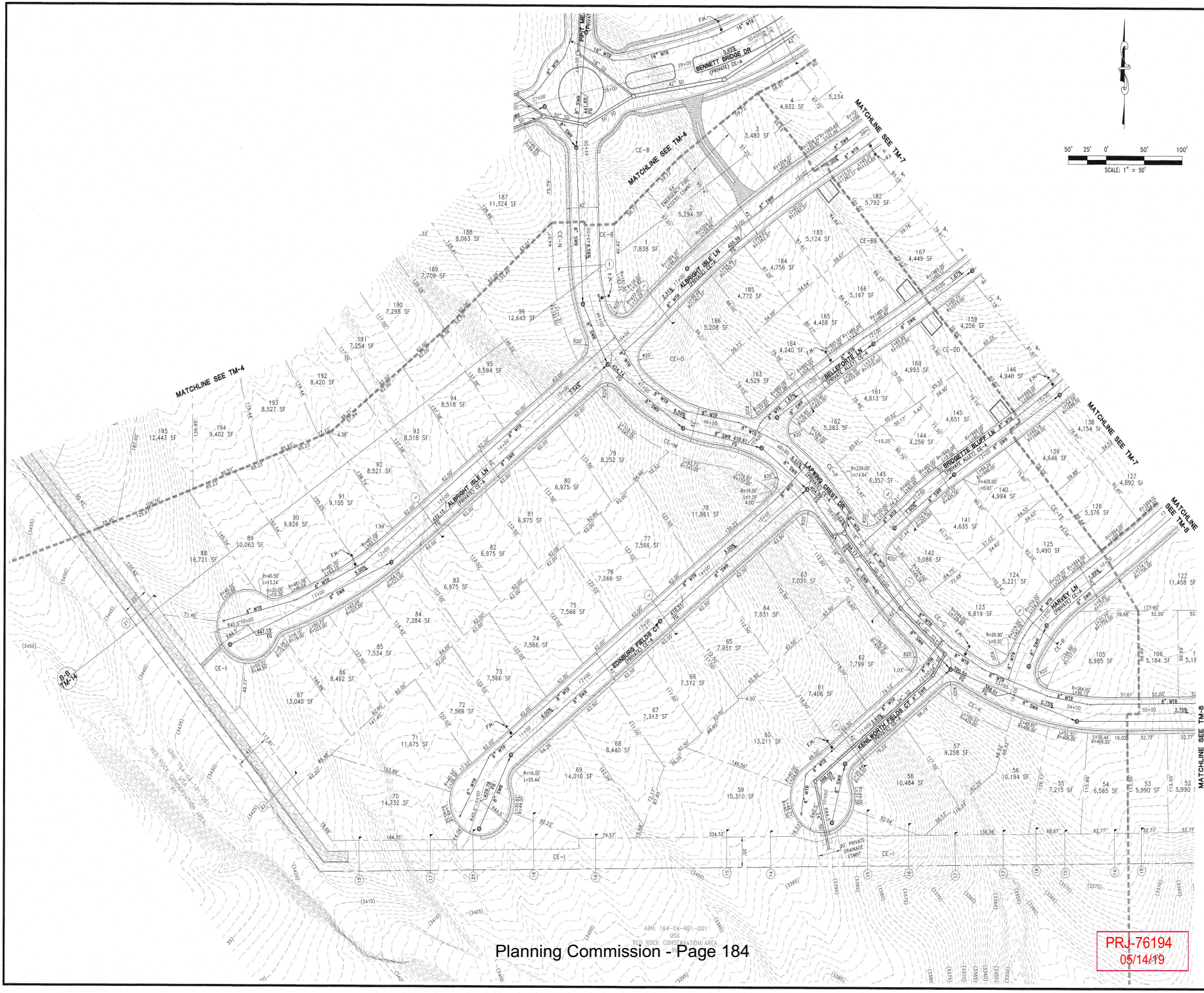
TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 4 OF 7)

CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER CHRISTOPHER R. ZRINYI Exp. 6/30/2020 CIVIL No. 13976 STATE OF NEVADA
5-10-19

DRAWING
TM-5
SHT 5 OF 13

O:\3040_ENR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivera 5/09/19 11:33am



PRJ-76194
05/14/19

Planning Commission - Page 184

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

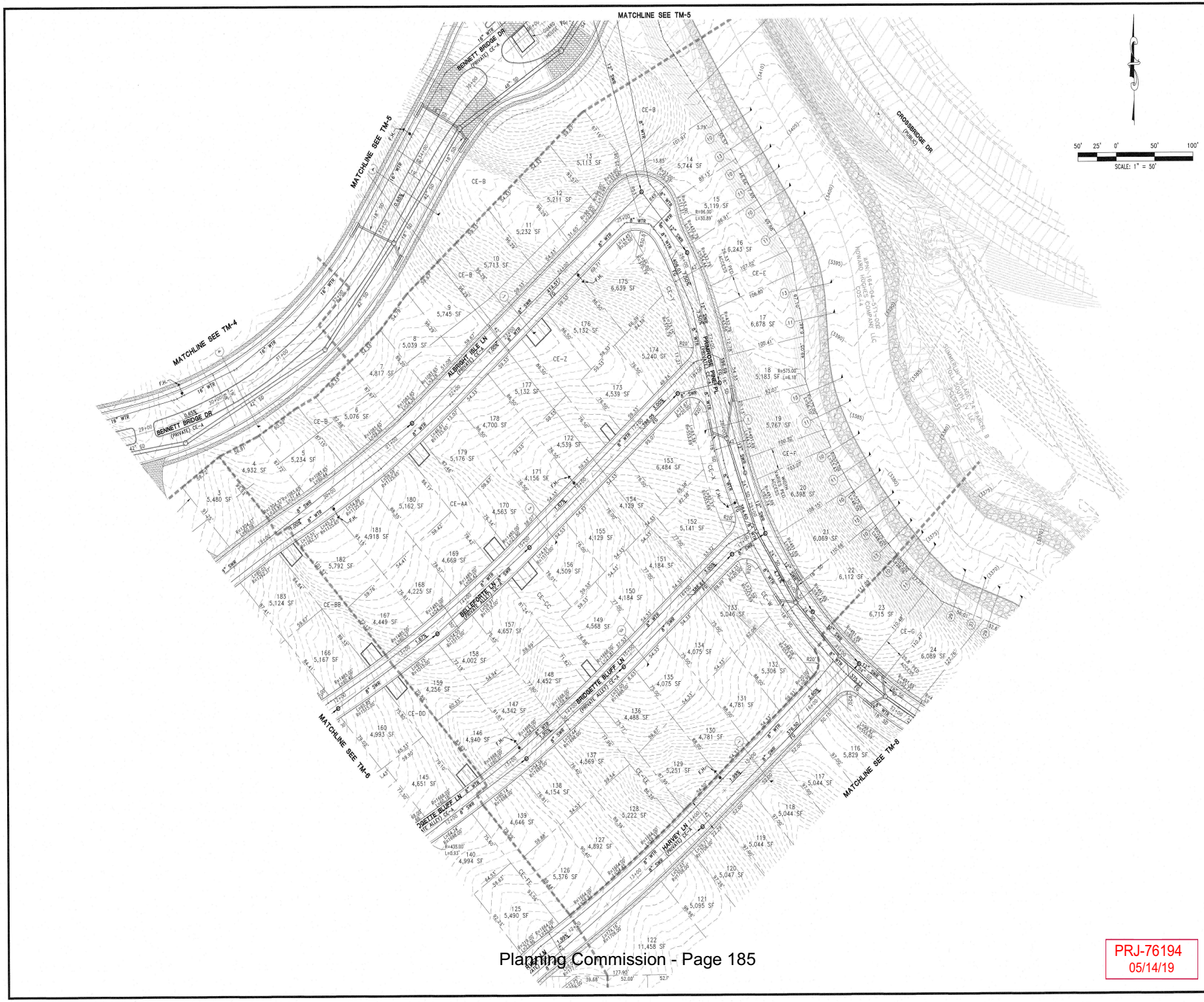
DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: KAL
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 5 OF 7)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
5-10-19

DRAWING
TM-6
SHT 6 OF 13

O:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivera 5/09/19 11:33am



REV	DESCRIPTION	BY	APPD	DATE

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
TENTATIVE MAP (SHEET 6 OF 7)
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
5-10-19

DRAWING
TM-7
SHT 7 OF 13

O:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\T-MAP.dwg crivera 5/09/19 11:34am

PRJ-76194
05/14/19



TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH

TENTATIVE MAP (SHEET 7 OF 7)

CITY OF LAS VEGAS NEVADA

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX: (702) 736-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

DATE: May 09, 2019
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
DRAWN BY: CR
DESIGNED BY: AM
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

REV	DESCRIPTION	BY	APP'D	DATE

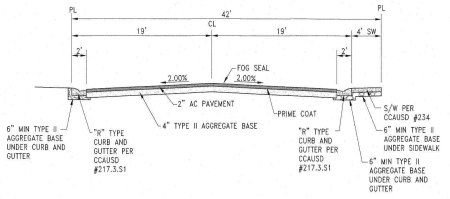
PROFESSIONAL ENGINEER
CHRISTOPHER R. ZRINYI
Exp. 6/30/2020
CIVIL
No. 13976
STATE OF NEVADA
5-10-19

DRAWING
TM-8
SHT 8 OF 13

G:\3040_LENR\0057_Summerlin_103_PLANNING\CAD FILES\7-MAP.dwg crivero 5/09/19 11:34am

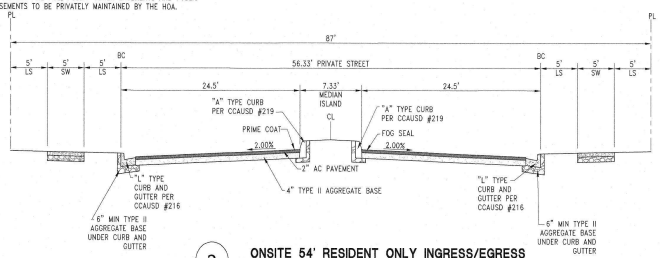
PRJ-76194
05/14/19

ALL PRIVATE STREETS ARE PUE, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



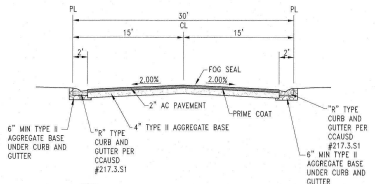
1 **ONSITE PRIVATE 42' STREET**
SIDEWALK ONE SIDE SCALE: NTS

ALL PRIVATE STREETS ARE PUE, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

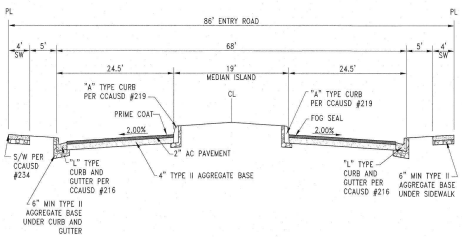


2 **ONSITE 54' RESIDENT ONLY INGRESS/EGRESS**
SIDEWALK BOTH SIDES SCALE: NTS

ALL PRIVATE STREETS ARE PUE, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.

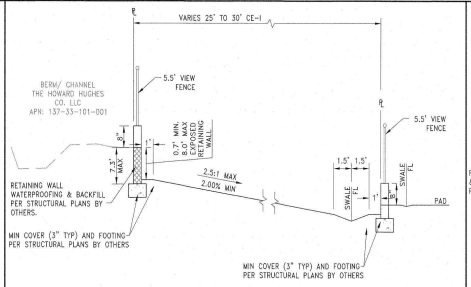


3 **ONSITE PRIVATE 30' ALLEY**
NO SIDEWALK SCALE: NTS

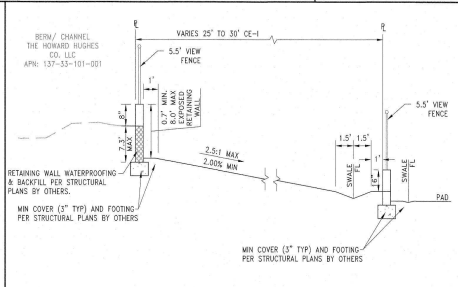


4 **ONSITE PRIVATE 68' STREET**
SIDEWALK BOTH SIDE SCALE: NTS

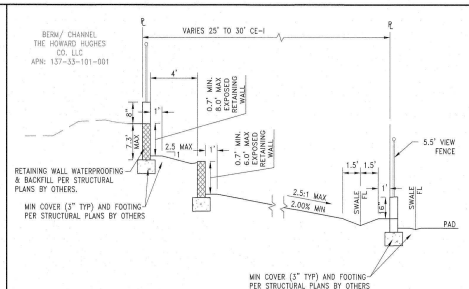
ALL PRIVATE STREETS ARE PUE, PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY THE HOA.



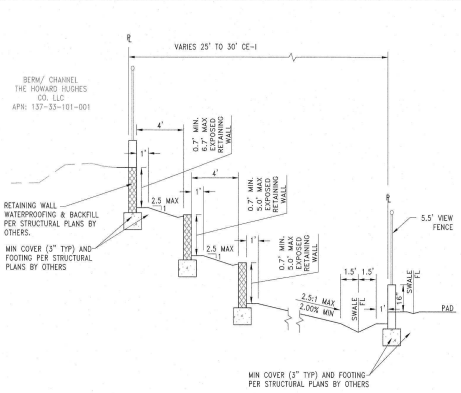
5 **EX TO REAR/SIDE**
WITH RETAINING SCALE: NTS



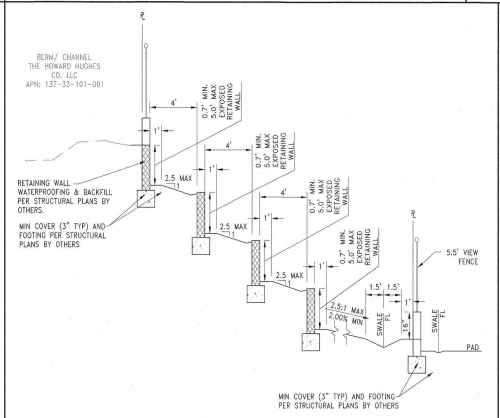
6 **EX TO REAR/SIDE**
DOUBLE RETAINER SCALE: NTS



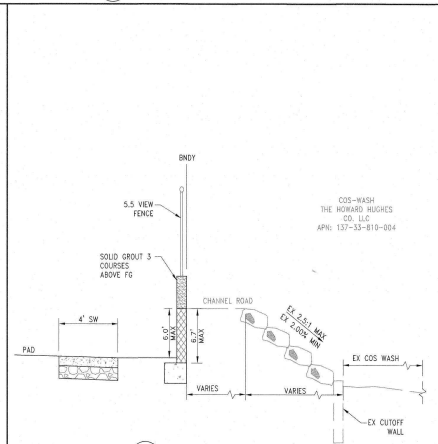
7 **EX TO REAR/SIDE**
TRIPLE RETAINER SCALE: NTS



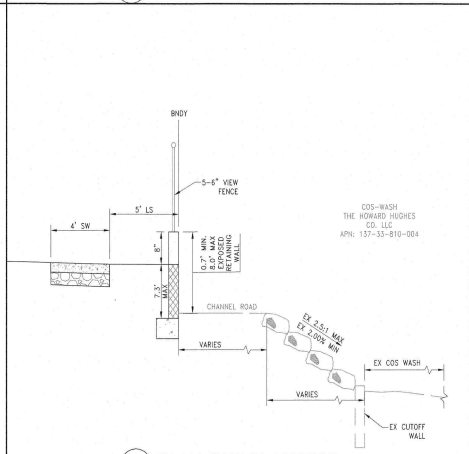
8 **EX TO REAR/SIDE**
FOUR RETAINER SCALE: NTS



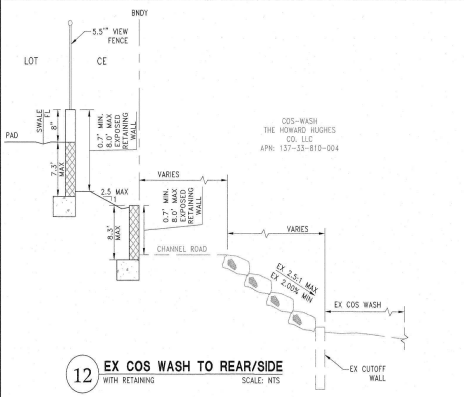
9 **EX TO REAR/SIDE**
FIVE RETAINER SCALE: NTS



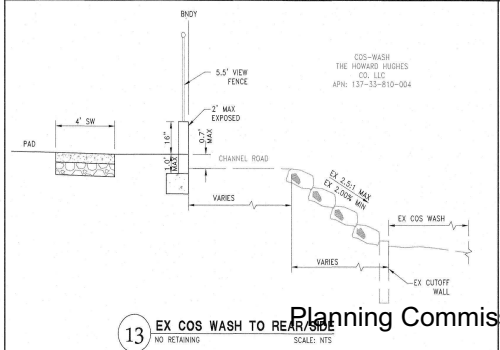
10 **EX COS WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS



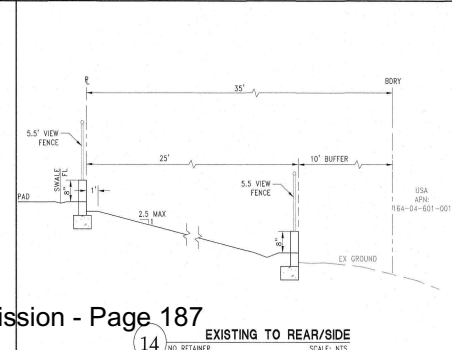
11 **EX COS WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS



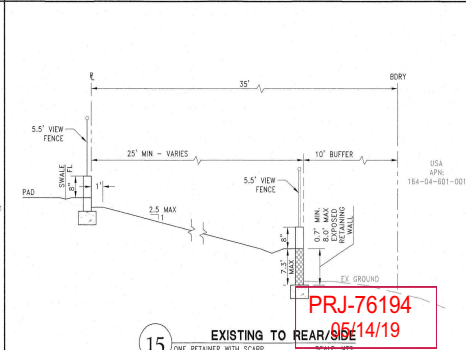
12 **EX COS WASH TO REAR/SIDE**
WITH RETAINING SCALE: NTS



13 **EX COS WASH TO REAR/SIDE**
NO RETAINING SCALE: NTS



14 **EXISTING TO REAR/SIDE**
NO RETAINER SCALE: NTS



15 **EXISTING TO REAR/SIDE**
ONE RETAINER WITH SCARP SCALE: NTS

PRJ-76194
5/14/19

REV	DESCRIPTION	BY	APP'D	DATE

DATE: May 09, 2019
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DESIGNED BY: CR
DRAWN BY: AW
CHECKED BY: CRZ
APPROVED BY: CRZ
PROJECT #: 3040.0057

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 736-9100 FAX:(702) 736-9200

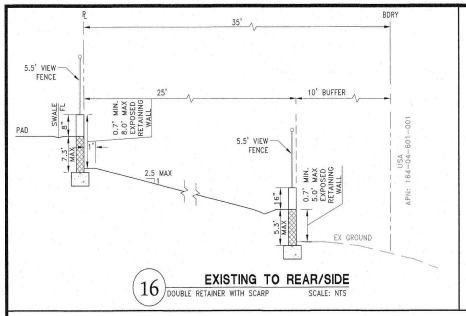
RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH#702.453.0800 FAX#702.453.0801

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
DETAILS AND SECTIONS (SHEET 1 OF 2)
CITY OF LAS VEGAS NEVADA

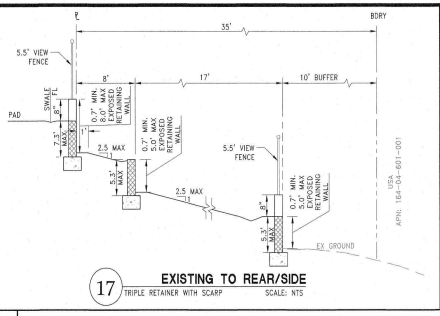
PROFESSIONAL ENGINEER STATE OF NEVADA CHRISTOPHER R ZRINYI Exp. 6/30/2020 CIVIL No. 13976
5-10-19

DRAWING
TM-9
SHT 9 OF 13

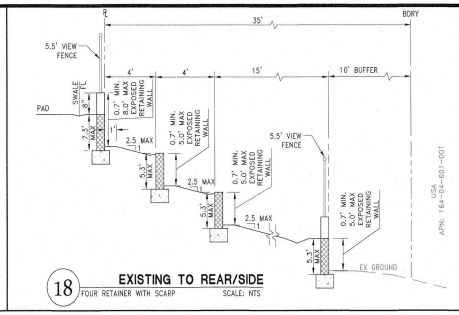
D:\3040_LENR\0057_Summerlin_1\05_PLANNING\CAD_FILES\TMAP.dwg sdivora 5/09/19 11:54am



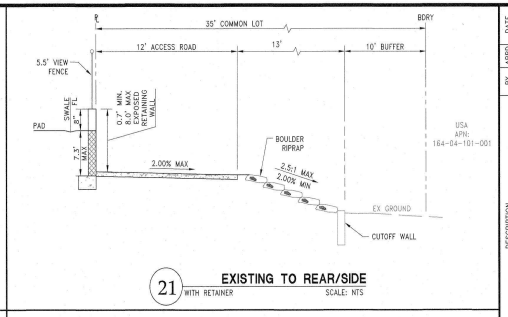
16 EXISTING TO REAR/SIDE
DOUBLE RETAINER WITH SCARP SCALE: NTS



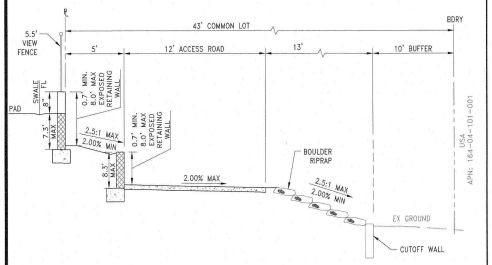
17 EXISTING TO REAR/SIDE
TRIPLE RETAINER WITH SCARP SCALE: NTS



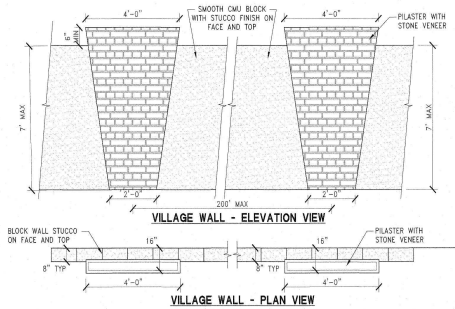
18 EXISTING TO REAR/SIDE
FOUR RETAINER WITH SCARP SCALE: NTS



21 EXISTING TO REAR/SIDE
WITH RETAINER SCALE: NTS

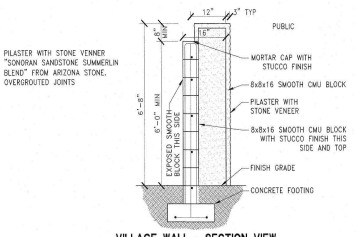


22 EXISTING TO REAR/SIDE
DOUBLE RETAINER SCALE: NTS



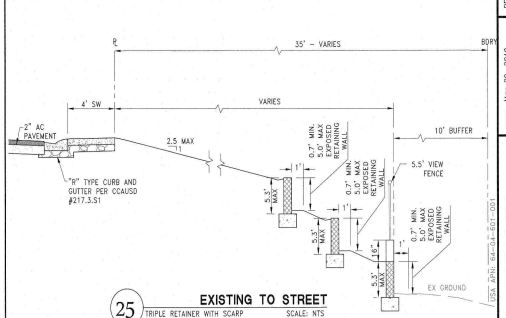
VILLAGE WALL - ELEVATION VIEW

VILLAGE WALL - PLAN VIEW

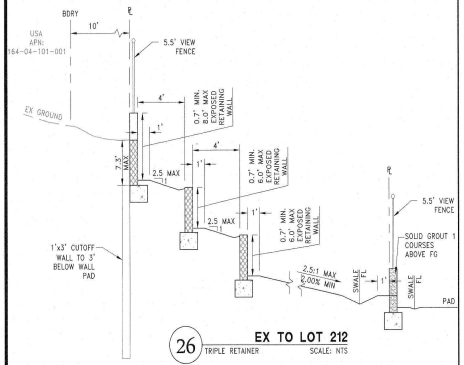


VILLAGE WALL - SECTION VIEW
SEE SUMMERLIN FOR DETAILED WALL PLANS.

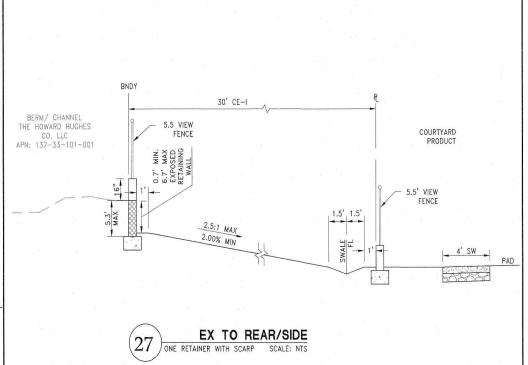
24 PERIMETER VILLAGE WALL DETAIL
SCALE: NTS



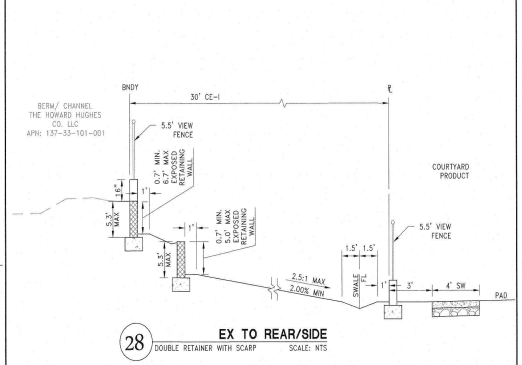
25 EXISTING TO STREET
TRIPLE RETAINER WITH SCARP SCALE: NTS



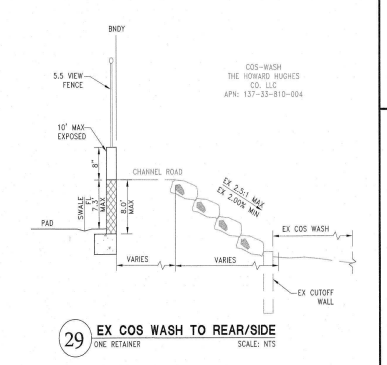
26 EX TO LOT 212
TRIPLE RETAINER SCALE: NTS



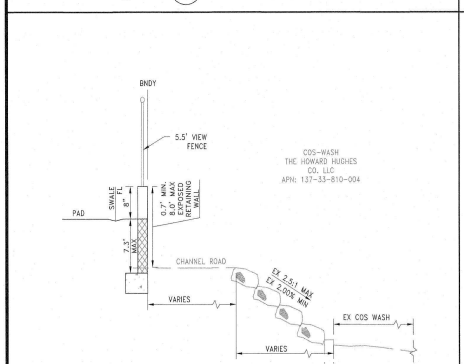
27 EX TO REAR/SIDE
ONE RETAINER WITH SCARP SCALE: NTS



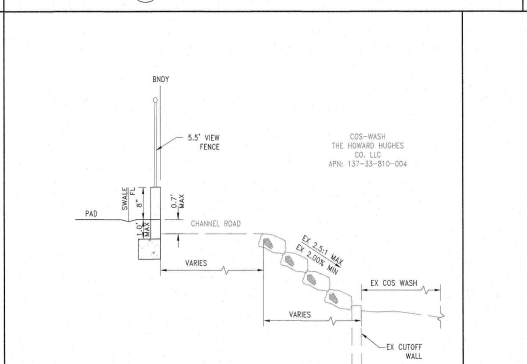
28 EX TO REAR/SIDE
DOUBLE RETAINER WITH SCARP SCALE: NTS



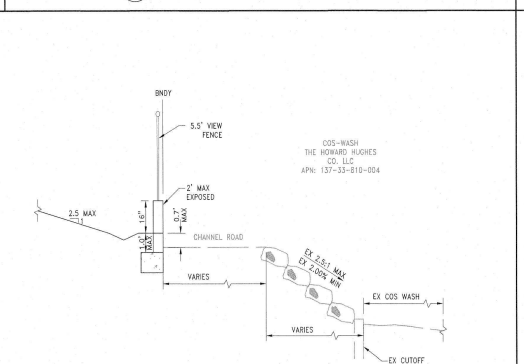
29 EX COS WASH TO REAR/SIDE
ONE RETAINER SCALE: NTS



30 EX COS WASH TO REAR/SIDE
ONE RETAINING SCALE: NTS



31 EX COS WASH TO REAR/SIDE
NO RETAINING SCALE: NTS



32 EX COS WASH TO COMMON ELEMENT
NO RETAINER SCALE: NTS

PRJ-76194
05/14/19

GREYSTONE NEVADA LLC
9275 W RUSSELL RD. LAS VEGAS, NV 89148
PHONE: (702) 796-9100 FAX:(702) 796-9200

RCI Engineering
500 S. Rancho Drive, Suite 17, Las Vegas, NV 89106
PH:(702) 853-5963 FAX:(702) 853-5993

TENTATIVE MAP
SUMMERLIN VILLAGE 24 PARCEL FGH
DETAILS AND SECTIONS (SHEET 2 OF 2)
CITY OF LAS VEGAS NEVADA

CHRISTOPHER R. ZRINYI Exp. 6/30/2020 CIVIL No. 13976

5-10-19

DRAWING
TM-10
SHT 10 OF 13

DATE: May 09, 2019
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: CRZ
DESIGNED BY: AW
CHECKED BY: CRZ
APPROVED BY: CRE
PROJECT #: 3040.0057

DATE | BY | APP'D | DESCRIPTION | REV

Howard Hughes®

Dave Cornoyer
Lennar
9275 West Russell Rd. Ste #400
Las Vegas, NV 89148

May 3, 2019

Re: SDRC Tentative Map Conditional Approval- Parcel FGH (Lennar), Summerlin Village 24, (Stonebridge)

Dear Dave,

The Summerlin Design Review Committee (SDRC) has reviewed the tentative map for Parcel FGH. The plans have been approved with the following condition:

1. Continue to work with the SDRC to address future comments.

Feel free to contact us if you have any questions.

Sincerely,

Betty Shevorski, AIA

Senior Architect, Summerlin

The Howard Hughes Corporation
10801 W. Charleston Blvd. Third Floor
Las Vegas, NV 89135

PRJ-76194
05/14/19

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
JUL 0 3 2019
Dept of Planning
City of Las Vegas

CASE: **TMP-76536 [PRJ-76194] - TENTATIVE MAP RELATED TO MOD-76535 AND SCD-76513 THROUGH SCD-76534**

SUBJECT: **APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC**

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

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

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

Signature

07/03/19
Date

DAVE GREGORY
Please Print Name

GREYSTONE NEVADA, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 31

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
32

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

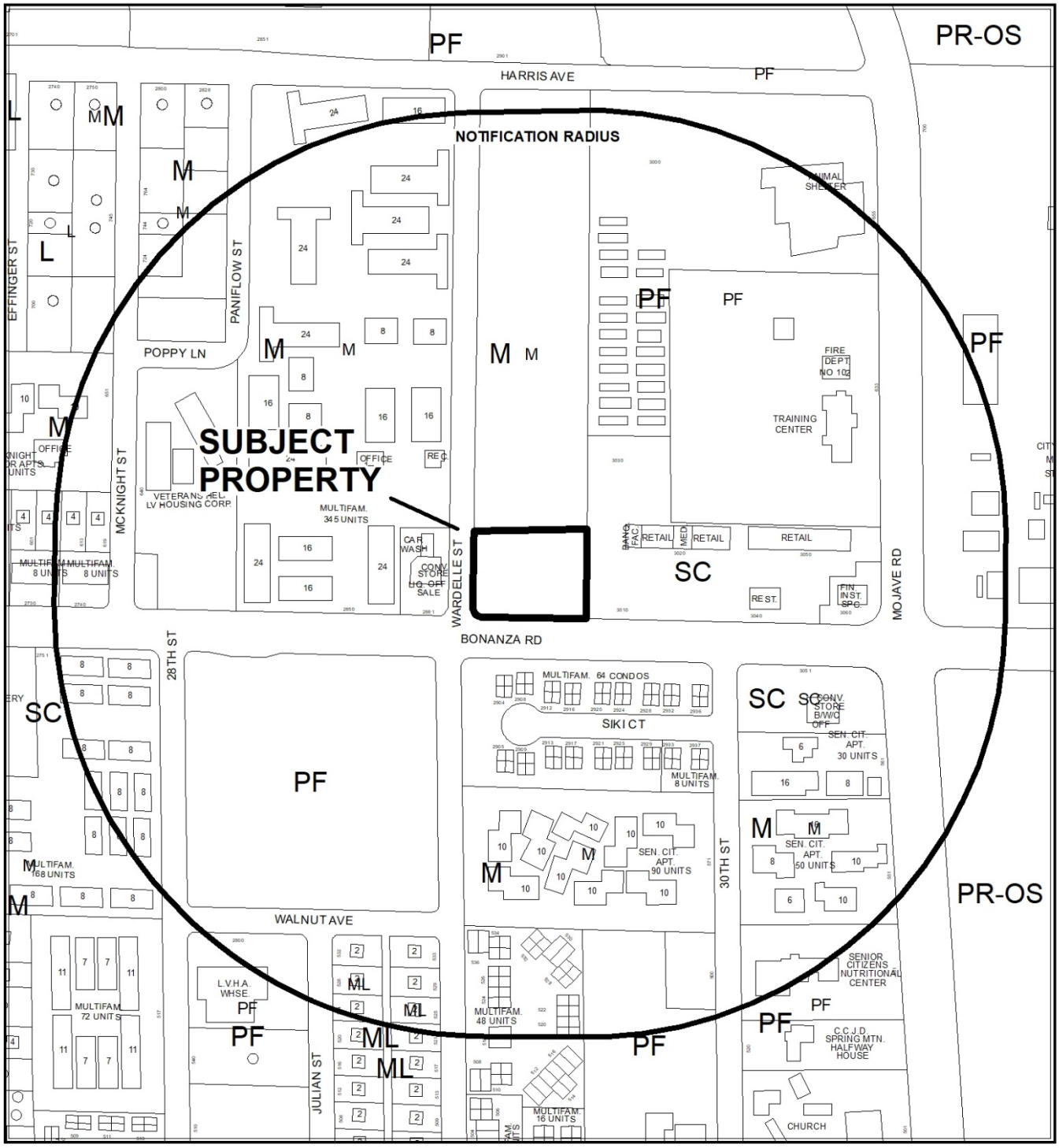
SUBJECT:
GPA-76545 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.30 acres at the northeast corner of Bonanza Road and Wardell Street (APN 139-25-405-012), Ward 3 (Coffin) [PRJ-76544]. Staff recommends APPROVAL.

C.C.: 08/21/2019

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report - GPA-76545 and ZON-76546 [PRJ-76544]
4. Supporting Documentation - GPA-76545 and ZON-76546 [PRJ-76544]
5. Photo(s) - GPA-76545 and ZON-76546 [PRJ-76544]
6. Justification Letter - GPA-76545 and ZON-76546 [PRJ-76544]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Documentation Not Vetted – Support Comment Form

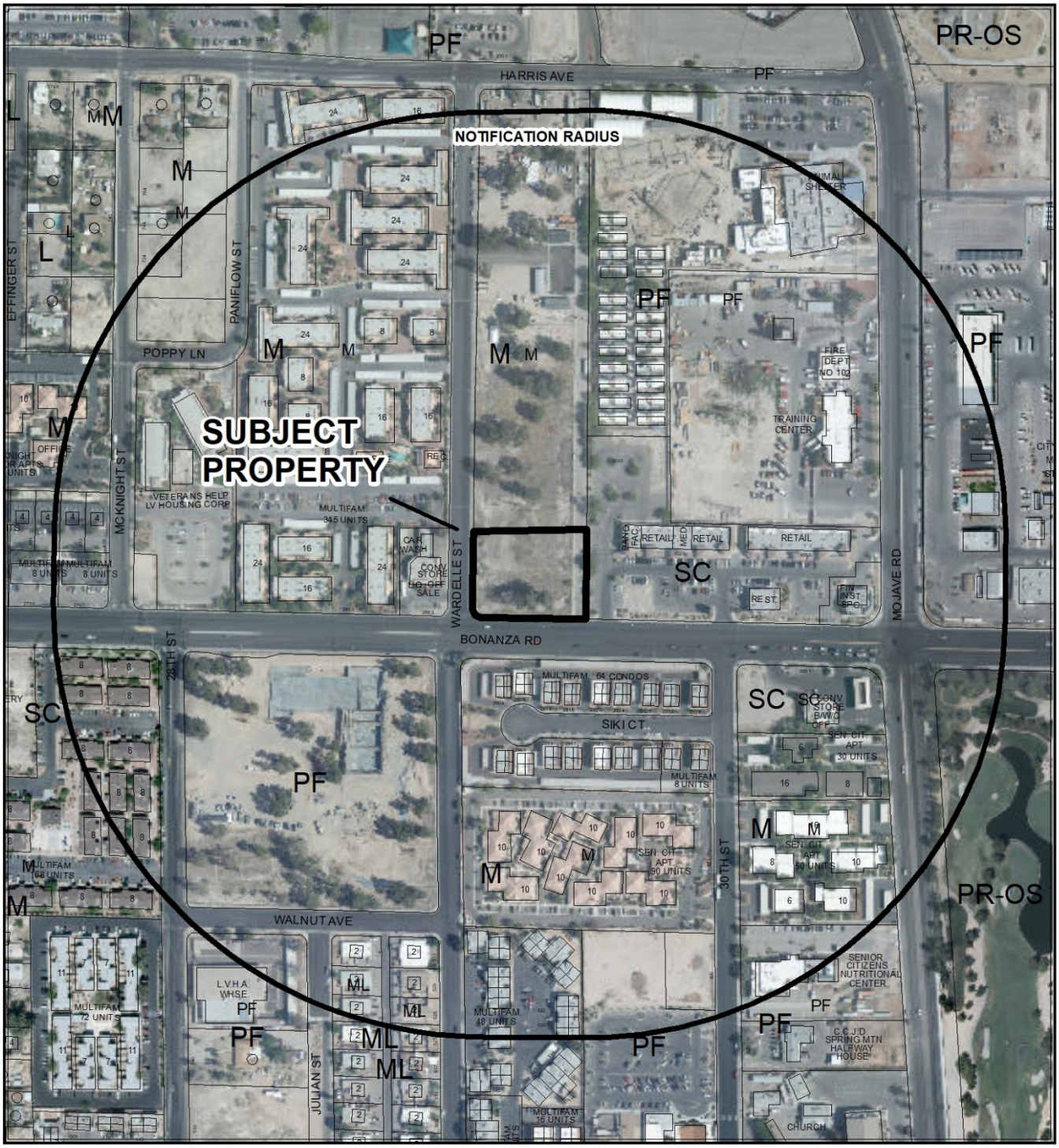


CASE: GPA-76545 (PRJ-76544)

RADIUS: 1000 FEET

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

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



0 270 540 Feet

CASE: **GPA-76545 (PRJ-76544)**

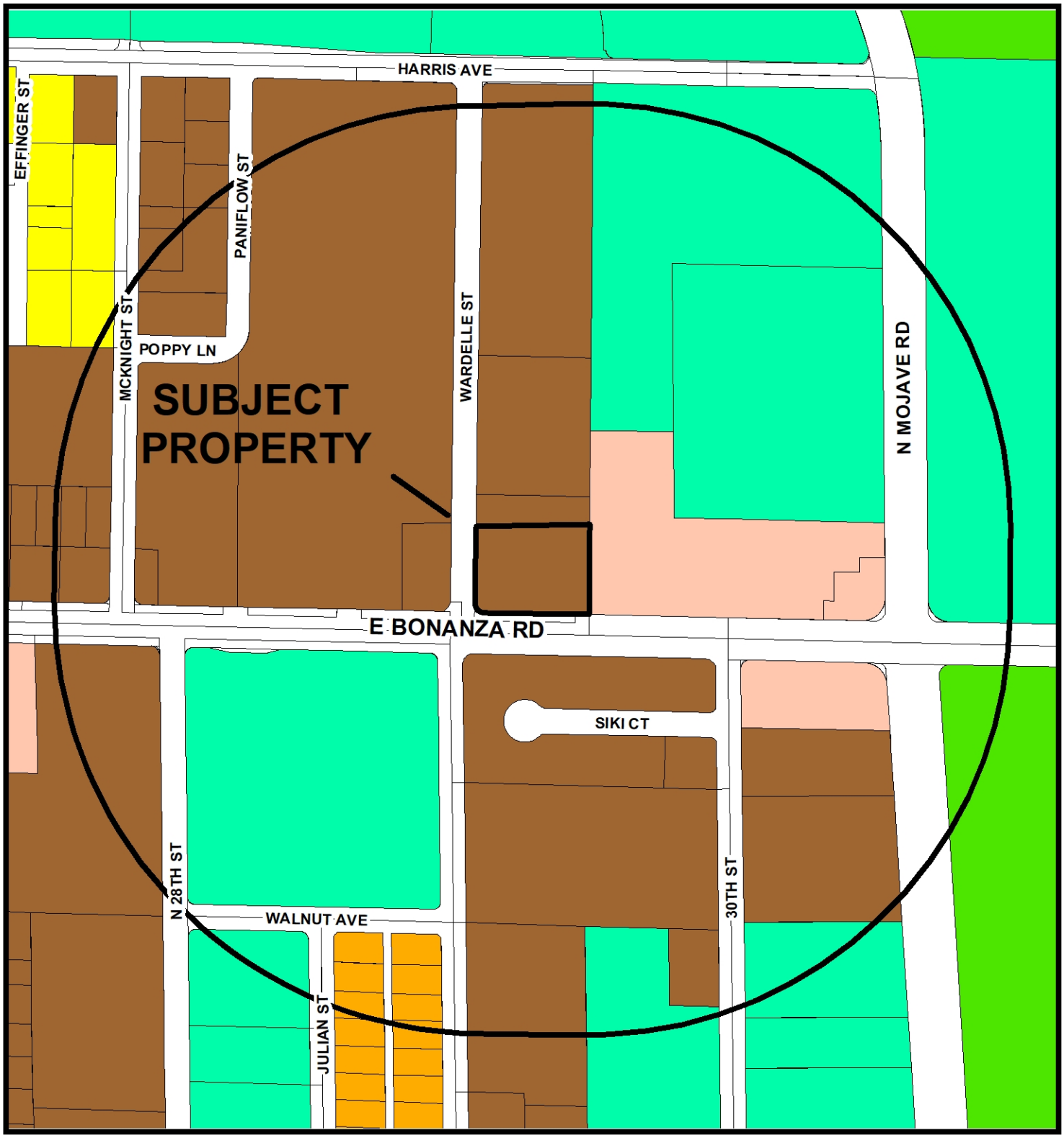
RADIUS: 1000 FEET

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

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

N

GPA-76545



General Plan Amendment

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

FROM M TO PF

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, May 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-76545	Staff recommends APPROVAL.	
ZON-76546	Staff recommends APPROVAL. .	GPA-76545

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 41

NOTICES MAILED 157 - GPA-76545 and ZON-76546

PROTESTS 0 - GPA-76545 and ZON-76546

APPROVALS 0 - GPA-76545 and ZON-76546

FS

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a General Plan Amendment from M (Medium Density Residential) to PF (Public Facilities) and a Rezoning from R-3 (Medium Density Residential) to C-V (Civic) on 1.30 acres at the northeast corner of Bonanza Road and Wardelle Street.

ISSUES

- The request is for a General Plan Amendment from M (Medium Density Residential) to PF (Public Facilities). Staff recommends approval of the request.
- The request is for a Rezoning from R-3 (Medium Density Residential) to C-V (Civic). Staff recommends approval of the request.

ANALYSIS

The city of Las Vegas proposes a General Plan Amendment from M (Medium Density Residential) to PF (Public Facilities), and a Rezoning from R-3 (Medium Density Residential) to C-V (Civic) zoning district. The PF (Public Facilities) land use designation is intended for governmental building sites and complexes considered public or semi-public in nature. The proposed C-V (Civic) zoning district is intended to provide for the continuation of existing public and quasi-public uses, or provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) zoning district is consistent with the Public Facilities category of the General Plan.

The proposed General Plan Amendment and Rezoning will allow maximum design flexibility for governmental use of subject site. The permissible uses associated with the proposed General Plan Amendment and Rezoning are consistent and compatible with surrounding uses in the area, and Staff recommends approval of the request.

FINDINGS (GPA-76545)

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

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

   The subject site is adjacent to parcels designated for commercial or multi-family residential uses. The proposed General Plan Amendment to the PF (Public Facilities) land use designation is compatible with the existing adjacent land use designations.

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

   The subject site is located adjacent to parcels zoned for multi-family and commercial uses. The proposed amendment to PF (Public Facilities) land use designation is compatible with existing adjacent land uses and zoning districts.

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

   There are adequate facilities to accommodate the uses permitted by the proposed General Plan Amendment to the PF (Public Facilities) land use designation.

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

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

FINDINGS (ZON-76544)

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.**

   With the approved of the related General Plan Amendment to the PF (Public Facilities) land use designation, the proposal will be in conformance with the General Plan.

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

The subject site is located adjacent to parcels developed with commercial business and multi-family residential. The proposed rezoning to the CV (Civic) zoning district is compatible with the surrounding land uses and zoning districts.

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

The rezoning to the C-V (Civic) zoning district will allow for additional government facilities that will serve the existing population in the surrounding area.

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 adjacent to Wardelle Street and Bonanza Road, which are adequate in size to meet the requirements of the C-V (Civic) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
06/17/70	The Board of City Commissioners approved a rezoning (Z-0063-69) for the subject property from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Most Recent Change of Ownership	
05/25/11	A deed was recorded for a change in ownership.

Neighborhood Meeting	
07/2/19	A neighborhood meeting was held.

Field Check	
06/12/19	The site is currently undeveloped.

Details of Application Request	
Site Area	
Net Acres	1.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Multi-family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Multi-family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

Existing Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	25.49 units per acre	33
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-V (Civic)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 units per acre	33

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Wardelle Street	Minor Collector	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) _____

Project Address (Location) Bonanza / Wardelle

Project Name Strong Start Academy @ Wardelle **Proposed Use** School / Clinic

Assessor's Parcel #(s) 139 25 405 012 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-3 Proposed CV

Additional Information _____

Property Owner Southern NV Housing Authority **Contact** Chad Williams

Address 340 No. 11th St. City LV State NV Zip 89101

E-mail CWilliams@SNVRHA.org Phone 702.477.3157

Applicant -City of Las Vegas **Contact** Shelly Hayden

Address 333 No. Rancho City LV State NV Zip 89106

E-mail SHayden@lasvegasnevada.gov Phone 702.229.3249

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 Chad Williams

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

Print Name Chad Williams

Subscribed and sworn before me

This 16th day of May, 20 19

Deena Williams

Notary Public in and for said County and State

DEENA D. WILLIAMS
Notary Public, State of Nevada
Appointment No. 17-2404-1
My Appt. Expires May 22, 2021

PRJ-76544
05/30/19



GPA-76545 [PRJ-76544] - GENERAL PLAN AMENDMENT RELATED TO ZON-76546 - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NORTHEAST CORNER OF BONANZA ROAD AND WARDELL STREET

06/27/19



GPA-76545 [PRJ-76544] - GENERAL PLAN AMENDMENT RELATED TO ZON-76546 - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
NORTHEAST CORNER OF BONANZA ROAD AND WARDELL STREET

06/27/19

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro-Tem

STAVROS S. ANTHONY
BOB COFFIN
MICHELE FIORE
CEDRIC CREAR
WARD 2 VACANT

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PUBLIC WORKS
MIKE JANSSEN, PE
DIRECTOR

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 30, 2019

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

Subject: Justification Letter for Rezone of Strong Start Academy @ Wardelle and Bonanza

City of Las Vegas,

Presently, the City of Las Vegas is underway to sign a 99 year lease with the Southern Nevada Regional Housing Authority (SNRHA) to lease parcel 139-25-405-012. City of Las Vegas intents to build a child day care facility on the site along with a health care clinic for the surrounding neighborhood.

Currently the parcel is zoned R-3, however with adding the health care clinic to the campus the zone will need to be modified to Civic.

The day care facility will include 10 classrooms with a capacity of 20 children in each for a total of 200 children being located at this facility. The facility will also include a health care clinic of 3500 square feet. There will be approximately 25 staff present at the facility. The facility will be in operation in the early hours of the day. This facility will require a license from the health district and the Nevada State child regulations.

This project will participate in the City of Las Vegas Green building program, we are hoping to obtain a minimum of Silver rating.

There will be a walk connection to the adjacent parcel which is a low income housing apartment complex. It is envisioned that the residence will use the day care facility and the health care facility. There is a new library across Bonanza and some shopping within a ½ mile radius of the new campus.

Parking: Due to the facility being a drop of and leave, the number of permanently parking throughout the day will be limited to facility and the health care facility. As stated we anticipate 25 facility and another 25 for the health care clinic for a total of 50 spaces in lieu of the 64 that is required based on square footage of the facility.

Sincerely,

Shelly Hayden, AIA
Architectural Project Manager

PRJ-76544
05/30/19

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
JUL 0 2 2019
Dept of Planning
City of Las Vegas

CASE: GPA-76545 [PRJ-76544] - GENERAL PLAN AMENDMENT RELATED TO ZON-76546

SUBJECT: APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

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

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

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



Signature

7-2-19

Date

Shelly Hayden

Please Print Name

City of Las Vegas - Public Works

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 32

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 8, 2019 10:04 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/08/19 10:03 AM

Meeting Date:	Tuesday, July 9, 2019
Project Number:	GPA-76545
Position:	I SUPPORT the project and all related applications.
Name:	Rodell Ray
Residential or Business Address:	4415 Flood Street Port Saint John, FL 32927
Phone:	(253) 334-1549
Email:	happyinseattle1@comcast.net

Copyright © 2019 Formstack, LLC. All rights reserved. This is a customer service email.

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

32A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
33

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

SUBJECT:
ZON-76546 - REZONING RELATED TO GPA-76545 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.30 acres at the northeast corner of Bonanza Road and Wardell Street (APN 139-25-405-012), Ward 3 (Coffin) [PRJ-76544]. Staff recommends APPROVAL.

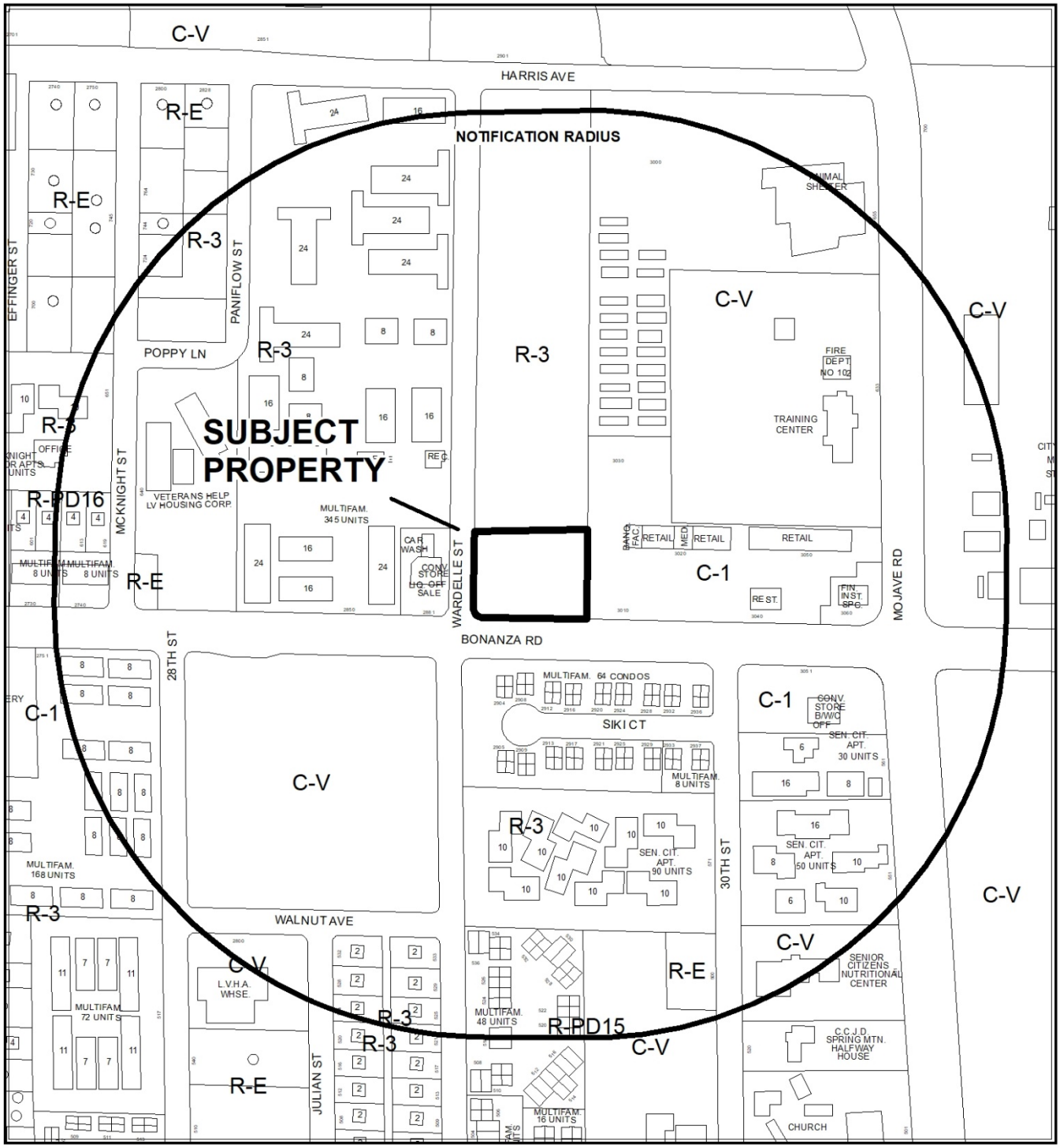
C.C.: 08/21/2019

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Documentation Not Vetted – Support Comment Form

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



0 270 540 Feet

CASE: **ZON-76546 (PRJ-76544)**

RADIUS: 1000 FEET

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

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

N



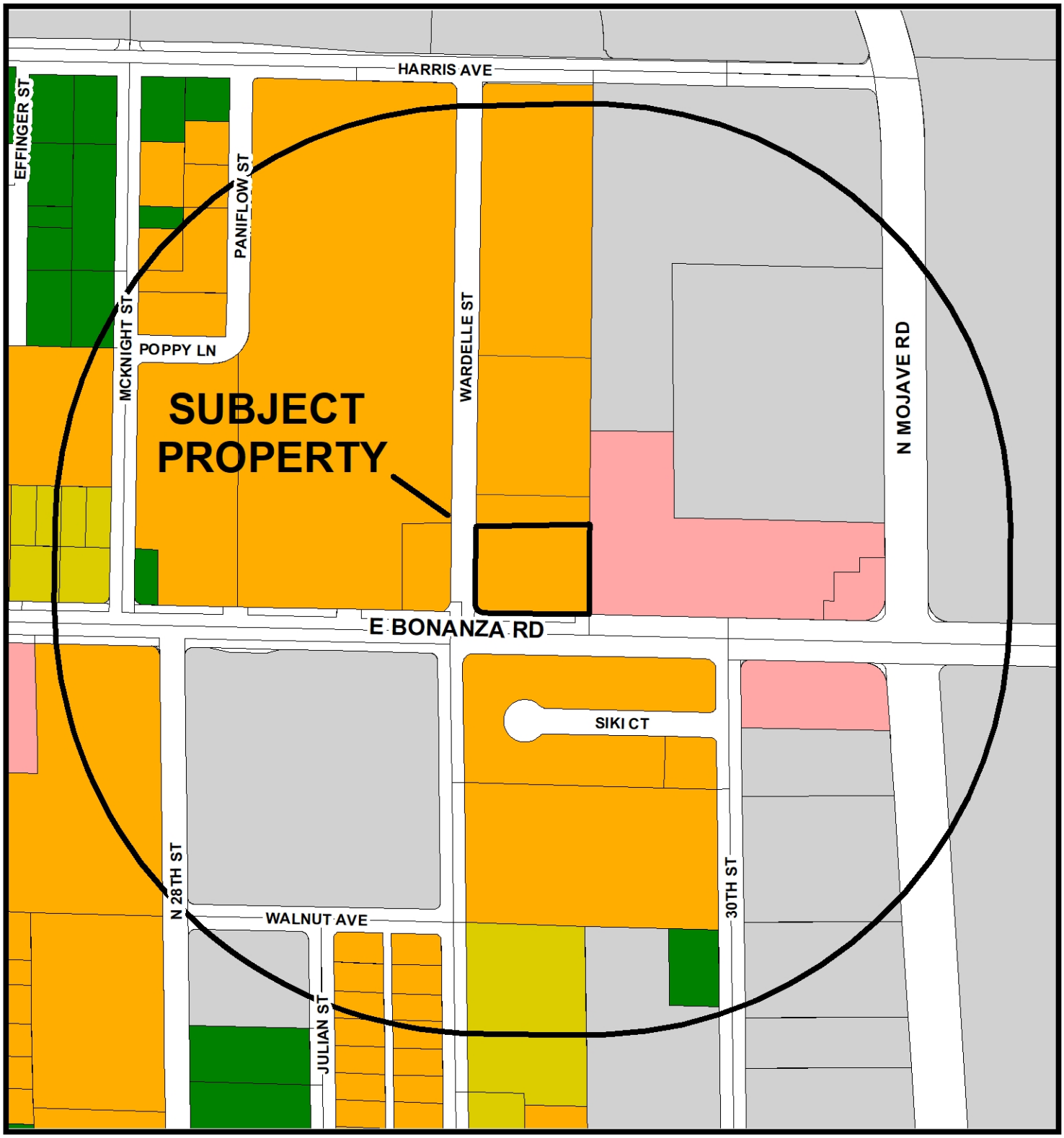
CASE: **ZON-76546 (PRJ-76544)**

RADIUS: 1000 FEET

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

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

ZON-76546



Zoning

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

FROM R-3 TO C-V

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, May 28, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Bonanza / Wardelle

Project Name Strong Start Academy @ Wardelle **Proposed Use** School / Clinic

Assessor's Parcel #(s) 139 25 405 012 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-3 Proposed CV

Additional Information _____

Property Owner Southern NV Housing Authority **Contact** Chad Williams

Address 340 No. 11th St. City LV State NV Zip 89101

E-mail CWilliams@SNVRHA.org Phone 702.477.3157

Applicant -City of Las Vegas **Contact** Shelly Hayden

Address 333 No. Rancho City LV State NV Zip 89106

E-mail SHayden@lasvegasnevada.gov Phone 702.229.3249

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 Chad Williams

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

Print Name Chad Williams

Subscribed and sworn before me

This 16th day of May, 20 19

Deena Williams

Notary Public in and for said County and State

DEENA D. WILLIAMS
Notary Public, State of Nevada
Appointment No. 17-2404-1
My Appt. Expires May 22, 2021

PRJ-76544
05/30/19

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
JUL 0 2 2019
Dept of Planning
City of Las Vegas

CASE: ZON-76546 [PRJ-76544] - REZONING RELATED TO GPA-76545

SUBJECT: APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

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

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

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

_____ _____

Signature Date

_____

Please Print Name

_____

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 33

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 8, 2019 10:05 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/08/19 10:05 AM

Meeting Date:	Tuesday, July 9, 2019
Project Number:	ZON-76546
Position:	I SUPPORT the project and all related applications.
Name:	Rodell Ray
Residential or Business Address:	4415 Flood Street Port Saint John, FL 32927
Phone:	(253) 334-1549
Email:	happyinseattle1@comcast.net

Copyright © 2019 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

33A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
34

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

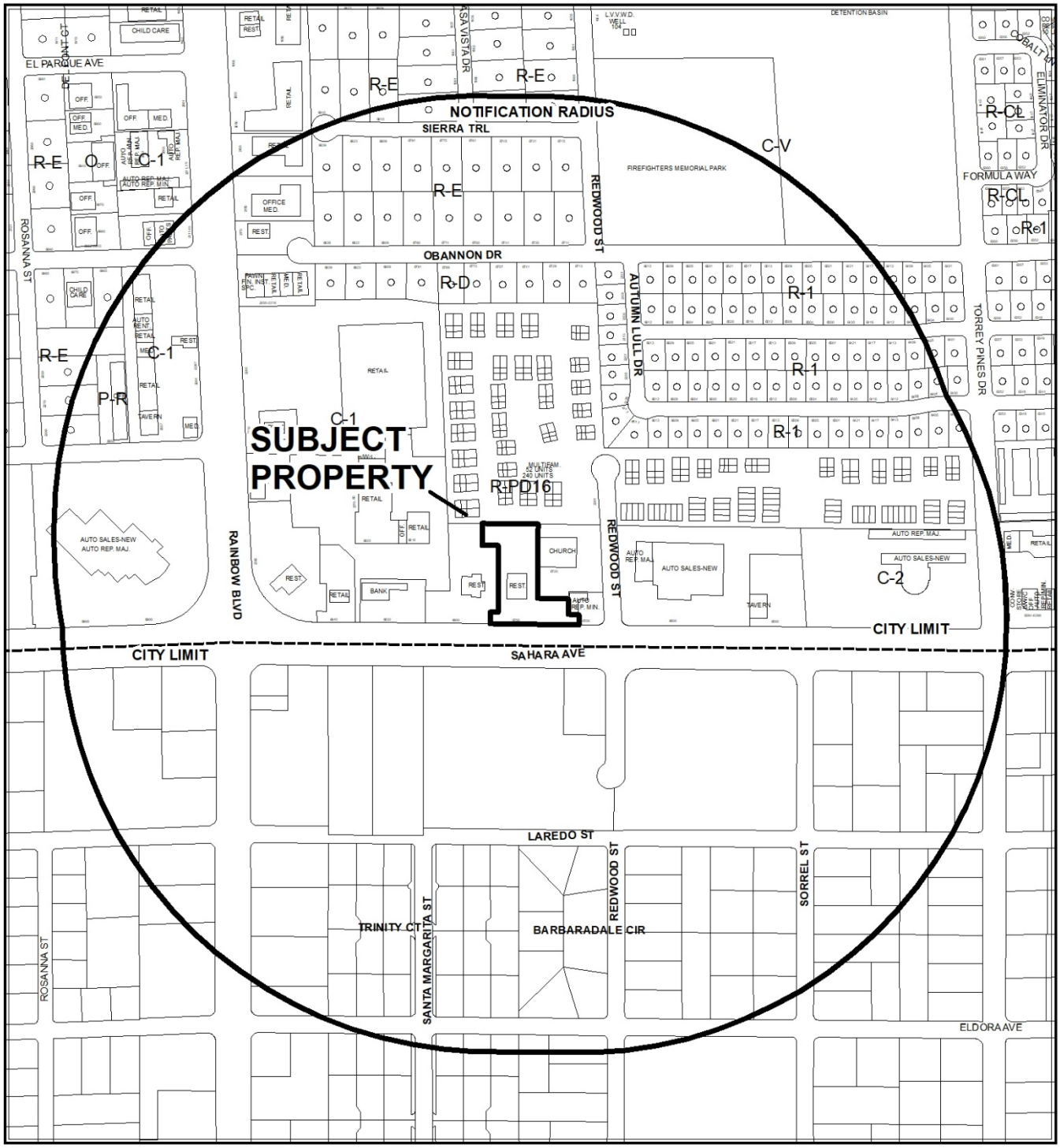
SUBJECT:
SUP-76493 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COUNT'S VAMP'D - OWNER: CKPB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,003 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 397 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76403]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 400 800 Feet

CASE: **SUP-76493 (PRJ-76403)**

RADIUS: 1500 FEET

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

N



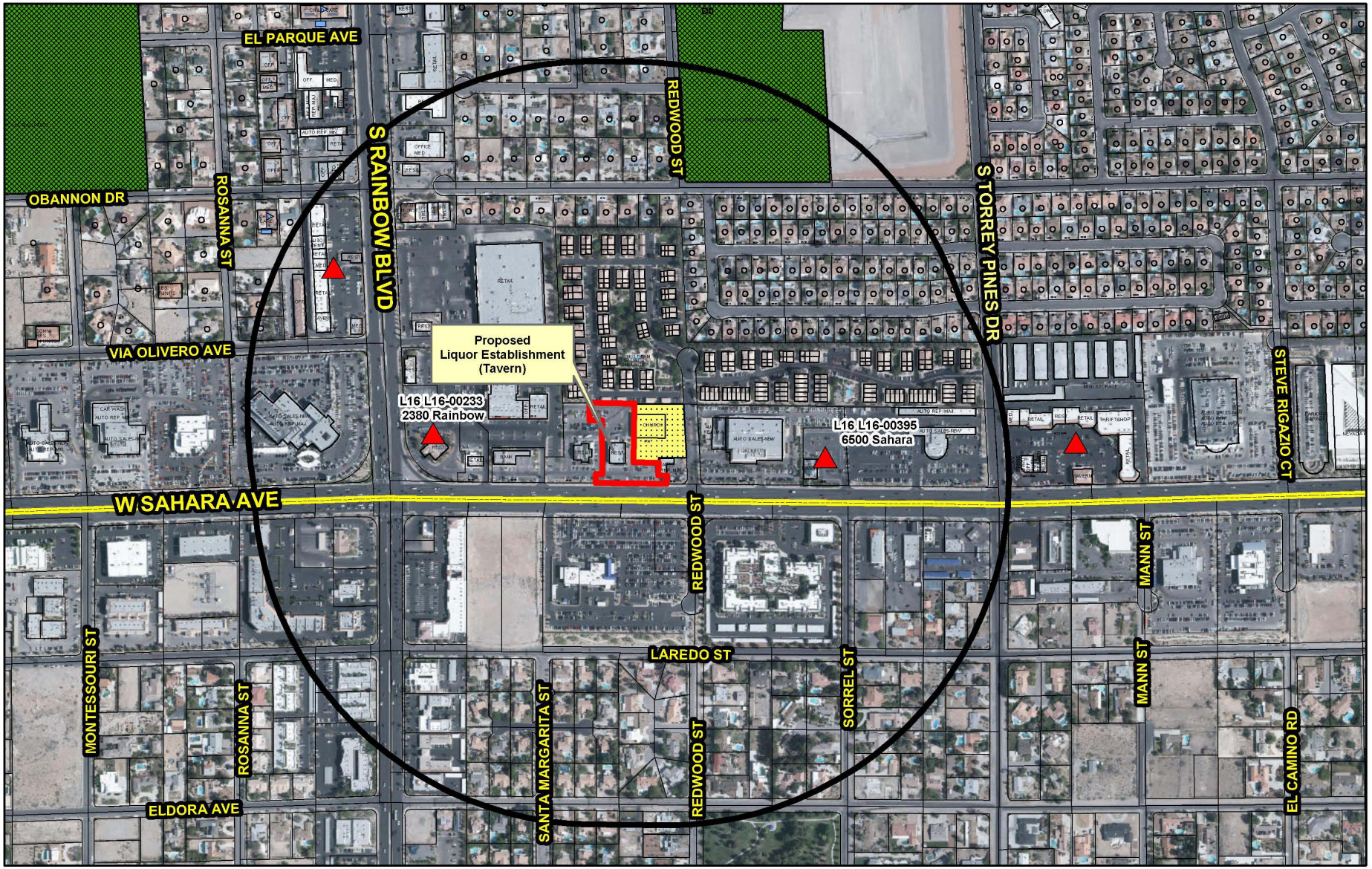
0 400 800 Feet

CASE: **SUP-76493 (PRJ-76403)**

RADIUS: 1500 FEET

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

N



SUP-76493

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 1500 ft Buffer

N

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

Date: Wednesday, May 22, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: COUNT'S VAMP'D – OWNER: CKPB, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76493	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 538

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

SUP-76493 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. Conformance to the approved conditions for Special Use Permit (SUP-32144) and Special Use Permit (SUP-56149), with the exception of the conditions amended herein.

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

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

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

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

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

8. A tavern-restricted alcoholic beverage license is to be obtained pursuant to LVMC 6.50.253.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for Special Use Permits to allow the operation of a 3,003 square-foot Liquor Establishment (Tavern) with 397 square feet of outdoor seating at 6750 West Sahara Avenue.

ISSUES

- A Special Use Permit is required for a Liquor Establishment (Tavern) use in the C-1 (Limited Commercial) zoning district. Staff recommends approval of the request.
- A Waiver is required to allow a zero-foot distance separation from a church where 1,500 is required. Staff recommends approval of this request subject to the applicant obtaining a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

ANALYSIS

The applicant is requesting a Special Use Permit for a proposed Liquor Establishment (Tavern) use in an existing 3,003 square-foot tenant space with a 397 square-foot outdoor seating area. The subject site is located within the C-1 (Limited Commercial) zoning district where a Liquor Establishment (Tavern) use is permissible with a Special Use Permit.

The Liquor Establishment (Tavern) use is defined by Title 19.12 as:

A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

The Minimum Special Use Permit Requirements for this use include:

1. * Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor

establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.
The proposed use does not meet this requirement, as the subject site has a distance separation of zero feet from a Church/House of Worship. However, the distance separation set forth in Requirement 1 can be waived subject to a condition requiring the applicant to obtain a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

2. * The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.
Distances have been measured in accordance with Requirement 2.

3. * For the purpose of Requirement 2, and for that purpose only:
    a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
    b. The “property line” of a liquor establishment (tavern) refers to:
        i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
        ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
            A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
            B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;

C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

Distances have been measured in accordance with Requirements 2 and 3.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This condition does not apply as the subject site does not have a non-restricted gaming license in connection with a hotel having 200 or more guest rooms.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
   a. Will be located on a parcel within the C-V District, the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
   c. Will be located within a regional mall; or
   d. Will be located within a mixed-use development:
      i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16 ;
      ii. That has a minimum net site area of 15 acres; and
      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet; or
   f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060.
   g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

The distance separation set forth in Requirement 1 can be waived subject to a condition requiring the applicant to obtain a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253. The applicant has requested a Waiver to allow a zero-foot distance separation from a Church/House of Worship where 1,500 feet is required.

6. * The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.40 and 6.50 if approved.

The proposed Liquor Establishment (Tavern) does not conform to Requirement 1 of minimum special use permit requirements per Title 19.12. A Waiver is required to allow a zero-foot distance separation from a Church/House of Worship where 1,500 feet is required; however, the distance separation requirement can be waived subject to the applicant obtaining a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253. In addition, the proposed use is ancillary to the existing Supper Club and Nightclub uses approved on the subject site. As such, staff is recommending approval of the request.

FINDINGS (SUP-76493)

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

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

   The proposed Liquor Establishment (Tavern) use requires a waiver to allow a zero-foot distance separation from a Church/House of Worship, where 1,500 feet is required, per the minimum Special Use Permit requirements set forth by Title 19.12. However, the distance separation can be waived subject to a condition requiring the applicant to obtain a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253. In addition, In addition, the proposed use is ancillary to the existing Supper Club and Nightclub uses approved on the subject site.

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

   The subject site is within an existing shopping center and is physically suitable for the type and intensity of the land use proposed.

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

   Sahara Avenue is a 100-foot wide Primary Arterial street adequate in size to meet the vehicular and pedestrian needs for the proposed Liquor Establishment (Tavern) use.

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

   Public health, safety, or welfare will not be compromised as the proposed uses will be subject to regular inspections by the Department of Planning Licensing Enforcement Division.

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

   The proposed Liquor Establishment (Tavern) does not conform to Requirement 1 of minimum special use permit requirements per Title 19.12. A Waiver is required to allow a zero-foot distance separation from a Church/House of Worship where 1,500 feet is required; however, the distance separation requirement can be waived subject to the applicant obtaining a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/02/80	Ordinance #2066 related to Annexation (A-0027-79) was adopted to annex 47.9 acres of land, generally located south of O'Bannon Drive, east of Rainbow Boulevard, north of Sahara Avenue and west of Torrey Pines Drive.
07/06/88	The City Council approved a Reclassification of Property (Z-0045-88) for this site as a part of a larger request. The Planning Commission and staff recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure on the subject site.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval.
05/19/04	The City Council approved a Special Use Permit (SUP-3986) for a Supper Club at 6750 West Sahara Ave. The Planning Commission and staff recommended approval. The Special Use Permit became void on 11/25/05.
07/07/04	The City Council denied an appeal of a denial vote by the Planning Commission for a Special Use Permit (SUP-3972) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission recommended denial, staff recommended approval.
08/02/06	The City Council approved a request to Withdraw without Prejudice an appeal of the Planning Commission's denial of a request for a Special Use Permit (SUP-13383) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site.
08/01/07	The City Council approved a request to Table a Special Use Permit (SUP-19103) for a proposed Auto Dealer Inventory Storage with a Waiver of the requirement that stored vehicles be effectively screened so as not to be visible from adjoining properties or public rights-of-way at 6750 West Sahara Ave. Planning Commission and staff recommended denial.
	The City Council approved a request to Table a Review of Condition (ROC-19273) of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) to allow Auto Dealer Inventory storage where the original condition stated that there shall be no outdoor storage of any kind on 1.61 acres at 6750 West Sahara Ave. Planning Commission and Staff recommended denial.
02/04/09	The City Council approved a Special Use Permit (SUP-32144) for a Supper Club with a Waiver to allow a zero-foot separation from a Church/House of Worship where 400 feet is required at 6750 West Sahara Ave. Planning Commission recommended approval, staff recommended denial.
01/29/14	A routine Business Licensing Inspection (#137028) was conducted, which verified that the gaming machines were removed from the site.
04/16/14	A routine Business Licensing Inspection (#139497) was conducted where in violations pertaining to separation barriers, internal signage and use restrictions related to the number of days live entertainment can be held, pursuant to SUP-32144 where noted.
01/07/15	The City Council approved a request for a Special Use Permit (SUP-56149) for a proposed Night Club use at 6750 West Sahara Avenue. The Planning Commission had no recommendation. Staff recommended approval.
11/05/15	A Code Enforcement (#160888) was processed for sign violations at 6750 West Sahara Avenue. The case was resolved on 12/07/15.
01/03/18	The City Council approved a Required Review (RQR-71422) for a proposed nightclub at 6750 West Sahara Avenue.

Most Recent Change of Ownership	
02/06/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/05/96	A building permit (#96391303) was issued for a new restaurant building at 6750 West Sahara Avenue. The permit was finalized on 08/12/96.
01/23/01	A building permit (#01001252) was issued for a tenant improvement at 6750 West Sahara Avenue. The permit was finalized on 02/21/01.
06/28/04	A building permit (#04016416) was issued for a tenant improvement at 6750 West Sahara Avenue. The permit was finalized on 08/20/04.
03/26/09	A building permit (#132474) was issued for a tenant improvement at 6750 West Sahara Avenue. The permit was finalized on 07/06/09.
06/30/09	A business license (R09-01515) for a Restaurant (Count's Vamp'd) was issued. The license is active.
07/06/09	A Tenant Improvement (A/P #132474) for a restaurant (Feelgoods) was finalized.
01/24/11	A business license (C05-02724) for a Tobacco Dealer was issued for Count's Vamp'd at 6750 W Sahara Ave. The license is active.
02/07/11	A business license (L21-00080) was issued for a Supper Club (Count's Vamp'd) at 6750 W Sahara Ave. The license is active.
	A business license (L18-00066) was issued for an Alcohol Caterer at 6750 W Sahara Ave. The license is active.
02/10/11	A business license (G01-02407) was issued for a Restricted Gaming (5 Slots). The license became inactive on 01/15/14.
09/09/15	A business license (G63-06682) was issued for a Night Club (Count's Vamp'd) at 6750 West Sahara Avenue. The license is active.
08/08/18	A business license (G66-05672) was issued for an Automatic Teller Machine (ATM) at 6750 West Sahara Ave. The license is active.

Pre-Application Meeting	
04/30/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for two Special Use Permits for a Liquor Establishment and a Nightclub.

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

Field Check	
06/20/19	An existing supper club use and ancillary parking lot was observed during a routine field check. The site was in good condition.

Details of Application Request	
Site Area	
Gross Acres	1.61

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Supper Club and Night Club	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density residential)	R-PD16 (Residential Planned Development – 16 Units per Acre)
South	Motor Vehicle Sales (New)	Clark County	Clark County
East	Church/House of Worship Auto Repair Garage, Major	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Restaurant	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***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

CC

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	221,051 SF	1/250 SF	895				
TOTAL SPACES REQUIRED			895		1,172		Y
Regular and Handicap Spaces Required			867	18	1,131	41	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The Liquor Establishment (Tavern) use and Nightclub use may not be located within 1,500 feet of any Church/Place of Worship.	To allow a zero-foot distance separation from a Church/House of Worship.	Approval, subject to the applicant obtaining a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

PRJ76403 AP001

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6750 W Sahara Ave Las Vegas NV 89146

Project Name Tcb Las Vegas LLC dba Count's Vamp'd **Proposed Use** Tavern-Restricted

Assessor's Parcel #(s) 163-02-415-012 **Ward #** 1

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

Additional Information No changes are being made to the existing building inside or out.

Property Owner C K P B L L C Contact Mary Koker

Address 6750 W Sahara Ave City Las Vegas State NV Zip 89146

E-mail kevin@countskustoms.com Phone 702-296-6950

Applicant TCB Las Vegas LLC dba Count's Vamp'd Contact Daniel Koker II

Address 6750 W Sahara Ave City Las Vegas State NV Zip 89146

E-mail kevin@countskustoms.com Phone 702-296-6950

Representative Kevin Mack Contact Kevin Mack

Address 6750 W Sahara Ave City Las Vegas State NV Zip 89146

E-mail kevin@countskustoms.com Phone 6950

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 MARYL F KOKER

Subscribed and sworn before me

This 9th day of MAY, 20 19

Notary Public in and for said County and State

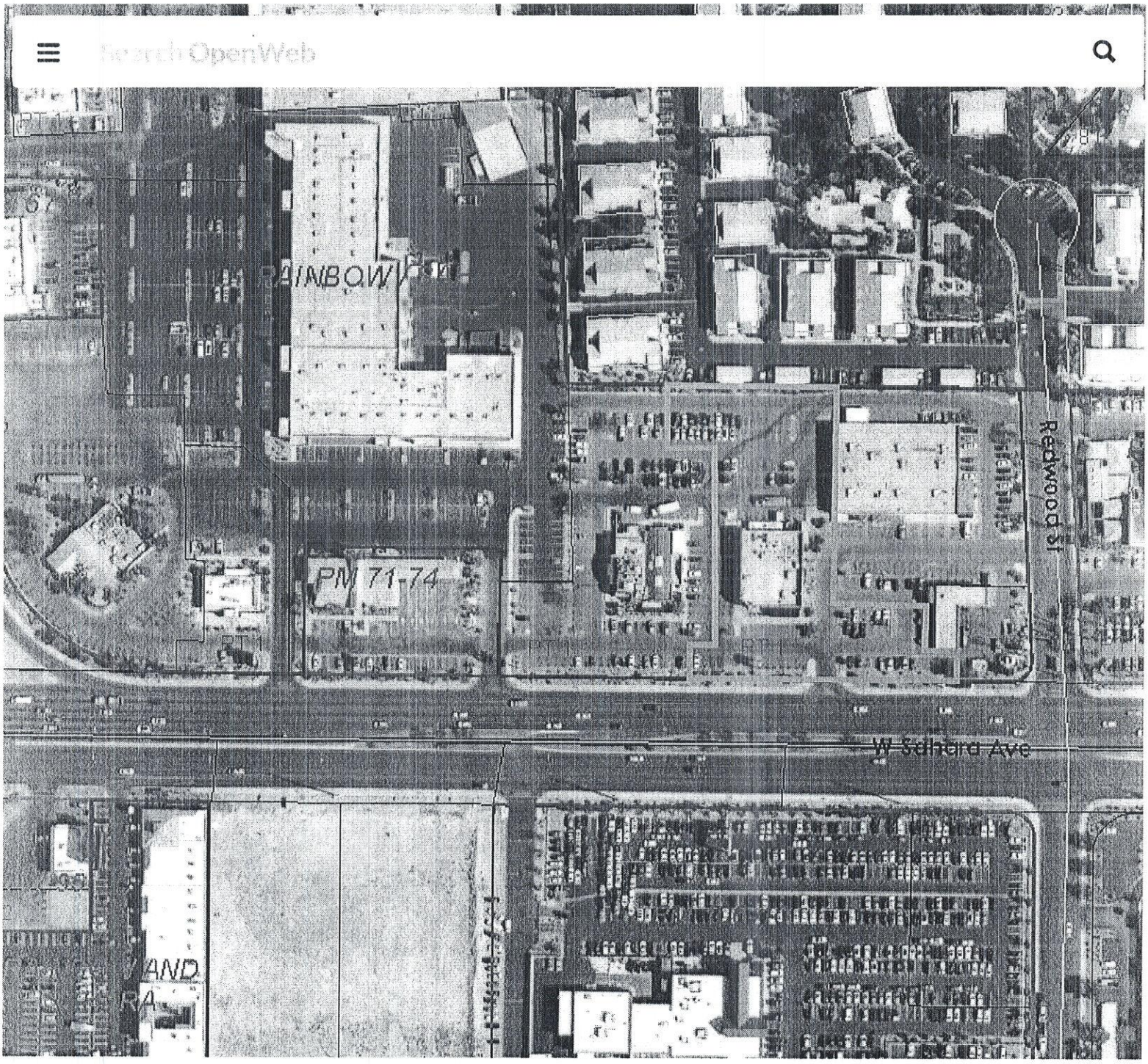
Charles Bittner
Notary Public, State of Nevada
My Commission Expires: 1-10-22
Certificate No: 98-0298-1

PRJ-76403
05/09/19



PRJ-76403
05/09/19

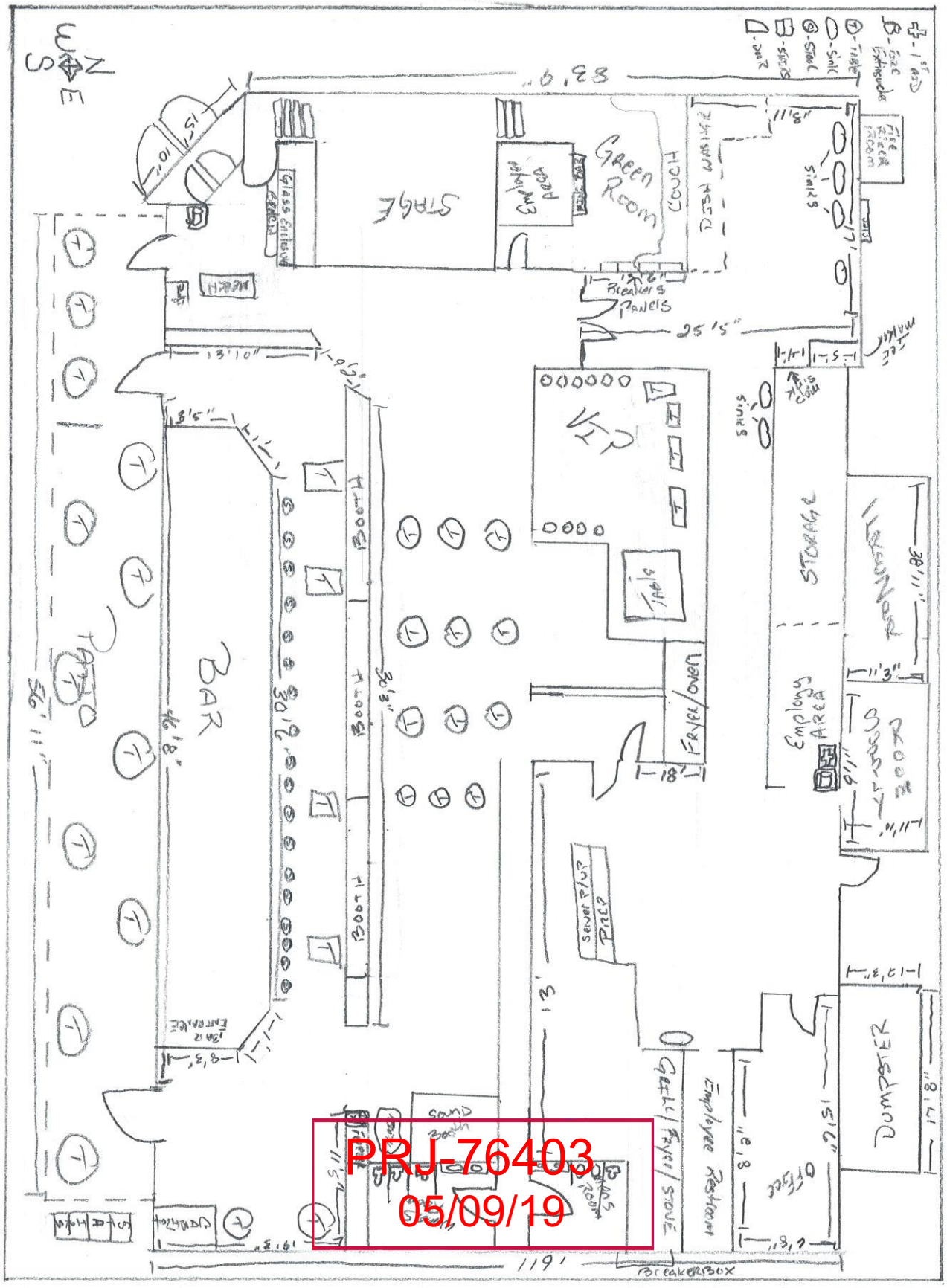
60m
200ft



PRJ-76403
05/09/19

N

60m
200ft



PRJ76403 FP001



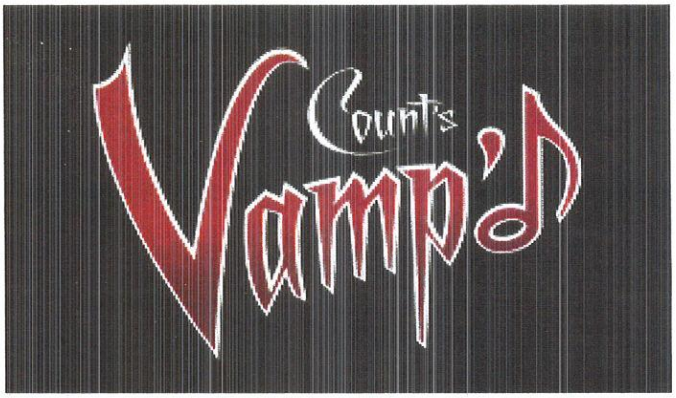
SUP-76493 [PRJ-76403] - SPECIAL USE PERMIT - APPLICANT: COUNT'S VAMP'D - OWNER: CKPB, LLC
6750 WEST SAHARA AVENUE

05/23/19



SUP-76493 [PRJ-76403] - SPECIAL USE PERMIT - APPLICANT: COUNT'S VAMP'D - OWNER: CKPB, LLC
6750 WEST SAHARA AVENUE

05/23/19



TCB Las Vegas, LLC
Dba Count's Vamp'd

6750 W Sahara Ave
Las Vegas NV 89146

City of Las Vegas
Planning & Development Department
333 N Rancho Drive
Las Vegas NV 89106

To whom it may concern

The City Council held April 3, 2019, approved Bill No. 2019-11 - For possible action - Amends various provisions of LVMC Title 6 and Title 19 to establish a new alcoholic beverage licensing category designated "tavern-restricted," to be available only along a limited segment of West Sahara Avenue, and to establish licensing, land-use and gaming regulations and restrictions pertaining thereto.

Our establishment is in the newly approved "tavern-restricted" area and we are requesting approval of a Special Use Permit for this new classification.

Our Nigh Club will operate in the same manner except for being classified as a "tavern-restricted" establishment. Our hours of operation will not change (11am – 4am), and all prior laws and regulation will be followed.

Your understanding in this matter is greatly appreciated.

Sincerely,

Charles Bittner
Human Resource Manager

PRJ-76403
05/09/19

January 16, 2019

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

Ref: Proposed Tavern Restricted (new alcohol beverage license category)

Department of Planning

Count's Vamp'd is very interested in the new Nevada regulation/ordnance to allow distance waivers for nightclub establishments and creating a new alcoholic beverage license category (tavern-restricted) with prohibiting restricted gaming at an establishment where a tavern-restricted alcoholic beverage license is held.

Count's Vamp'd Rock Bar & Grill was founded by Danny "Count" Koker in 2006 at a time when the economy was at its worst. With the blessing of the City council he created a place where locals could enjoy Rock & Roll and Classic Era live music along with great food, drinks and all under one roof with outdoor patio. The live music/dining room features a high quality, professional stage and sound system in an intimate setting making for the ultimate concert experience.

Unfortunately, the city classified the establishment as a restaurant/bar because the tavern license (which it what we are) was being used by another business within the complex. A restaurant is not what we are but in order to operate that is what we had to be.

Over the years and working with the City, finally on January 3, 2018 the City Council recommended approval for a Special Use Permit (SUP-56149) for a proposed Nightclub. With that license we have to maintain a food to alcohol ratio. It is very difficult for our establishment to meet these standards since we cater more to the music and alcohol then the food. Presently we have tours that are booked by our fans from all over the world and they are the biggest contributor to our food sales but there are only 12 to 30 individuals on those tours. During the evening hours, and when the bands are playing, the individuals that come to these show are not there for the food but for the music and alcohol.

We consider Count's Vamp'd an International Destination, thanks to the Counting Car show, and would benefit tremendously under this new regulation/ordnance. As you are well aware of, the restaurant Buffet at Asia holds the tavern license in our business complex and they have not used it in the last ten (10) plus years. Allowing us a tavern-restricted license under this new regulation/ordnance would allow us to operate more efficiently. The opportunity to operate as a tavern would allow us the flexibility to concentrate on the music and making it a place for locals to enjoy for years.

PRJ-76403
05/09/19

We do however have one concern and that is the 2:00am end of operations. As a night club, and hopefully a tavern-restricted establishment, we to operate to 4:00am and would need that time to be adjusted to such. Our live entertainment goes into the early hours of the morning concluding with the band members interacting with their fans. Having a 2:00am curfew would significantly cripple us in competing with the downtown strip clubs.

Since the approval of our Special Use Permit, we have a security plan approved by the City of Las Vegas, we sound proofed the building and have had no noise complaints along with no major incidences or complaints from the surrounding businesses.

Bottom line is, were not asking for anything that we don't already have in place but to have this new license takes the burden away from the food to alcohol ratio and lets us operate to our fullest potential. It also gives locals a place off the strip to hang out and have a good time listening to old Rock and Roll music.

Warm Regards

Kevin Mack
Business Manager

PRJ-76403
05/09/19

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
JUL 09 2019
Dept of Planning
City of Las Vegas

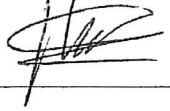
CASE: SUP-76493 [PRJ-76403] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: COUNT'S VAMP'D - OWNER: CKPB, LLC

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

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

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



[signature] 7/2/19

Signature Date

KEVIN J. MACK

Please Print Name

Tab LVK — Count's Vamp'd CKPB,

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

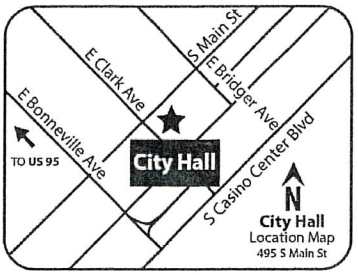
Submitted after final agenda

Item: 34

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76493 [PRJ-76403]

Planning Commission Meeting of **07/09/2019**

RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

PRJ-76403
16311110013
DIDENTE FRANK A TRUST
6768 ELDORA AVE
LAS VEGAS NV 89146-5124

97 DRDGMP1

34P

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.

UP-76493 [PRJ-76403]
Planning Commission Meeting of **07/09/2019**

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

RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

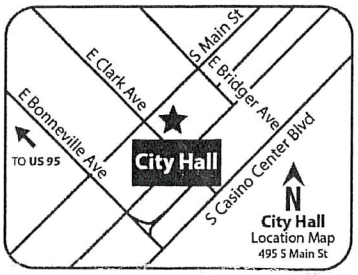
PRJ-76403
16302415006
FONTAINE RAYMOND
WILSON-FONTAINE KAREN
1763 BRADFORD WAY
LIVERMORE CA 94550-6461

34P

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
JUL 03 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76493 [PRJ-76403]

Planning Commission Meeting of **07/09/2019**

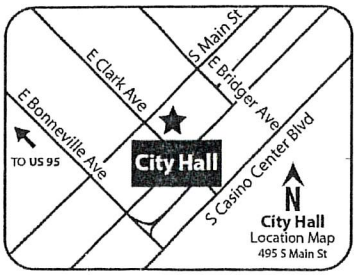
PRJ-76403
16311110008
NICHOLS PAUL R & MOONYEAN A
6831 W TRINITY CT
LAS VEGAS NV 89146-5172

97 ORDGNP1

34P

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.

SUP-76493 [PRJ-76403]
Planning Commission Meeting of **07/09/2019**

No problem with us! Carl Cleveland

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

RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

PRJ-76403
16311105009
CLEVELAND TRUST
CLEVELAND CARL B & DELORIS A TRS
2695 SORRELL ST
LAS VEGAS NV 89102

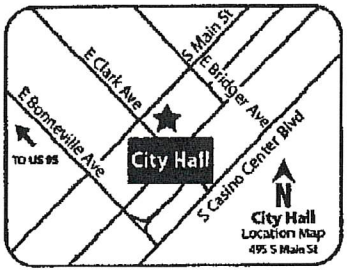
97 DRDGNP1

34A

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76493 [PRJ-76403]
Planning Commission Meeting of **07/09/2019**

PRJ-76403
16311111004
GREGORIUS CAROL J
CONNELL SEAN P
2625 BARBARADALE CIR
LAS VEGAS NV 89146

97 DRDGNP1

34A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
35

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

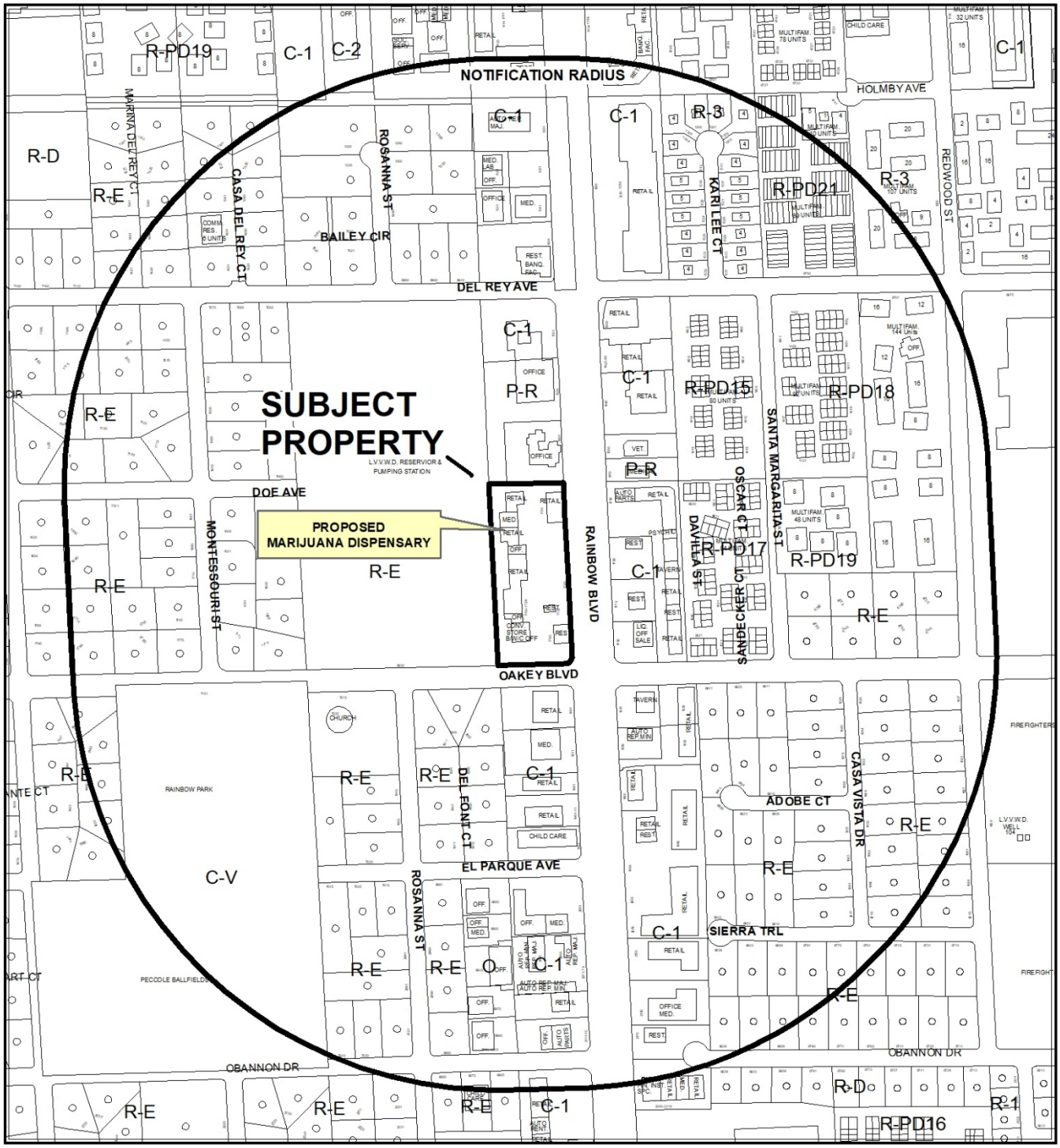
SUBJECT:
SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76479]. Staff recommends APPROVAL.

May go to City Council on: 08/21/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

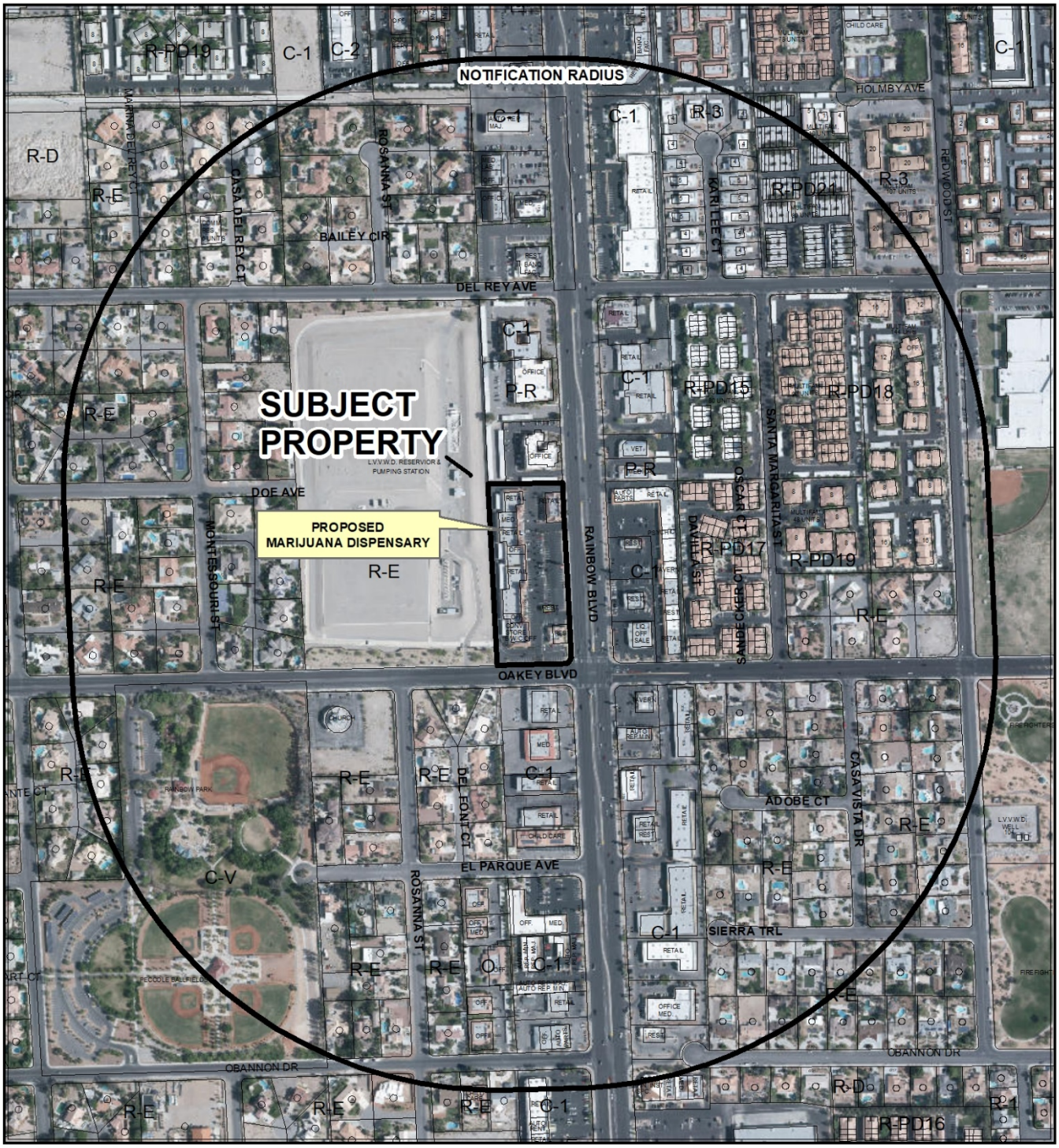
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Special Map, Protest/Support Postcards, and Documentation Not Vetted - Protest Comment Form and Support Phone Log



CASE: **SUP-76579 (PRJ-76479)**

RADIUS: 1500 FEET

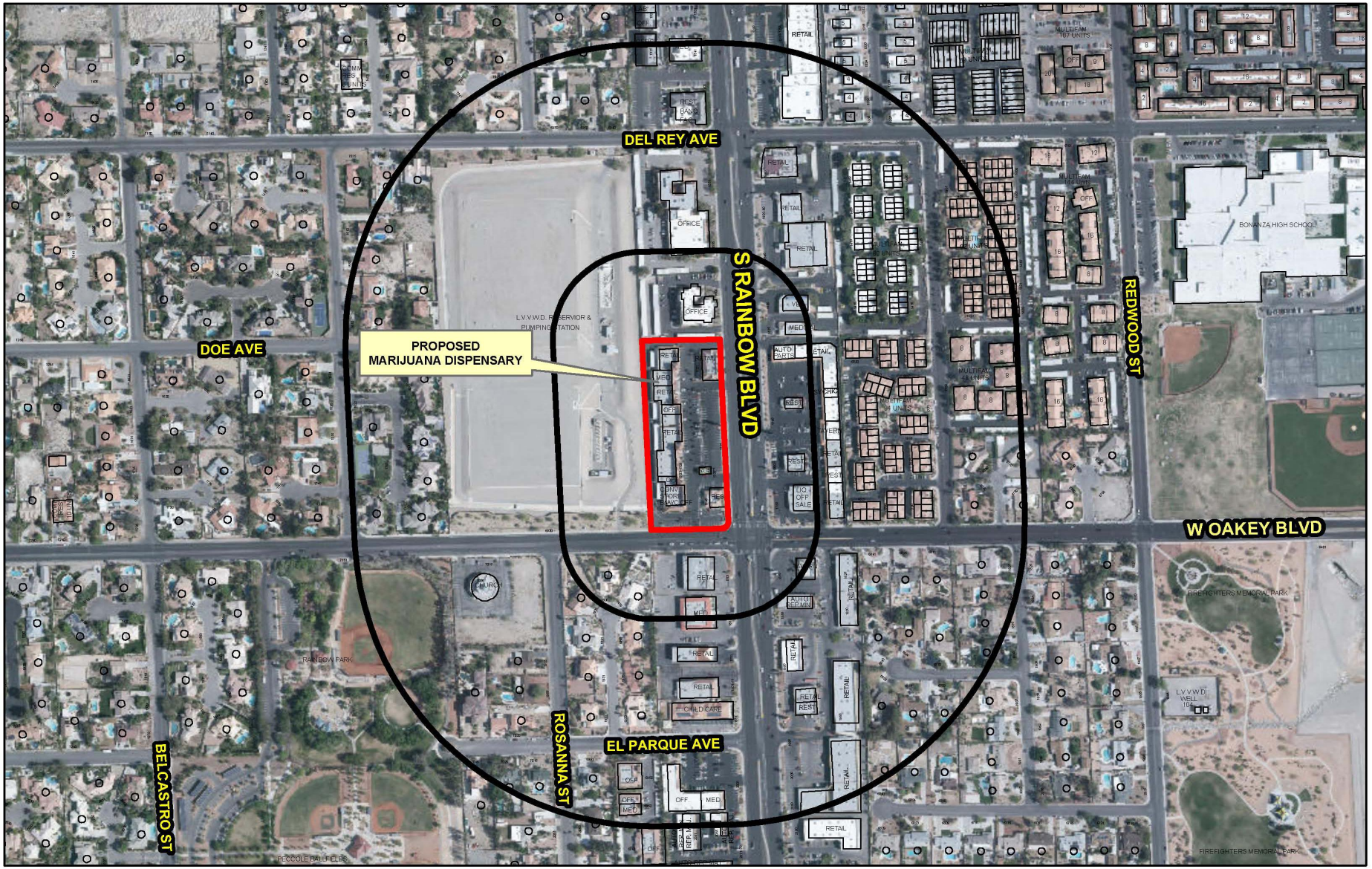
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-76579 (PRJ-76479)**

RADIUS: 1500 FEET

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



SUP-76579 (PRJ-76479)

Marijuana Establishments

Recreational Marijuana
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Social Use Venue

Medical Marijuana
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted Limited
- Gaming Non restricted

Protected Uses
- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center
- Martial Arts Instruction Business

Prohibited Areas
- Art District
- Fremont

- Subject Property
- 300 and 1000 foot buffer

N

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

Date: Wednesday, May 22, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76579	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 594

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SUP-76579 CONDITIONS

Planning

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

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

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

4. All development shall be in conformance with the site plan and floor plan date stamped 05/20/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

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

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

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

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

12. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

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

14. 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 allow a Marijuana Dispensary use within a tenant space of an existing shopping center at 1725 South Rainbow Boulevard, Suite #21.

ISSUES

- The Marijuana Dispensary use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- There are no protected land uses located within the required distance separation area.

ANALYSIS

The subject tenant space is located within an existing shopping center. It is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. The applicant proposes to operate within a 1,146 square-foot tenant space. No new structural development is proposed.

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

The Minimum Special Use Permit Requirements for this use include:

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

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

The proposed use meets this requirements as there are no protected land uses located within the required distance separation area.

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

Requirement 3: For the purpose of Requirement 2, and for that purpose only:
a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
        C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and

D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

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

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

This location was not licensed prior to July 1, 2017; as such Condition #4 is not applicable.

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

If approved, the proposed use will require approval of a business license and continual inspections to verify it is in compliance with Title 6 requirements.

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

The proposed use meets this requirement, as no outside storage including shipping containers has been denoted within the submitted site plan.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted. A condition of approval has been added which will require the revised floor plan be submitted to the Planning Department prior the issuance of building permits.

The submitted floor plan depicts one primary point of entry and exit for public access.

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

The proposed use meets this requirement, as no drive-through facilities are proposed with this location.

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

The Department of Planning - Business Licensing division will monitor and require compliance with this requirement should the use cease.

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

The Department of Planning - Business Licensing division will coordinate with the State of Nevada to assure that this requirement is met prior to the issuance of a business license.

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

This condition is not applicable, as the subject site is not located on property which abuts Fremont Street west of 8th Street.

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

The applicant has not proposed any associated uses with the proposed Marijuana Dispensary use. The Department of Planning - Business Licensing division will assure all activities are in compliance with this condition.

FINDINGS (SUP-76579)

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

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

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

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

   The subject site is home to an existing shopping center and is physically suitable to serve the proposed Dispensary use.

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

   Street access is provided by Oakey Boulevard, an 80-foot Major Collector and Rainbow Boulevard, a 150-foot Primary Arterial, both adequate in size to serve the proposed Marijuana Dispensary use.

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

   If approved, the proposed Dispensary use will be subject to business license requirements compliance which will assist with the protection of public health, safety and welfare.

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

   The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/85	Clark County approved Zoning Case (ZC-0004-85) which allowed a zoning reclassification from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
05/23/91	The Board of Zoning Adjustment approved Variance Case (V-0044-91) to allow a 540 square-foot shopping center identification sign where 400 square feet is the maximum size permitted.
02/16/00	The City Council approved Special Use Permit (U-0136-99) to allow a secondhand dealer in conjunction with an existing 32,400 square-foot retail center.

Most Recent Change of Ownership	
Month/date/year	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/07/16	Business License (#G64-03574) was issued for a seasoning and spice sales establishment at 1725 South Rainbow Boulevard, Suite #21. The license is listed as inactive as of 05/30/17.

Pre-Application Meeting	
05/08/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
05/23/19	Staff conducted a routine field check and found an active shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	3.67

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	Office, other than listed	SC (Service Commercial)	C-1 (Limited Commercial)
			P-R (Professional Office and Parking)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Utility Installation	PF (Public Facilities)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Planned Streets and Highways	150	Y
Oakey Boulevard	Collector	Planned Streets and Highways	80	Y

CS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	24,254 SF	1:250 SF	98				
TOTAL SPACES REQUIRED			98		164		Y
Regular and Handicap Spaces Required			94	4	161	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) Special Use Permit

Project Address (Location) 1725 S. Rainbow Blvd., Suite 21, Las Vegas, NV 89146

Project Name The+Source Dispenary **Proposed Use** Retail Marijuana Dispensary

Assessor's Parcel #(s) 163-036-03-011 **Ward #** 1

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

Additional Information _____

Property Owner Bridge Group Investments, LLC **Contact** George Mersho

Address 600 Enzo Drive City San Jose State CA Zip 95318

E-mail kimberlyp@shoepalace.com Phone 408-629-1000

Applicant Nevada Organic Remedies, LLC **Contact** Brandon Wiegand

Address 2009 E. Windmill Lane City Las Vegas State NV Zip 89123

E-mail bwiegand@nvorganicremedies.com Phone 702-708-1111

Representative ARC Consulting **Contact** Ryan Arnold

Address 2620 Regatta Drive Suite 102 City Las Vegas State NV Zip 89128

E-mail ryan@arcnv.com Phone 702-269-5888

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 George Mersho

Subscribed and sworn before me

This 17th day of May, 20 19

Notary Public in and for said County and State

ALICIA ROBLES LUNA
Commission # 2145871
Notary Public - California
Santa Clara County

PRJ-76479
05/20/19

THE SOURCE

1725 SOUTH RAINBOW BLVD.- SUITE #21, LAS VEGAS NV 89146

CODES

2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2018 UNIFORM MECHANICAL CODE WITH AMENDMENTS
2018 UNIFORM PLUMBING CODE WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH LOCAL ORDINANCE AND AMENDMENTS

BUILDING DEPARTMENT

LAS VEGAS BUILDING & SAFETY
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
PH: 702-229-6251

CODE INFORMATION

FULLY SPRINKLERED
CONSTRUCTION TYPE: 3B
OCCUPANCY CLASS: MERCHANTILE

TOTAL GROSS SQUARE FOOTAGE		=	1,146 SF
FRONT OF HOUSE AREA = 437 SF (60 S.F./ OCCUPANT)		=	7
BACK OF HOUSE AREA = 629 SF (300 S.F. / OCCUPANT)		=	2
TOTAL OCCUPANT LOAD		=	9

NO. OF EMPLOYEES = 3 PERSONS

PARKING SURVEY

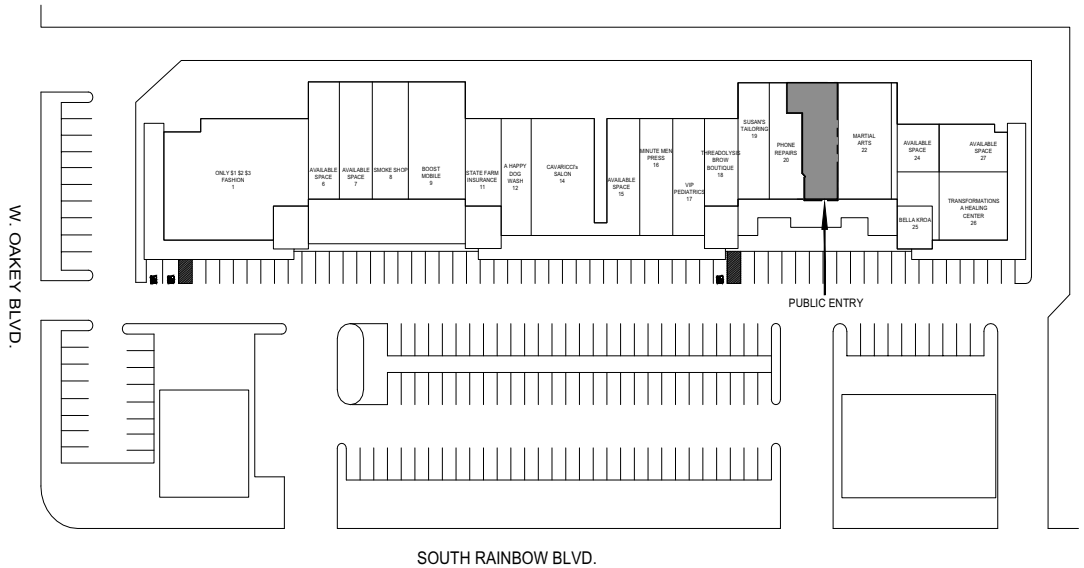
TOTAL CENTER MERCHANTILE AREA	=	24,254 SF
SHOPPING CENTER PARKING		
TOTAL STANDARD PARKING	=	161 SPACES
TOTAL H/C PARKING	=	3 SPACES
TOTAL PARKING AVAILABLE	=	164 SPACES

PARKING/SF OF MERCH. = 1 PARKING SPACE/113 SF MERCH.
PARKING FOR OUR SPACE BASED CENTER AVG - 10 PARKING SPACES

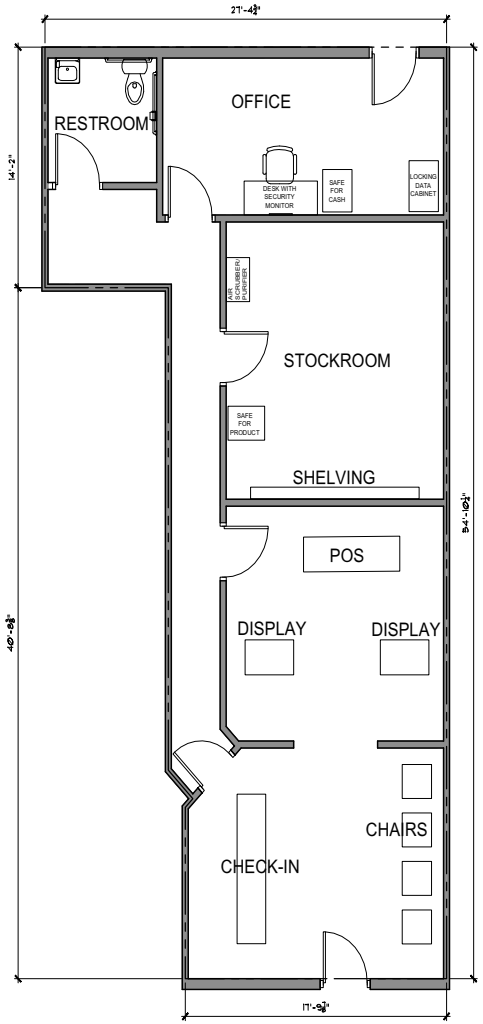
ENGINEERING CONSULTANTS

MECHANICAL
POINT ONE DESIGN
9941 YORK THETA DR.
N. ROYALTON, OH 44133
PH: (440) 230-1800 FX: (440) 230-1831

ELECTRICAL
STADELMAN ASSOCIATES
931 PORTAGE TRAIL
CUYAHOGA FALLS, OH 44221
PH: (330) 926-2600 FX: (330) 926-4531



OVERALL BUILDING / SITE PLAN
SCALE: 3/32"=1'-0"



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

DAVID A. LEVY
REGISTERED
No. 3482
ARCHITECT
STATE OF NEVADA
EXPIRES - 12-31-2019

THE SOURCE - 1725 SOUTH RAINBOW BLVD. - SUITE #21, LAS VEGAS, NV 89146

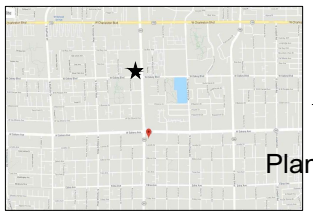
OWNER

GREEN GROWTH BRANDS
4300 E. 5TH AVENUE
COLUMBUS, OH 43219

OWNER CONTACTS:
JENNIFER ALLHUSEN-WORSLEY - DIRECTOR STORE
614-787-9957
email: JWorsley@greengrowthbrands.com

VICINITY MAP

CAMP
1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



SITE MAP

1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



REVISION:

ISSUE / DATE:

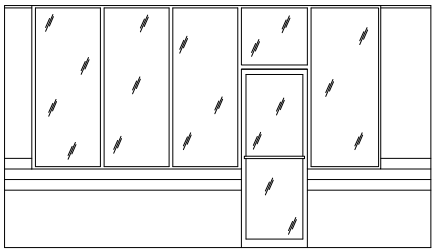
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

DAVID A. LEVY
& ASSOCIATES
> Retail Design & Development

3/4 SPRINGSIDE DRIVE TEL 330 / 666-6767
AKRON, OHIO 44333-2424 FAX 330 / 666-8884

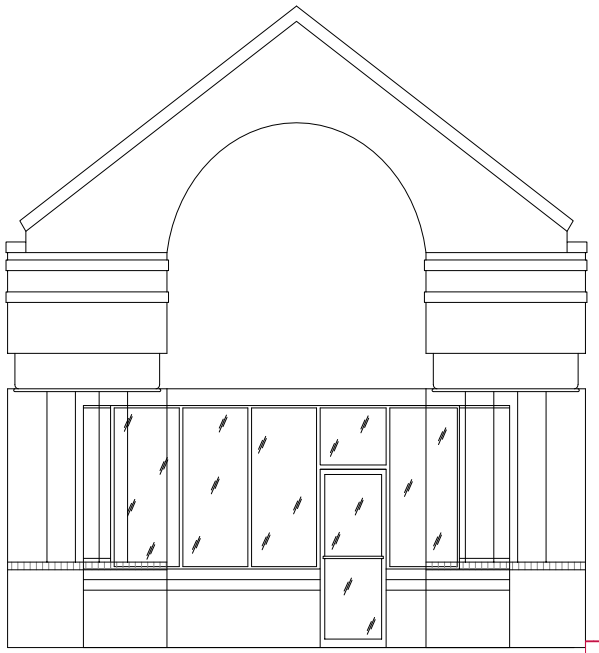
PP1-26470
05/20/19

APPENDIX A



B STOREFRONT ELEVATION- UNDER OVERHANG

A300 SCALE: 3/8" = 1'-0"



A STOREFRONT ELEVATION

A300 SCALE: 3/8" = 1'-0"

PRJ-76479
05/20/19

DAVID A. LEVY
REGISTERED
No. 3482
PROFESSIONAL ENGINEER
STATE OF NEVADA
EXPIRES : 12-31-2019

DAVID A. LEVY
& ASSOCIATES
>Civil Design & Development
[redacted] TEL [redacted]
[redacted] FAX [redacted]

CONSULTANT :

THE SOURCE

SUITE 21
1725 S. RAINBOW BLVD.
LAS VEGAS, NV 89146

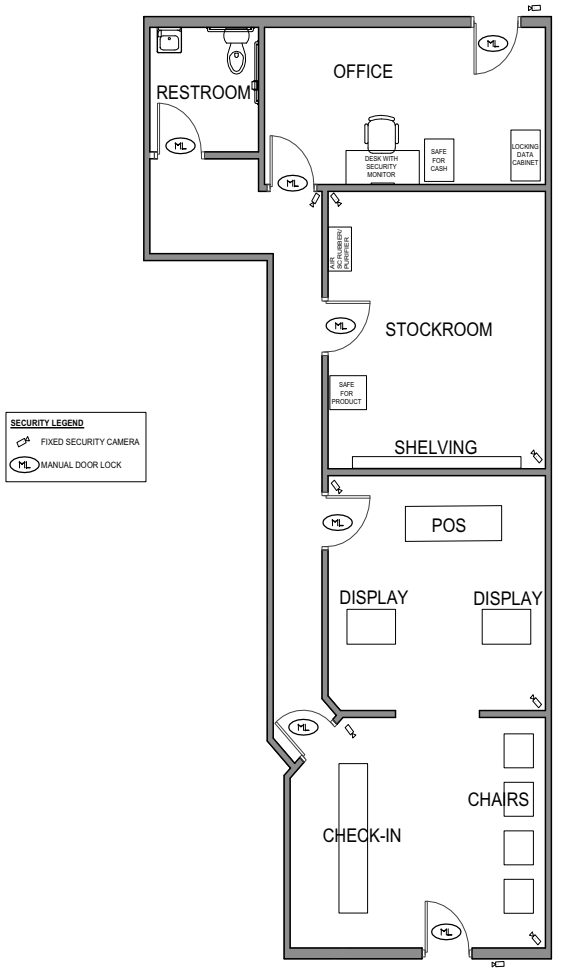
DRAWN BY:
DAL

ISSUE / DATE:
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

REVISION :

SHEET TITLE :
STOREFRONT
PLAN / ELEVATION

SHEET NO. :
A300



DAVID A. LEVY
REGISTERED
No. 3482
PROFESSIONAL ENGINEER
STATE OF NEVADA
EXPIRES : 12-31-2019

DAVID A. LEVY
& ASSOCIATES
> Retail Design & Development

[redacted]

CONSULTANT :

THE SOURCE

SUITE 21
1725 S. RAINBOW BLVD.
LAS VEGAS, NV 89146

DRAWN BY:
DAL

ISSUE / DATE:
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

REVISION :

SHEET TITLE :
SECURITY FLOOR PLAN

PRJ-76479
05/20/19

SHEET NO. :
SC100

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

THE SOURCE

1725 SOUTH RAINBOW BLVD.- SUITE #21, LAS VEGAS NV 89146

CODES

2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2018 UNIFORM MECHANICAL CODE WITH AMENDMENTS
2018 UNIFORM PLUMBING CODE WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH LOCAL ORDINANCE AND AMENDMENTS

BUILDING DEPARTMENT

LAS VEGAS BUILDING & SAFETY
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
PH: 702-229-6251

CODE INFORMATION

FULLY SPRINKLERED
CONSTRUCTION TYPE: 3B
OCCUPANCY CLASS: MERCHANTILE

TOTAL GROSS SQUARE FOOTAGE		=	1,146 SF
FRONT OF HOUSE AREA = 437 SF (60 S.F./ OCCUPANT)		=	7
BACK OF HOUSE AREA = 629 SF (300 S.F. / OCCUPANT)		=	2
TOTAL OCCUPANT LOAD		=	9

NO. OF EMPLOYEES = 3 PERSONS

PARKING SURVEY

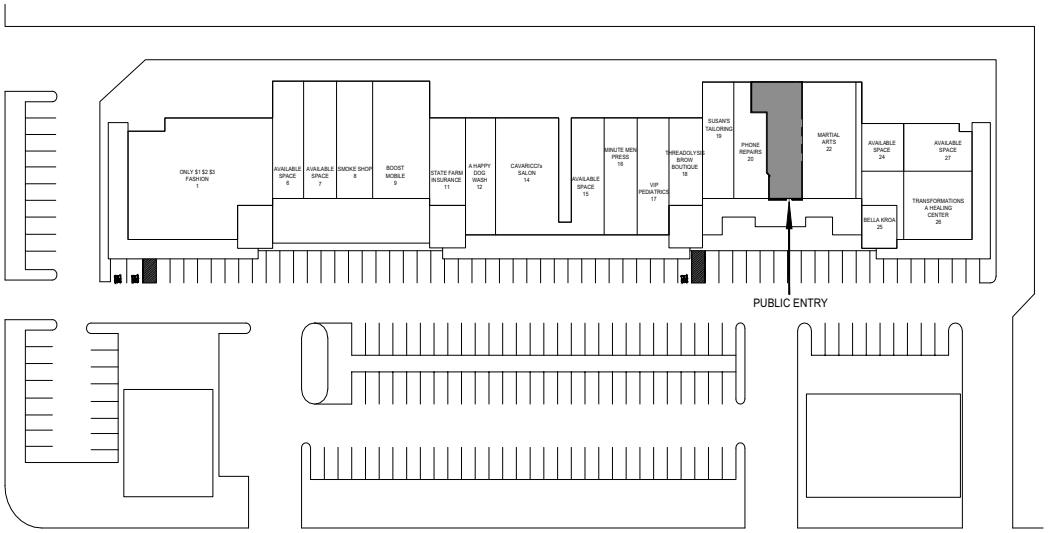
TOTAL CENTER MERCHANTILE AREA	=	24,254 SF
SHOPPING CENTER PARKING		
TOTAL STANDARD PARKING	=	161 SPACES
TOTAL H/C PARKING	=	3 SPACES
TOTAL PARKING AVAILABLE	=	164 SPACES

PARKING/SF OF MERCH. = 1 PARKING SPACE/113 SF MERCH.
PARKING FOR OUR SPACE BASED CENTER AVG - 10 PARKING SPACES

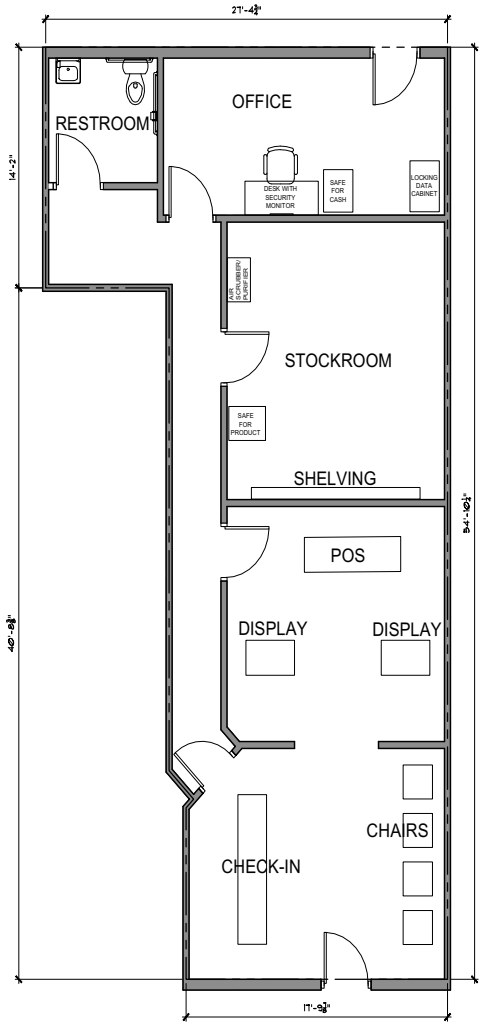
ENGINEERING CONSULTANTS

MECHANICAL
POINT ONE DESIGN
9941 YORK THETA DR.
N. ROYALTON, OH 44133
PH: (440) 230-1800 FX: (440) 230-1831

ELECTRICAL
STADELMAN ASSOCIATES
931 PORTAGE TRAIL
CUYAHOGA FALLS, OH 44221
PH: (330) 926-2600 FX: (330) 926-4531



OVERALL BUILDING / SITE PLAN
SCALE: 3/32"=1'-0"



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

DAVID A. LEVY
REGISTERED
No. 3482
ARCHITECT
STATE OF NEVADA
EXPIRES - 12-31-2019

THE SOURCE - 1725 SOUTH RAINBOW BLVD. - SUITE #21, LAS VEGAS, NV 89146

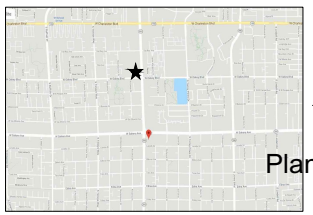
OWNER

GREEN GROWTH BRANDS
4300 E. 5TH AVENUE
COLUMBUS, OH 43219

OWNER CONTACTS:
JENNIFER ALLHUSEN-WORSLEY - DIRECTOR STORE
614-787-9957
email: JWorsley@greengrowthbrands.com

VICINITY MAP

CAMP
1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



SITE MAP

1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



REVISION:

ISSUE / DATE:

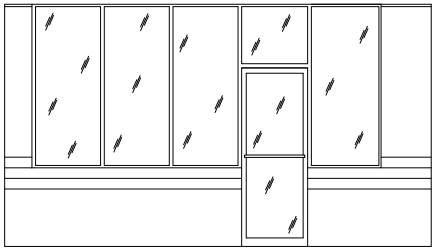
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

DAVID A. LEVY
& ASSOCIATES
> Retail Design & Development

3145 SPRINGSIDE DRIVE TEL. 303 / 666-6767
AKRON, OHIO 44333-2434 FAX 303 / 666-8804

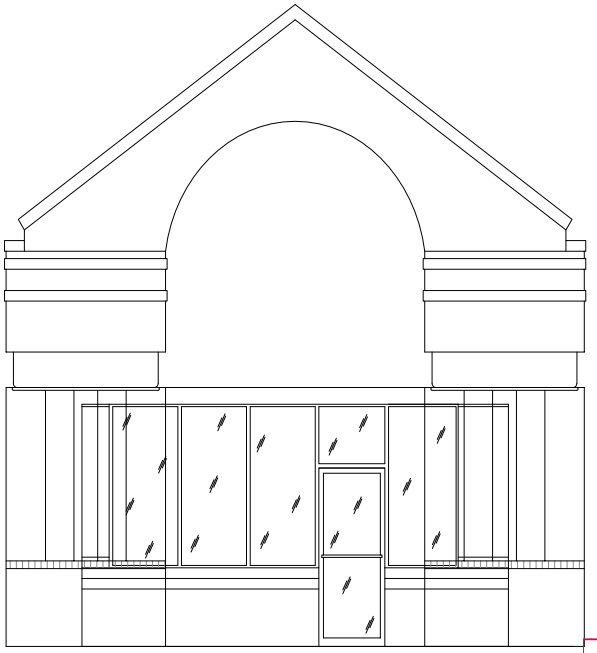
PR 1-26-19
05/20/19

APPENDIX A



B STOREFRONT ELEVATION- UNDER OVERHANG

A300 SCALE: 3/8" = 1'-0"



A STOREFRONT ELEVATION

A300 SCALE: 3/8" = 1'-0"

DAVID A. LEVY
REGISTERED
No. 3482
PROFESSIONAL ENGINEER
STATE OF NEVADA
EXPIRES : 12-31-2019

DAVID A. LEVY
& ASSOCIATES
>Civil Design & Development
[redacted] TEL [redacted]
[redacted] FAX [redacted]

CONSULTANT :

THE SOURCE

SUITE 21
1725 S. RAINBOW BLVD.
LAS VEGAS, NV 89146

DRAWN BY:

DAL

ISSUE / DATE:

INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

REVISION :

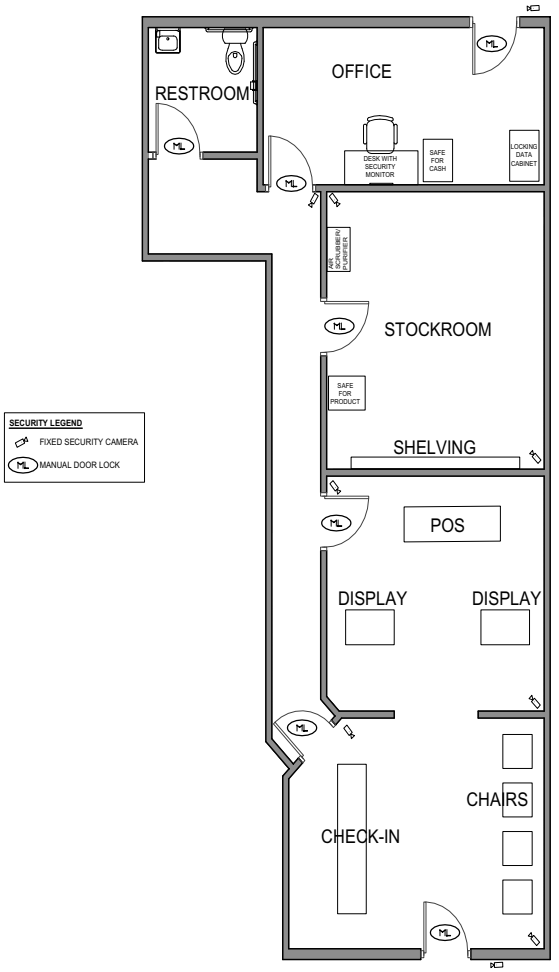
SHEET TITLE :

STOREFRONT
PLAN / ELEVATION

PRJ-76479
05/20/19

SHEET NO. :

A300



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

DAVID A. LEVY
REGISTERED
No. 3482
PROFESSIONAL ENGINEER
STATE OF NEVADA
EXPIRES : 12-31-2019

DAVID A. LEVY
& ASSOCIATES
>Retail Design & Development
[redacted]

CONSULTANT :

THE SOURCE

SUITE 21
1725 S. RAINBOW BLVD.
LAS VEGAS, NV 89146

DRAWN BY:
DAL

ISSUE / DATE:
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

REVISION :

SHEET TITLE :
SECURITY FLOOR PLAN

PRJ-76479
05/20/19

SHEET NO. :
SC100

ARC CONSULTING
Bridging the gap.

August 16, 2016

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

RE: **The+Source Dispensary / APN 163-03-603-011**

To Whom It May Concern:

Please accept the following letter of justification for a special use permit to operate a recreational marijuana dispensary.

Nevada Organic Remedies (NOR, LLC) is applying for this SUP to operate a retail marijuana dispensary at 1725 S. Rainbow Blvd. Las Vegas, NV 89146 (APN 163-03-603-011). The proposed location is approximately 1,288 square feet and located in an existing shopping center.

The property is zoned C-1 and as indicated in our separation distance survey, this location meets requirements of city code 19.12.070 by being more than 1,000 feet from the closest school, more than 300 feet from a community facility, city park, or church, and more than 300 feet from any existing residential dwelling.

Adjacent properties shall have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and City of Las Vegas regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare. It will dispense affordable, high-quality retail cannabis to eligible customers.

If you have any questions, please feel free to contact me at 702-269-5888.

Sincerely,

Ryan Arnold
President

PRJ-76479
05/20/19

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
JUL 0 2 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76579 [PRJ-76479] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC

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

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

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

R Arnold — 7/2/2019

Signature — Date

Ryan Arnold

Please Print Name

ARC Consulting

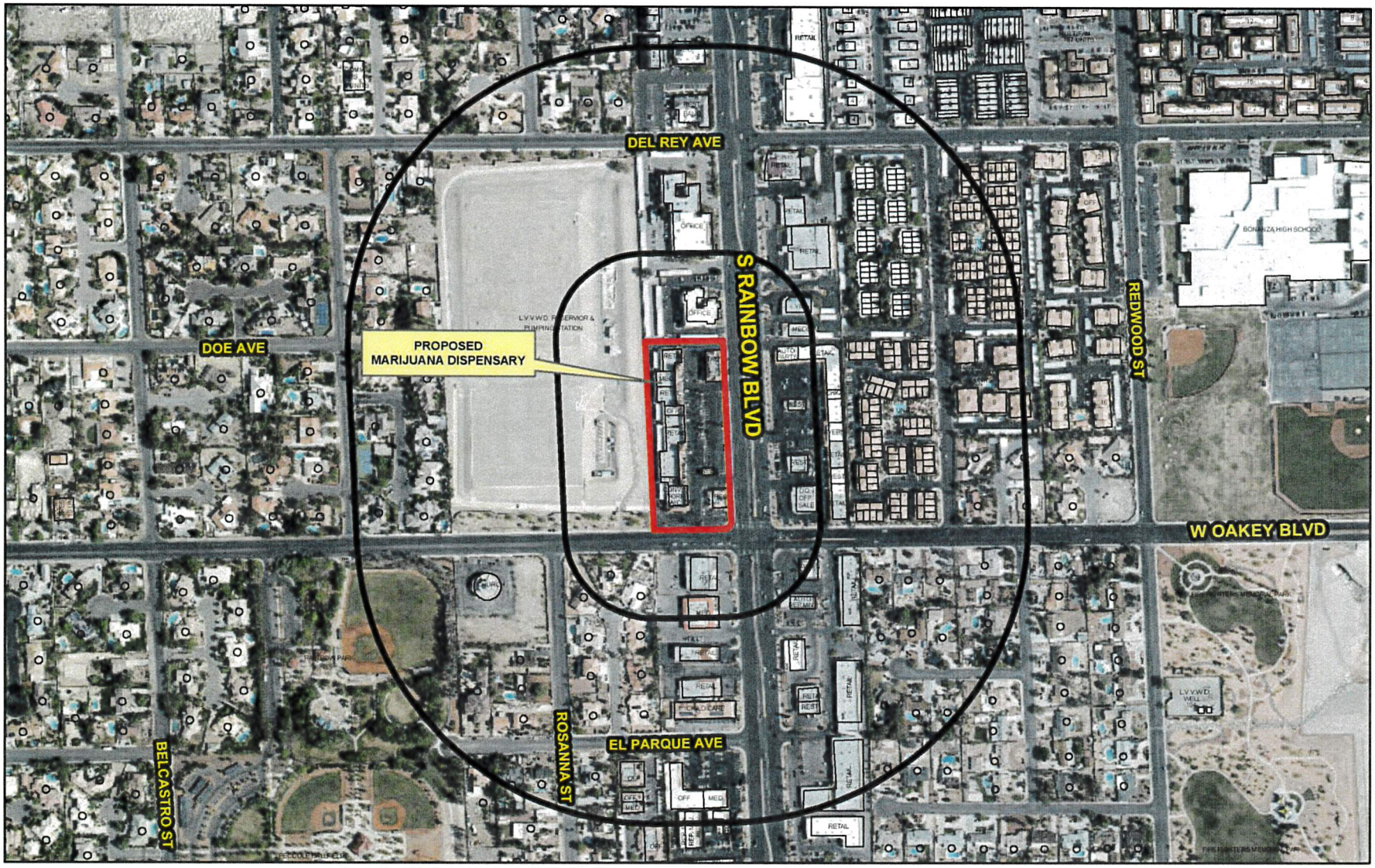
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 35



SUP-76579 (PRJ-76479)

Marijuana Establishments

Recreational Marijuana
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Social Use Venue

Medical Marijuana
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted Limited
- Gaming Non restricted

Protected Uses
- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center
- Martial Arts Instruction Business

Prohibited Areas
- Art District
- Fremont

- Subject Property
- 300 and 1000 foot buffer

N

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

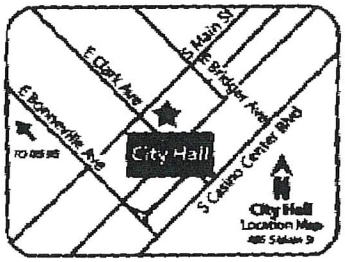
Date: Wednesday, May 22, 2019

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

There is a dispensary on Sahara and Rainbow and we do not need another one over this way.

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303603002
WATKINS XAVIER
MANSFIELD MONICA
7065 DEL REY AVE
LAS VEGAS NV 89117-1607

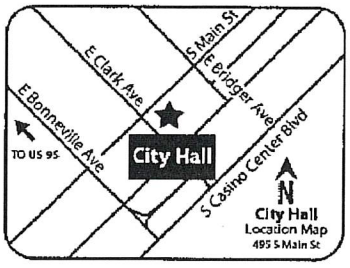
111 ORDCNP1

35p

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303602012
OHLSON EARL M & ALESA R FAM TR
OHLSON EARL MELVIN & ALESA R TRS
7130 DOE AVE
LAS VEGAS NV 89117-1504

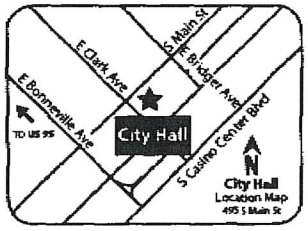
111 ORDCNP1

35P

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303503011
MERL ONE QUALIFIED PERS RES TR
MERL TWO QUALIFIED PERS RES TR
1301 ROSANNA ST
LAS VEGAS NV 89117

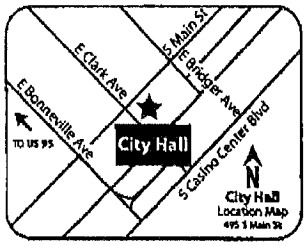
111 DRDGMP1

35P

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302311005
LUI WILLIAM & JEAN
10231 PIMLICO DR
CYPRESS CA 90630

48 DRDGNP1

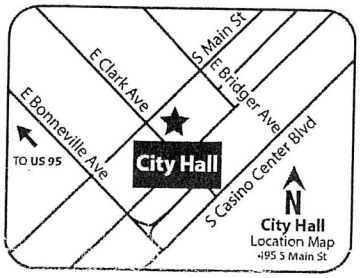
35P

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
JUL 08 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) 229-5405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303602011
SMITH LONNIE & AUDREY 2007 TRUST
SMITH LONNIE JR & AUDREY B TRS
7120 DOE AVE
LAS VEGAS NV 89117-1504

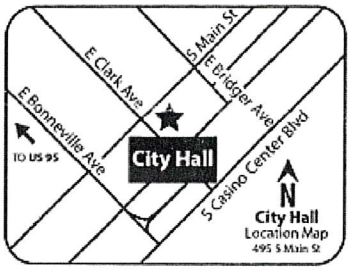
111 DRDGNP1

3SP

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
JUL 06 2
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-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302310012
ABNEY JANET T LIVING TRUST
ABNEY JANET T TRS
6823 ADOBE CT
LAS VEGAS NV 89146-2920

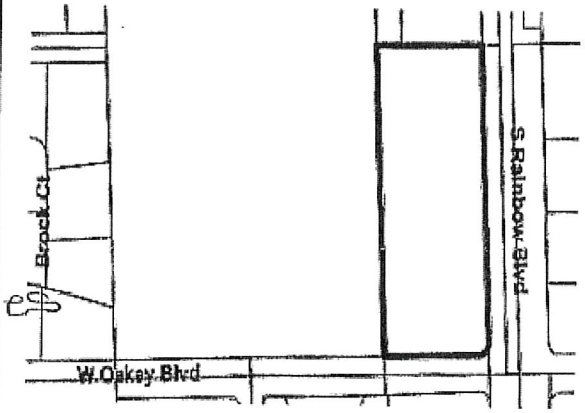
97 DRDGNP1

Application Information

SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76479].

Absoutely No more dispensaries in this area. There are several within a two mile RADIUS — AND Bonanza H.S. — is in the area. Please give Consideration to these FACTS to DENY — !

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

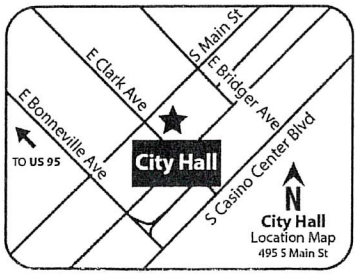
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services 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.

39P

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
JUL 08 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302211088
FANG CHIA EN
TING KAI TI
16513 FLOWER GLEN DR
HACIENDA HEIGHTS CA 91745

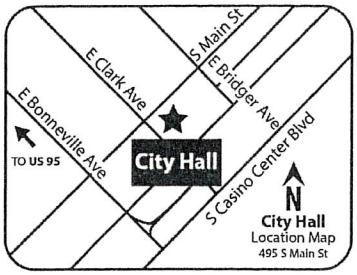
48 DRDGNP1

3SP

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

111 DRDGNP1

This would be 1 block from a family park & little league ball diamonds. Although legal, I do not feel marijuana should be available this close to the park. There is a church on the Rainbow side of the park and a pre-school 1 block south on Rainbow. Also Bonanza High School is only 2 blocks east of Rainbow off of Oakey -

PRJ-76479
16303704001
WILLIAMS DONALD R & FAYE K LIVIN
WILLIAMS DONALD R & FAYE K TRS
6991 EL PARQUE AVE
LAS VEGAS NV 89117-2107

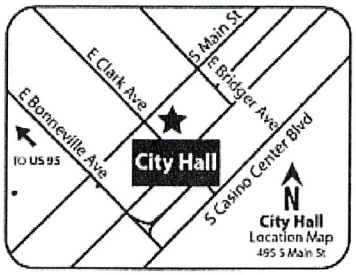
3SP

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
JUL 08 2019
Dept of Planning
City of Las Vegas



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302101002
MERCADO 888 L L C
P O BOX 65157
VANCOUVER WA 98665

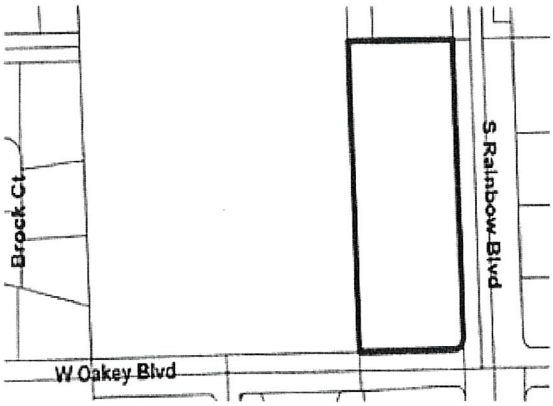
134 ORIGNP1

Application Information

SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76479].

You Would Not Allow TATTOO PARLOR @ OUR Property — This is Worse! No

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
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.

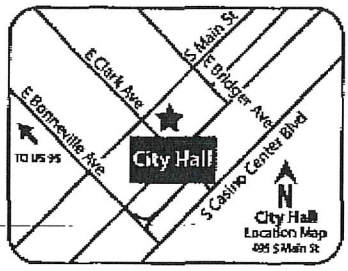
3SP

06/30/2019 03:10 7028049956

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303605006
HAGERTY KEVIN DANIEL PATRICK
1770 BELCASTRO ST
LAS VEGAS NV 89117-1540

DISZPRAGCHIRO

111 DRDGMP1

PAGE 01/01

35A

:ity of Las Vegas
)epartment of Planning
)evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the)epartment 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 /ould like to contact your Council Representative, please call (702) 229-405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

'lease use available blank space on card for your comments.

:UP-76579 [PRJ-76479]
'lanning Commission Meeting of **07/09/2019**

PRJ-76479
16303501027
POCHE SED REVOCABLE LIVING TRUST
POCHE SED TRS
7171 W CRAIG RD #109
LAS VEGAS NV 89129

125 DROCHP1

SEDPOCHESTATEFARM

07/08/2019 10:45 7023195102

PAGE 01/01

35A

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 1, 2019 1:58 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/01/19 1:58 PM

Meeting Date:	Tuesday, July 9, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	Steve Peterson
Residential or Business Address:	1860 Casa De Elegante Ct Las Vegas, NV 89117
Phone:	(702) 349-8142
Email:	sjp6984@aol.com
Comments:	This neighborhood does not need another Marijuana Dispensary, there is already an active one within half a mile at S. Rainbow at Sahara. Failure to grant a "special use" permit for this business will in no-way hinder anyone from finding either medicinal or recreational marijuana nearby. In the 14 years I have lived in this location we have seen the neighborhood decline and now nearby commercial space is leased to a gun shop, sex toy and liquor stores to name a few businesses offering no inherent community or family value.

35P
Pg. 1 of 2

The primary objection, however, is adding potentially impaired drives to the Oakey corridor where hundreds of students commute East-West every day to Bonanza High School, College of Southern Nevada and others. Don't put them in the line of fire (marijuana traffic).

We value local school kids, property and lifestyle and don't want this kind of business in our back yards!

Copyright © 2019 Formstack, LLC. All rights reserved. This is a customer service email.

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

35
Pg 2 of 2

Telephone Protest/ Approval Log

Meeting Date: 07/09/19 **Case Number:** PRJ-76479
SUP-76579

Date: 07/09/19 PC
Name: John B. Wisniewski
Address: 6513 Hyde Avenue
LV NV 89105
Phone: (702) 877-2321

☐ PROTEST ☒ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

35A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
36

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

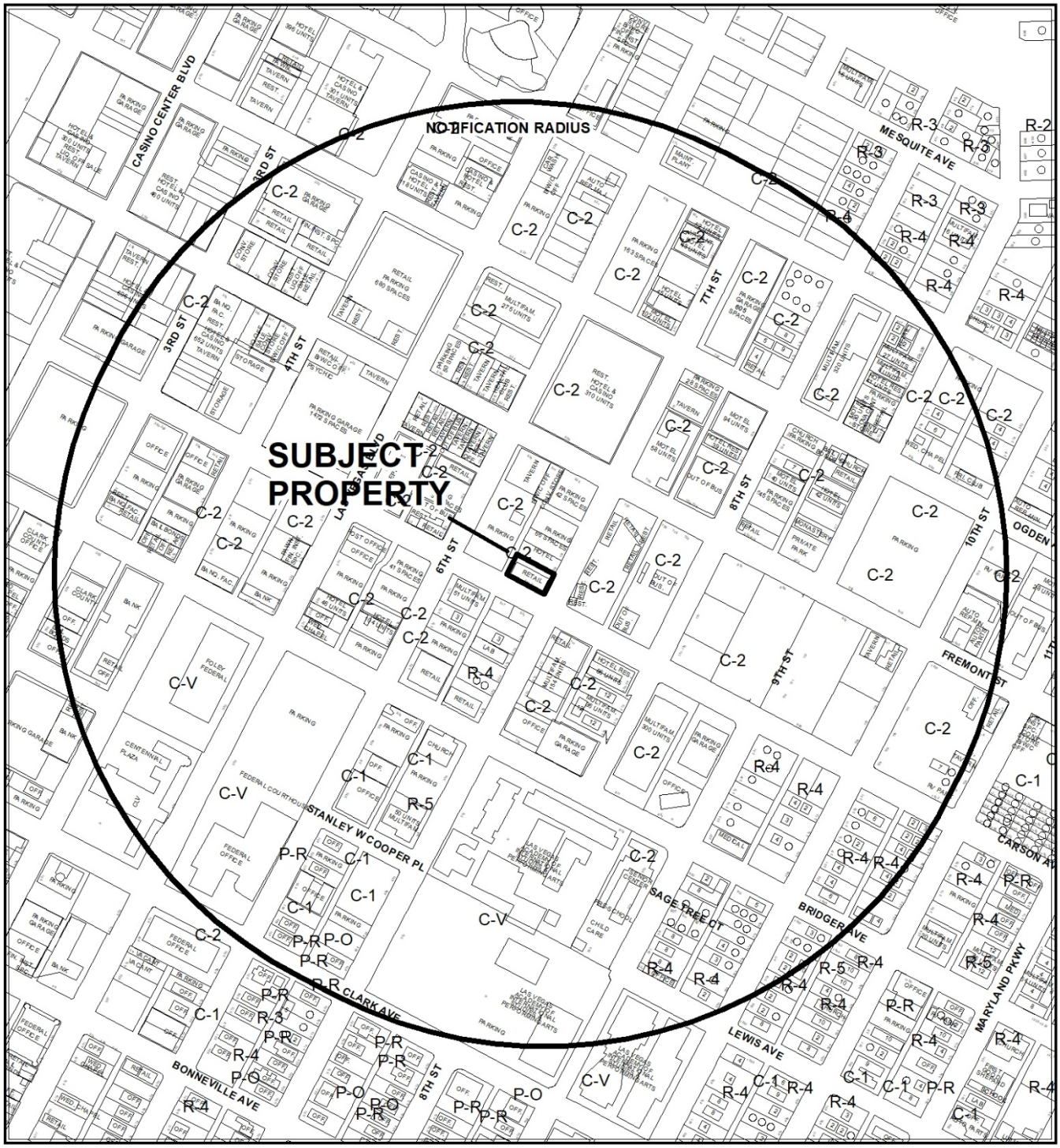
SUBJECT:
SUP-76596 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,348 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 83 SQUARE FEET OF OUTDOOR SEATING AREA at 616 East Carson Avenue, Suite #140 (APN 139-34-611-024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76480]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	75
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



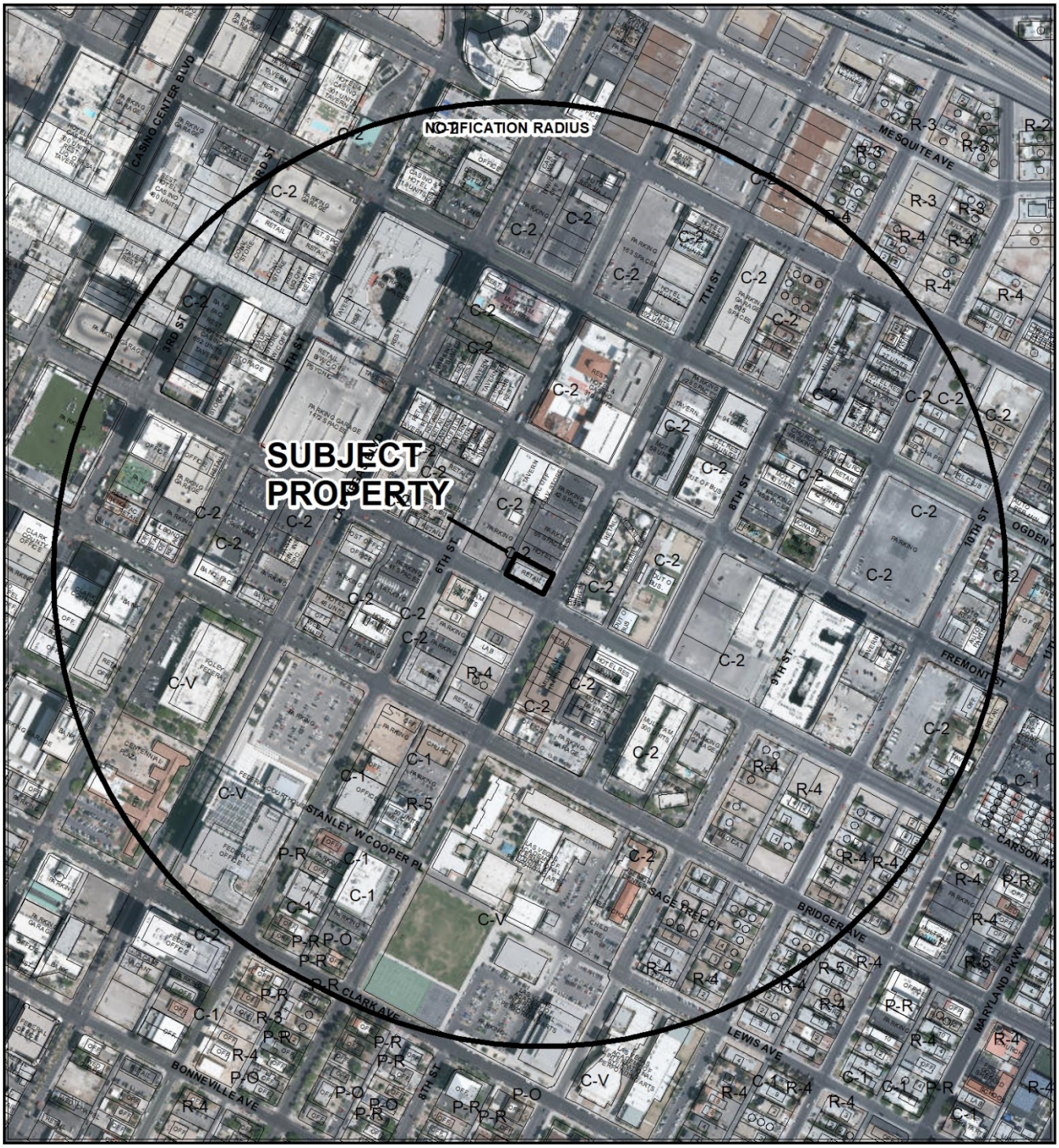
0 375 750 Feet

CASE: **SUP-76596 (PRJ-76480)**

RADIUS: 1500 FEET

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

N



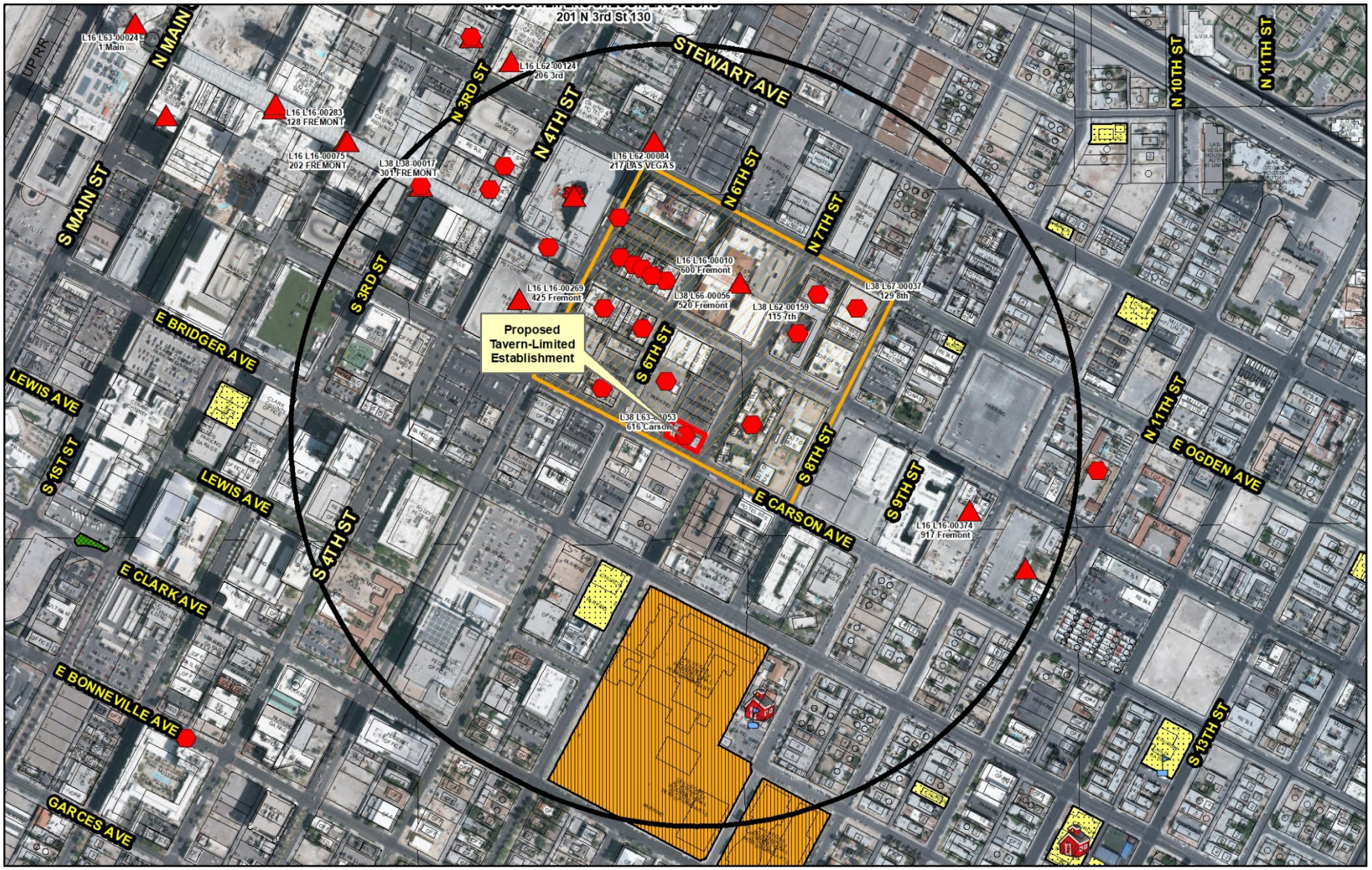
0 375 750 Feet

CASE: **SUP-76596 (PRJ-76480)**

RADIUS: 1500 FEET

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

N



SUP-76596 (PRJ-76480)

Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 1500ft Buffer

N

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

Date: Thursday, May 23, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 612 CARSON, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76596	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 597

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

SUP-76596 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

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

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

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

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

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

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

Public Works

8. A 5-foot clear pedestrian path in accordance with Title 19 appendix F.D.2.a.i is required to be maintained in conjunction with the outdoor dining activities.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 1,348 square-foot Tavern-Limited Establishment with 83 square feet of outdoor seating area at 616 East Carson Avenue, Suite #140.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject site is located within the C-2 (General Commercial) zoning district and within the Fremont East District of the Downtown Las Vegas Overlay District (Area 1). The applicant requests a Special Use Permit for a proposed Tavern-Limited Establishment use in an existing 1,348 square-foot tenant space with an 83 square-foot outdoor seating area.

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. The use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit. This project is in the Downtown Las Vegas Overlay – Fremont East District. The intent of the Fremont East District is improved affordability, safety and amenity. The proposed Tavern-Limited Establishment generates a parking requirement of 15 spaces, however no spaces will be provided on site. Notwithstanding this, the Title 19 parking requirement does not automatically apply to development projects located within the Area 1 Downtown Las Vegas Overlay. In addition, public parking is available adjoining the subject site to the north.

In a justification letter stamped 05/22/19, the applicant states that: “Santo’s theme is not only that of an authentic Mexican taco shop, but has an even more specific church-inspired theme and motif with various Catholic church-inspired elements including church pew seating, a “confessional” ordering window, numerous votive candles covering the walls that are decorated and named after various celebrities, and various other design and operational nuances consistent with this theme.”

The Department of Public Works provided conditions requiring a five-foot clear pedestrian path and requiring a License Agreement for the proposed outdoor seating area that encroaches into the Carson Avenue public right-of-way. The proposed use meets the goals of the Downtown Las Vegas Master Plan and the Las Vegas Master Plan 2020 by providing new opportunities for entertainment and commercial ventures; therefore, staff recommends approval of the proposed Special Use Permit.

FINDINGS (SUP-76596)

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

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

   The proposed Tavern-Limited Establishment will be located within the Downtown Las Vegas Overlay – Fremont East District. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

   The proposed Tavern-Limited Establishment use is located on Carson Avenue, an 80-foot Collector, as designated by the Master Plan of Streets and Highways, and is adequate in size to meet the requirements of the proposed use.

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

   The proposed Tavern-Limited Establishment would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

The proposed Tavern-Limited Establishment use meets all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/17/08	The City Council approved a Special Use Permit (SUP-28685) for a proposed Tattoo Parlor/Body Piercing Studio at 624 Carson Avenue. The Planning Commission and staff recommended approval.
03/11/14	The Planning Commission approved a request for a Special Use Permit (SUP-52706) for a proposed 2,000 square-foot Tavern-Limited Establishment, with 685 square feet of outdoor seating area at 622 East Carson Avenue. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (SUP-52706) for a proposed 1,633 square-foot Tavern-Limited Establishment, with 497 square feet of outdoor seating area at 618 East Carson Avenue. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (SUP-52708) for a proposed 875 square-foot Tavern-Limited Establishment, with 760 square feet of Outdoor Seating Area at 612 East Carson Avenue. Staff recommended approval.
01/07/15	Staff approved a request for a Minor Amendment (SUP-57270) to a previously approved Special Use Permit for a proposed 429 square-foot reduction to a previously approved 1,635 square-foot Tavern-Limited Establishment at 616 East Carson Avenue, Suite #140.
04/21/15	The Downtown Design Review Committee approved a request for a Signage Design Review (ARC-58532) for a proposed illuminated wall sign for a proposed Restaurant at 616 East Carson Avenue, Suite #140.
01/30/18	Staff administratively approved a request for a Conditional Use Verification (CUV-72597) for Beer/Wine/Cooler On-Sale in a Restaurant at 616 East Carson Avenue, Suite #140.
07/19/18	The Downtown Design Review Committee approved a request for a Signage Design Review (ARC-74016) for a proposed illuminated wall sign for a proposed Restaurant at 616 East Carson Avenue, Suite #140.
04/09/19	The Planning Commission and staff recommend approval on a request for a General Plan Amendment (GPA-75814) to amend portions of the Southeast Sector Land Use Map of the General Plan from C (Commercial) and MXU (Mixed Use) to FBC (Form-Based Code) on approximately 226 acres in the Fremont East District generally located south of Interstate 515, west of Eastern Avenue, north of Carson Avenue, and east of Las Vegas Boulevard. The item is tabled for the City Council meeting on 05/15/19.

CC

Most Recent Change of Ownership	
05/11/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1955	First record of construction at 616 East Carson Avenue.
06/10/09	A business license (G50-02098) was issued for Clothing Sales (Pro Spot Tee Store) at 612 East Carson Avenue. The license became inactive on 04/30/14.
08/28/14	A business license (P62-00229) was issued for a Tavern-Limited use at 616 East Carson Avenue, #140. The license became inactive on 03/07/17.
	A business license (G62-07754) was issued for Restaurant at 616 East Carson Avenue, #140. The license became inactive on 03/07/17.
10/06/14	A business license (G62-08701) was issued for a Night Club at 616 East Carson Avenue, #140. The license became inactive on 06/01/15.
06/15/17	A business license (G65-03973) was issued for a Restaurant at 616 East Carson Avenue, #140. The license became inactive on 05/30/18.
02/20/18	A business license (G66-00907) was issued for a Restaurant at 616 East Carson Avenue, #140. The license remains active.
12/04/18	A license agreement (A18-00036) was finalized for outdoor dining and railing at 616 East Carson Avenue, #110.

Pre-Application Meeting	
05/07/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
05/23/19	A restaurant with outdoor dining was observed in operation during a routine field check.

Details of Application Request	
Site Area	
Gross Acres	0.25

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store	C (Commercial)	C-2 (General Commercial)
North	Hotel/Motel or Hotel Suites	C (Commercial)	C-2 (General Commercial)
South	Undeveloped	C (Commercial)	C-2 (General Commercial)
East	General Retail Stores	C (Commercial)	C-2 (General Commercial)
	Restaurant		
West	Parking	C (Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

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

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	453 SF	1/50 SF (seating area)	10				
	978 SF	1/200 SF (back of house)	5				
TOTAL SPACES REQUIRED			15		0		Y*
Regular and Handicap Spaces Required			14	1	0	0	Y*

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

CC

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 612 E. Carson Ave., Suite 140

Project Name Santos - Guisados Tacos & Beer **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 13934611024 **Ward #** 3

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

Additional Information _____

Property Owner 612 Carson, LLC Contact Michael Downs

Address PO Box 7516 City Las Vegas State NV Zip 89125

E-mail michaeld@dtplv.com Phone 702-359-9957

Applicant FC La Bomba, LLC Contact Joe Cain

Address 650 S. Main Street City Las Vegas State NV Zip 89101

E-mail joe.cain@finelv.com Phone (702) 334-2232

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 Downs

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

Print Name Michael Downs

Subscribed and sworn before me

This 17th day of May, 20 19

Catherine Martinez

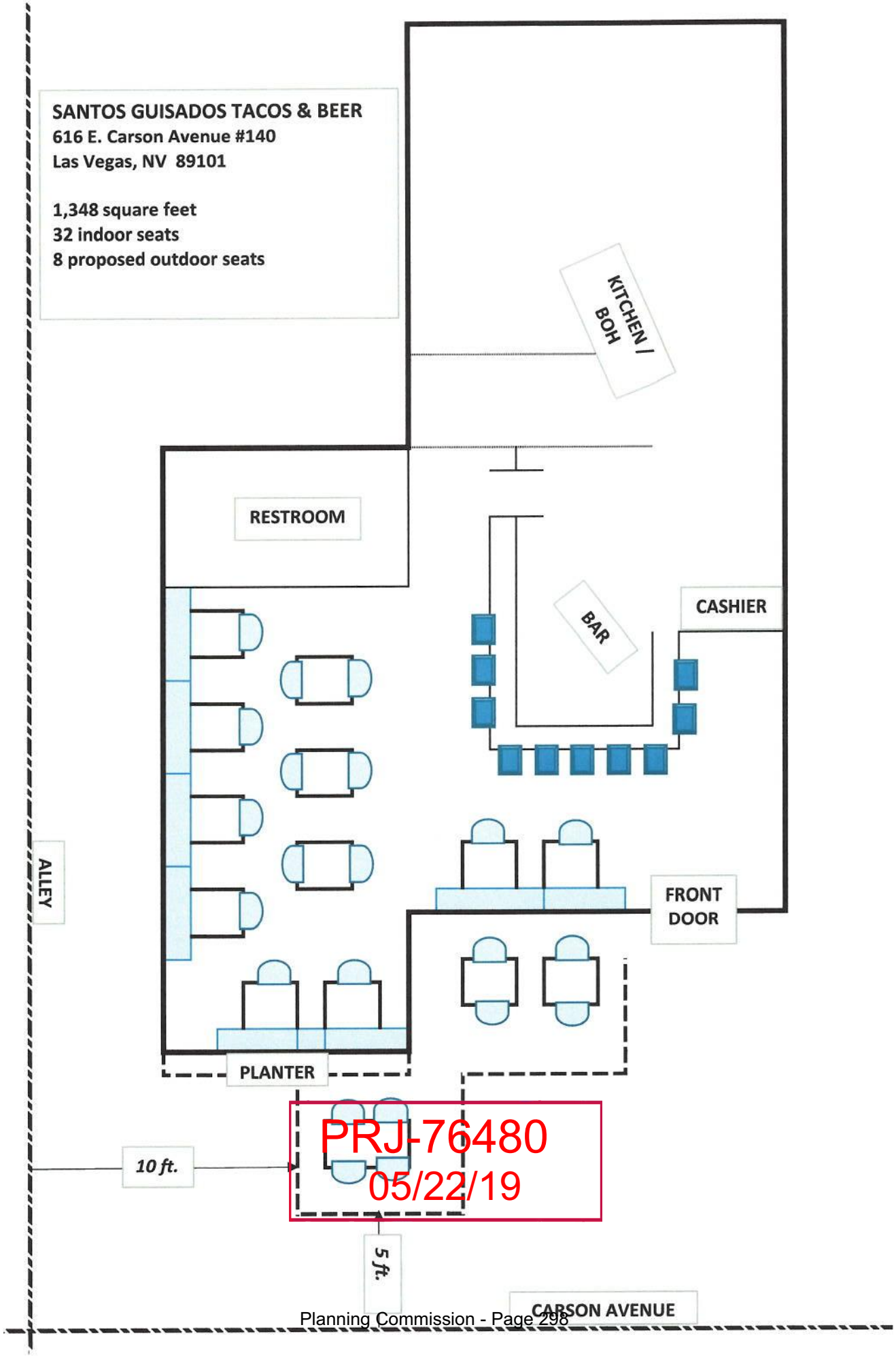
Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

BBJ-76480
05/22/19

SANTOS GUISADOS TACOS & BEER – 616 E. CARSON AVE., #140




SANTOS GUISADOS TACOS & BEER
616 E. Carson Avenue #140
Las Vegas, NV 89101
1,348 square feet
32 indoor seats
8 proposed outdoor seats
KITCHEN / BOH
RESTROOM
BAR
CASHIER
ALLEY
FRONT DOOR
PLANTER
PRJ-76480
05/22/19
10 ft.
5 ft.
CARSON AVENUE

FC La Bomba, LLC
650 S. Main Street
Las Vegas, NV 89101
(702) 933-7140

May 13, 2019

Via Upload to CLV EPlan
City of Las Vegas

Re: 616 E. Carson Ave., #140 - Justification letter for request for special use permit for tavern-limited license

To Whom It May Concern:

This justification letter accompanies our request for a special use permit to allow the operation of a Tavern Limited license at 616 E. Carson Ave., suite 140. FC La Bomba, LLC currently operates a restaurant in this location doing business as Santos Guisados Tacos & Beer ("Santos") with a Beer Wine Cooler On Sale license. We would like to upgrade our license to a Tavern-Limited in order to better meet customer demands and enhance our business.

This location has operated with a Tavern Limited license in the past and this use would be consistent with other uses in the immediate Downtown area. The layout of the space and square footage has not changed materially from previous users.

Santos also meets the requirements for a "themed" establishment, thereby making it eligible for the Tavern Limited license. Santos's theme is not only that of an authentic Mexican taco shop, but has an even more specific church-inspired theme and motif with various Catholic church-inspired elements including church pew seating, a "confessional" ordering window, numerous votive candles covering the walls that are decorated and named after various celebrities, and various other design and operational nuances consistent with this theme.

Please let us know if you require additional information regarding our request.

Sincerely,

Jeffrey Fine
Manager

PRJ-76480
05/22/19

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
JUL 0 2 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76596 [PRJ-76480] - SPECIAL USE PERMIT

SUBJECT: APPLICANT/OWNER: 612 CARSON, LLC

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

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

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

Melissa Braman — Signature

07-01-19 — Date

Melissa BRAMAN — Please Print Name

DTP Companies — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item: 36

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
JUL 0 2 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76596 [PRJ-76480] - SPECIAL USE PERMIT

SUBJECT: APPLICANT/OWNER: 612 CARSON, LLC

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

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

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

Signature

July 2, 2019
Date

Joe Cain
Please Print Name

FC La Bomba, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

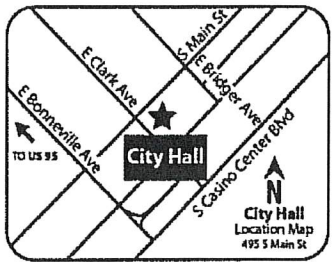
Submitted after final agenda
Item: 36

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934510026
THREE TWENTY TWO L L C
5151 PROCYON ST #108
LAS VEGAS NV 89118-1713

115 DRDGNP1

36P

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934715001
11TH STREET TAVERN L L C
P O BOX 7516
LAS VEGAS NV 89125

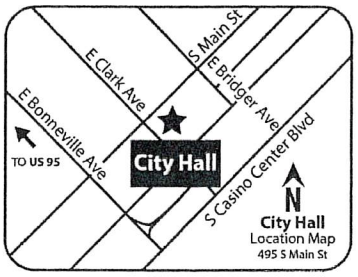
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934612054
109 9TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

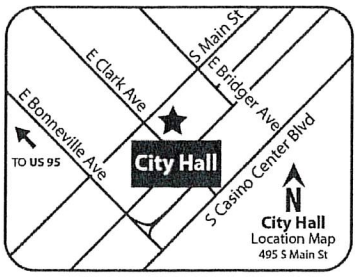
33 ORDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934601013
100 10TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

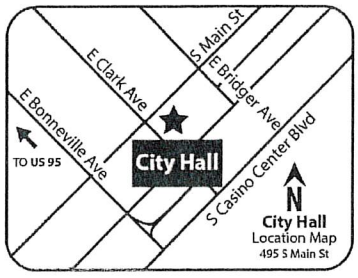
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934612009
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

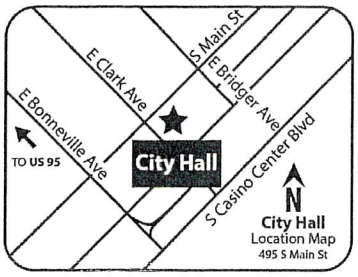
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934612013
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.
SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

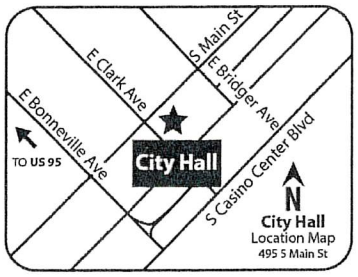
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612014
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

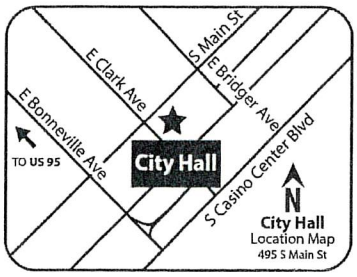
33 DRDGMP1

36A

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
JUL 01 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.

PRJ-76480
13934612017
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

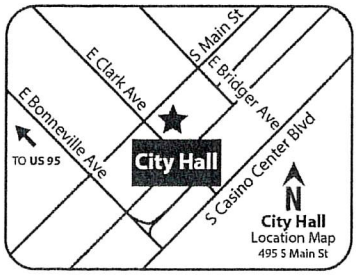
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612018
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

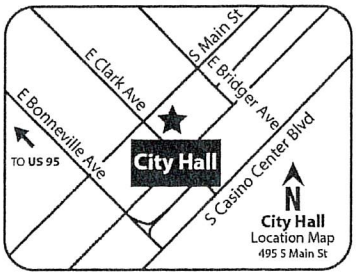
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612030
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

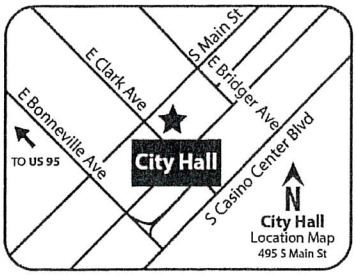
33 ORDGNP1

36A

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
JUL 31 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612031
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

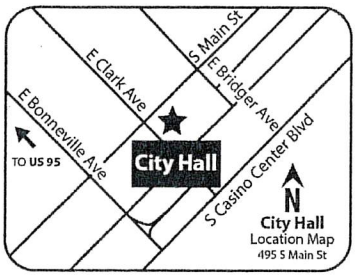
33 ORDCNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612032
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 ORDGNP1

36A

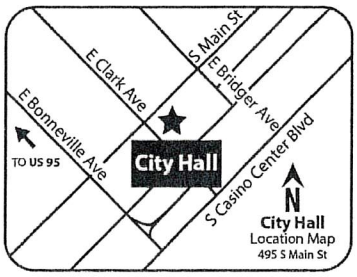
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

RECEIVED
JUL 01 2019
Dept of Planning
City of Las Vegas



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612033
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

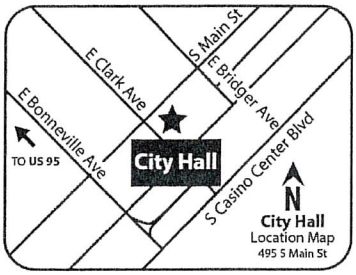
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612034
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

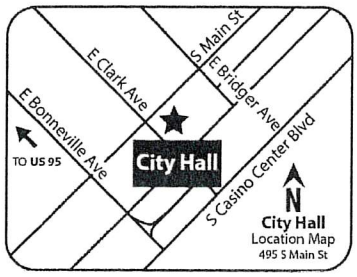
33 ORDCNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612053
111 9TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

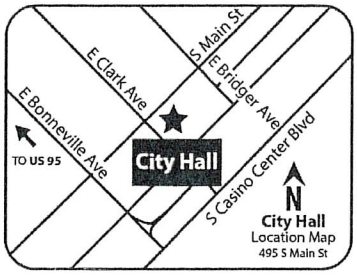
36A

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL
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.

PRJ-76480
13934510028
113 4TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

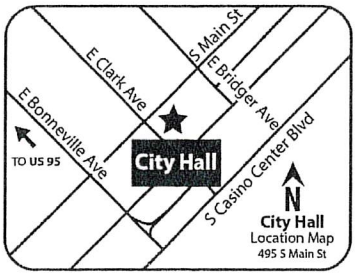
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934701014
116 10TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

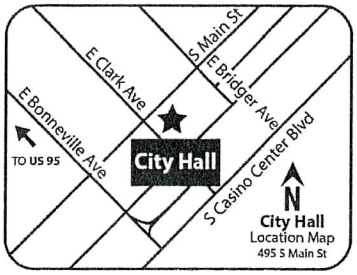
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612052
117 9TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

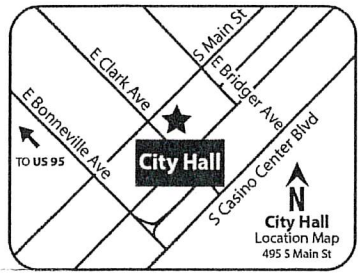
33 DRDGMP1

36A

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
JUL 01 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.

PRJ-76480
13934611052
120 6TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

33 DRDGNP1

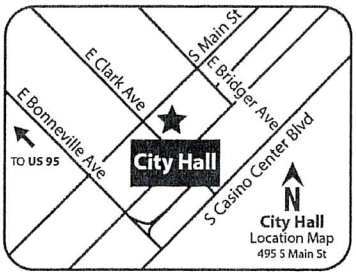
36A

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13935211022
123 10TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

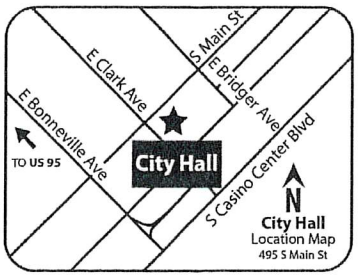
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612081
123 10TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

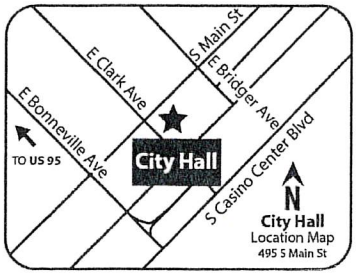
33 ORDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934611021
128 7TH STREET L L C
P O BOX 7516
LAS ~~VEGAS~~ NV 89125

33 ORDGNP1

36A

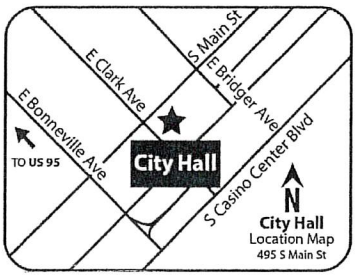
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

RECEIVED
JUL 01 2019
Dept of Planning
City of Las Vegas

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.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934611022
128 7TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

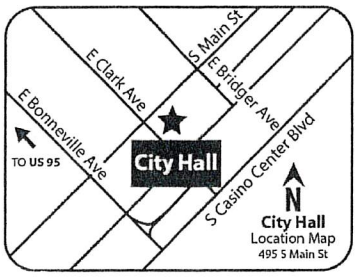
33 ORDCNP1

36A

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
JUL 01 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.

PRJ-76480
13934611023
128 7TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

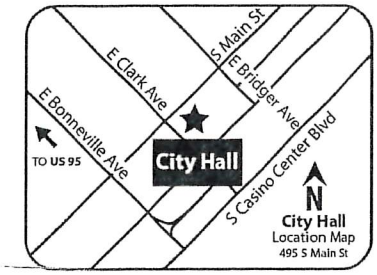
33 DRDGMP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934611038
200 6TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

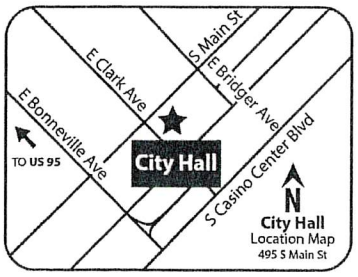
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934712083
202 11TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

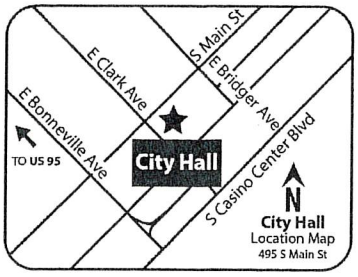
33 DRDGNP1

36A

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
JUL 8 1 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934511004
208 LAS VEGAS BLVD L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

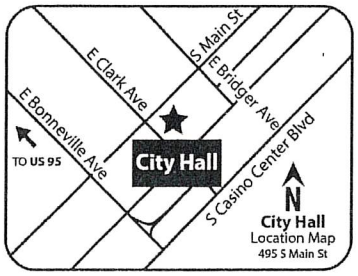
36A

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
CITY CLERK
2019 JUL -1 P 1:06



RECEIVED
JUL 0 1 2019
Dept of Planning
City of Las Vegas

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934512007
208 LAS VEGAS BLVD L L C
P O BOX 7516
LAS VEGAS NV 89125

33 ORDGNP1

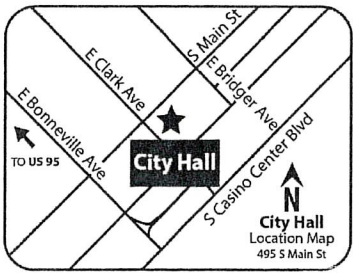
36A

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 1 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934511010
208 LAS VEGAS BLVD L L C
P O BOX 7516
LAS VEGAS NV 89125

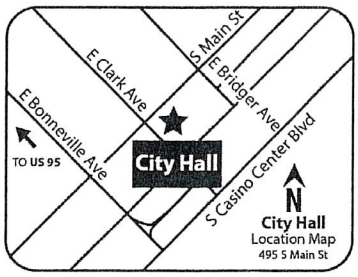
33 ORDCNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934501016
208 LAS VEGAS BLVD L L C
P O BOX 7516
LAS VEGAS NV 89125

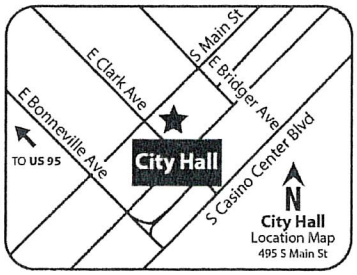
33 ORDGNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934512006
208 LAS VEGAS BLVD L L C
P O BOX 7516
LAS VEGAS NV 89125

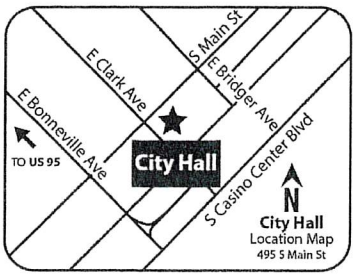
33 DRDGNP1

36A

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
JUL 0 1 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612073
208 10TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

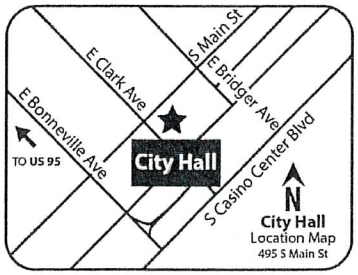
33 ORDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612001
209 7TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

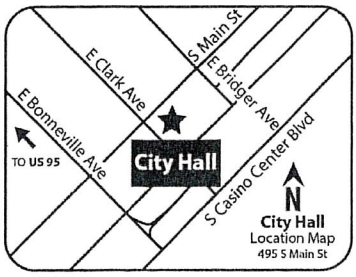
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612002
209 7TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

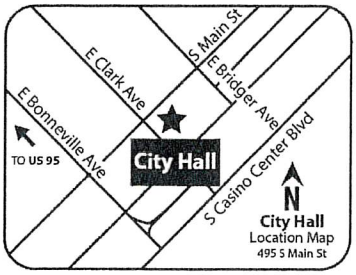
33 DRDGNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.
SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934512029
209 7TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

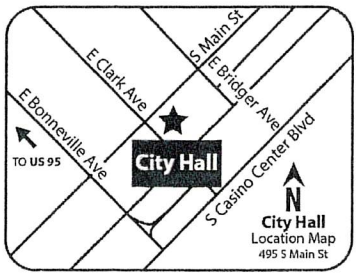
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934611025
210 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

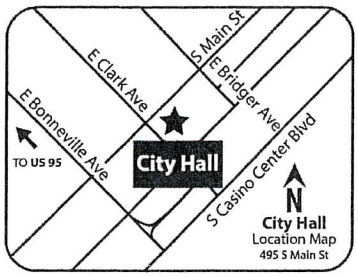
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934710052
210 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

36A

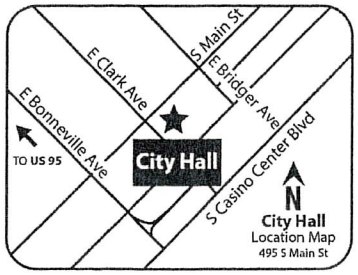
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

RECEIVED
JUL 01 2019
Dept of Planning
City of Las Vegas

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.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934710053
210 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

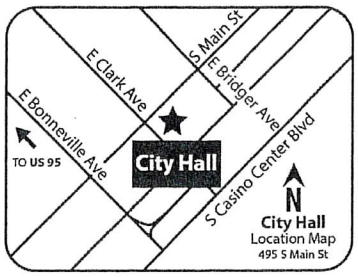
36A

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 01 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.

PRJ-76480
13934712029
215 9TH ST L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

33 DRDGNP1

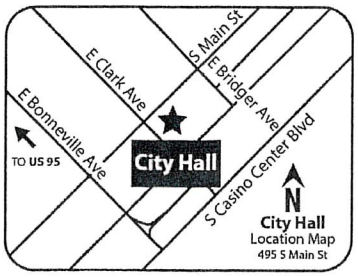
36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934515001
217 L V B L L C
P O BOX 7516
LAS VEGAS NV 89125

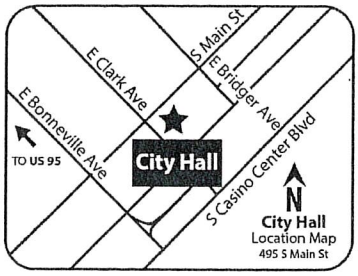
33 DRDGNP1

36A

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934515002
217 L V B L L C
P O BOX 7516
LAS VEGAS NV 89125

RECEIVED
JUL 01 2019
Dept of Planning
City of Las Vegas

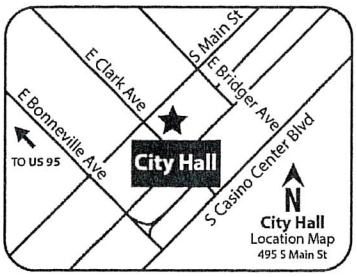
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934515004
217 L V B L L C
P O BOX 7516
LAS VEGAS NV 89125

33 ORDGNP1

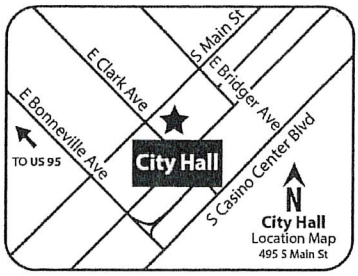
36A

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934515005
217 L V B L L C
P O BOX 7516
LAS VEGAS NV 89125

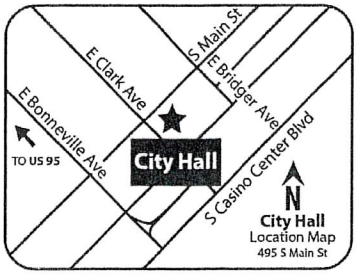
33 ORDCNP1

36A

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
JUL 01 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.

PRJ-76480
13934611044
218 6TH ST L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

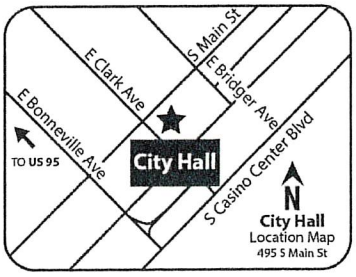
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934611045
218 6TH ST L L C
P O BOX 7516
LAS VEGAS NV 89125

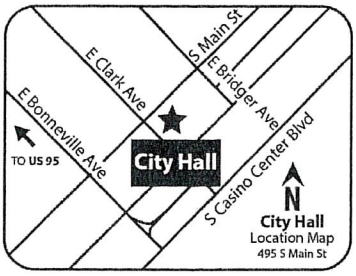
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934612012
220 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

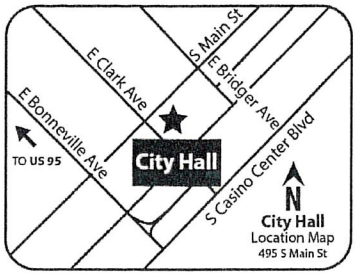
33 ORDGNP1

36A

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
JUL 01 20..
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-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612036
221 8TH STREET L L C
P O BOX 7516
LAS ~~VEGAS~~ NV 89125

33 DRDGNP1

36A

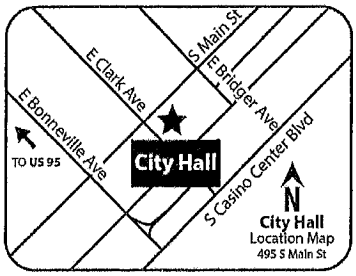
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

RECEIVED
CITY CLERK

2019 JUL -1 P 1:06

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.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612037
221 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

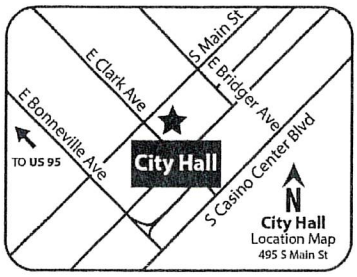
33 DRDGMP1

36A

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
JUL 01 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.

PRJ-76480
13934612011
230 8TH STREET LLC
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

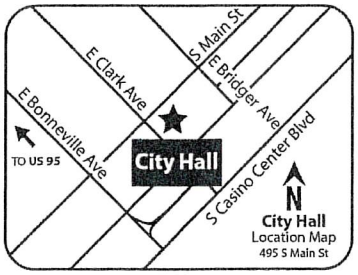
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934701010
310 9TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

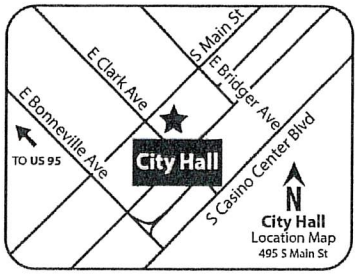
33 ORDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934712020
319 9TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

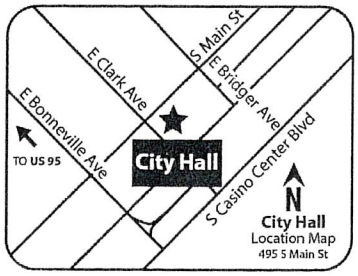
33 ORDCNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934710034
330 7TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

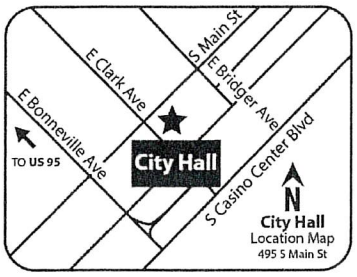
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934710006
333 6TH ST L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

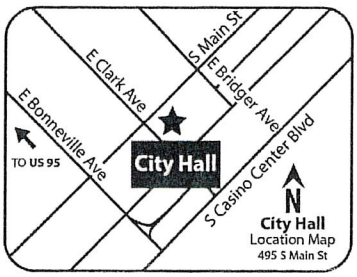
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934710007
401 6TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

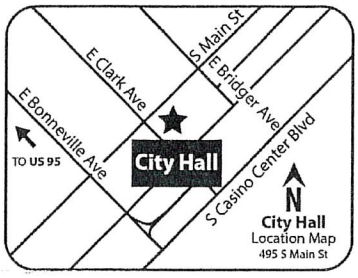
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934611024
612 CARSON L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

33 DRDGNP1

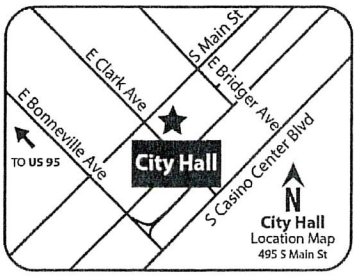
36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934710059
701 BRIDGER L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934601007
707 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

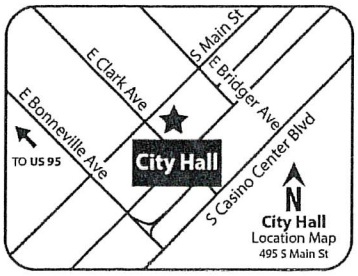
33 DRDGNF1

36A

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
JUL 01 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.

PRJ-76480
13934612015
713 OGDEN L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

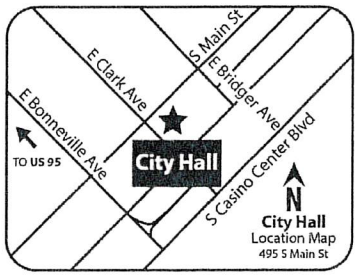
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612016
713 OGDEN L L C
P O BOX 7516
LAS VEGAS NV 89125

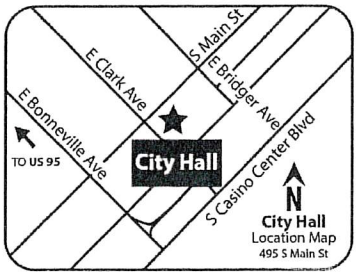
39 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934612029
800 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

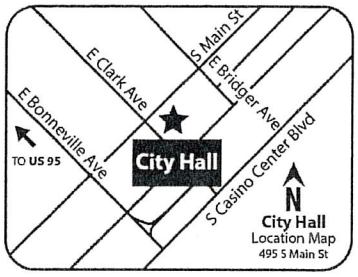
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612055
820 FREMONT STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

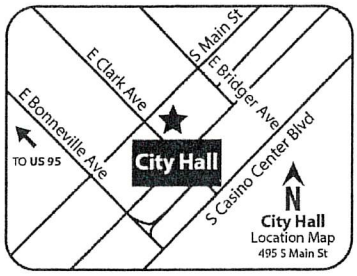
33 ORDGNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612026
899 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

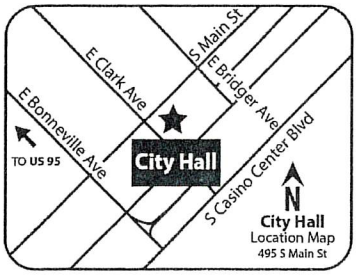
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934612027
899 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

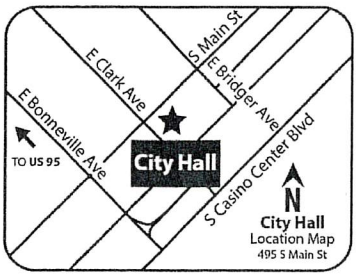
33 ORDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612028
899 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

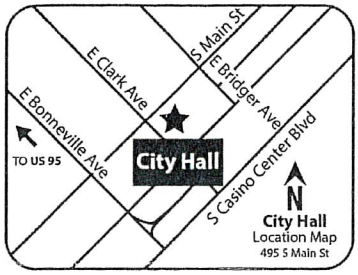
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13934612056
899 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

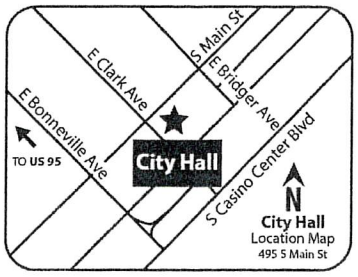
33 DRDGNP1

36A

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
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934601008
900 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

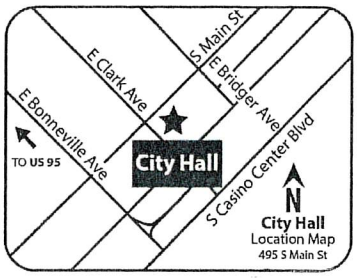
33 ORDGNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.
SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934712068
901 BRIDGER L L C
P O BOX 7516
LAS VEGAS NV 89125

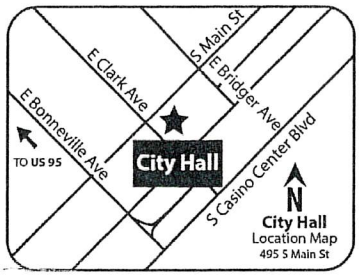
33 ORDGNP1

36A

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
JUL 01 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) 229-5405.

PRJ-76480
13934712122
901 BRIDGER L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

33 DRDGNP1

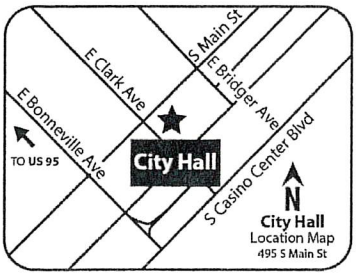
36A

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 01 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.

PRJ-76480
13934712123
901 BRIDGER L L C
P O BOX 7516
LAS VEGAS NV 89125

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

Please use available blank space on card for your comments.
SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

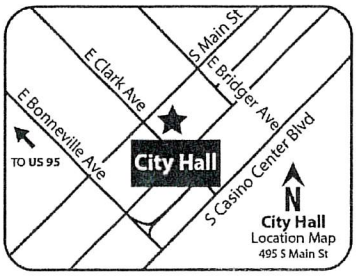
33 DRDGNP1

36A

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
JUL 01 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.

PRJ-76480
13935211024
1000 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

33 DRDGNP1

36A

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
JUL 01 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.

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934612080
1000 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

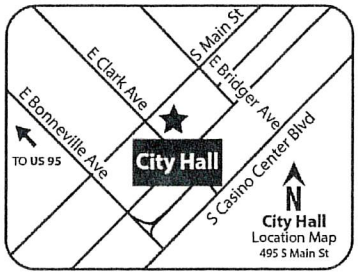
33 ORDGNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13935201006
1028 FREMONT L L C
P O BOX 7516
LAS VEGAS NV 89125

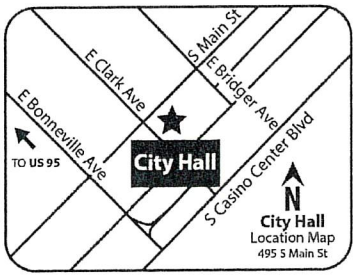
39 ORDCNP1

36A

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
JUL 01 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.

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

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934611051
DOWNTOWN CARSON L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

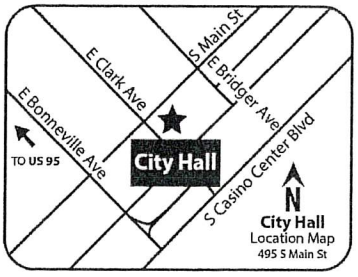
36A

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

RECEIVED
CITY CLERK
2019 JUL -1 P 1:06

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 01 2019
Dept of Planning
City of Las Vegas

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934601015
FREMONT LV BLVD L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

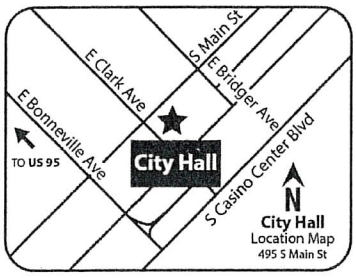
36A

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
JUL 03 2019
Dept of Planning
City of Las Vegas



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]
Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934613111
JEALT-OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 DRDGNP1

36A

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
JUL 08 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76596 [PRJ-76480]

Planning Commission Meeting of **07/09/2019**

PRJ-76480
13934613114
JEALT- OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 ORDGNP1

36A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, July 2, 2019 3:56 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/02/19 3:56 PM

Meeting Date:	Tuesday, July 9, 2019
Project Number:	prj-76480
Position:	I SUPPORT the project and all related applications.
Name:	Donavan Delgado
Residential or Business Address:	150 n las vegas blvd 911 las vegas, NV 89101
Phone:	(702) 498-4578
Email:	constantinenv@me.com
Comments:	I approve

Copyright © 2019 Formstack, LLC. All rights reserved. This is a customer service email.

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

36A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
37

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

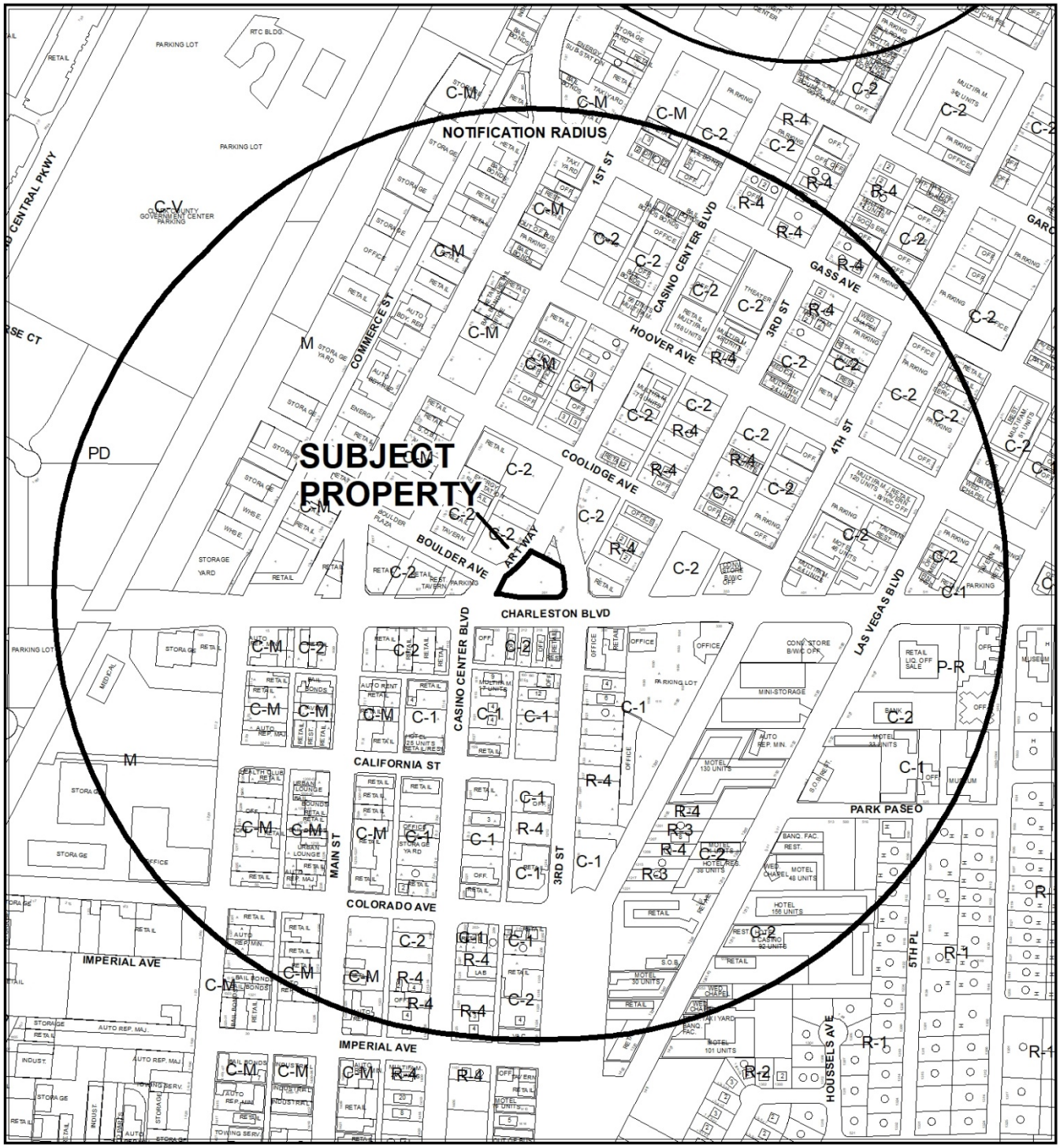
SUBJECT:
SUP-76605 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESS THE MESS, LLC - OWNER: 201 CHARLESTON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,639 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 600 SQUARE FEET OF OUTDOOR SEATING AREA at 201 East Charleston Boulevard, Suite #100 (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76560]. Staff recommends APPROVAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



0 385 770 Feet

CASE: **SUP-76605 (PRJ-76560)**

RADIUS: 1500 FEET

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

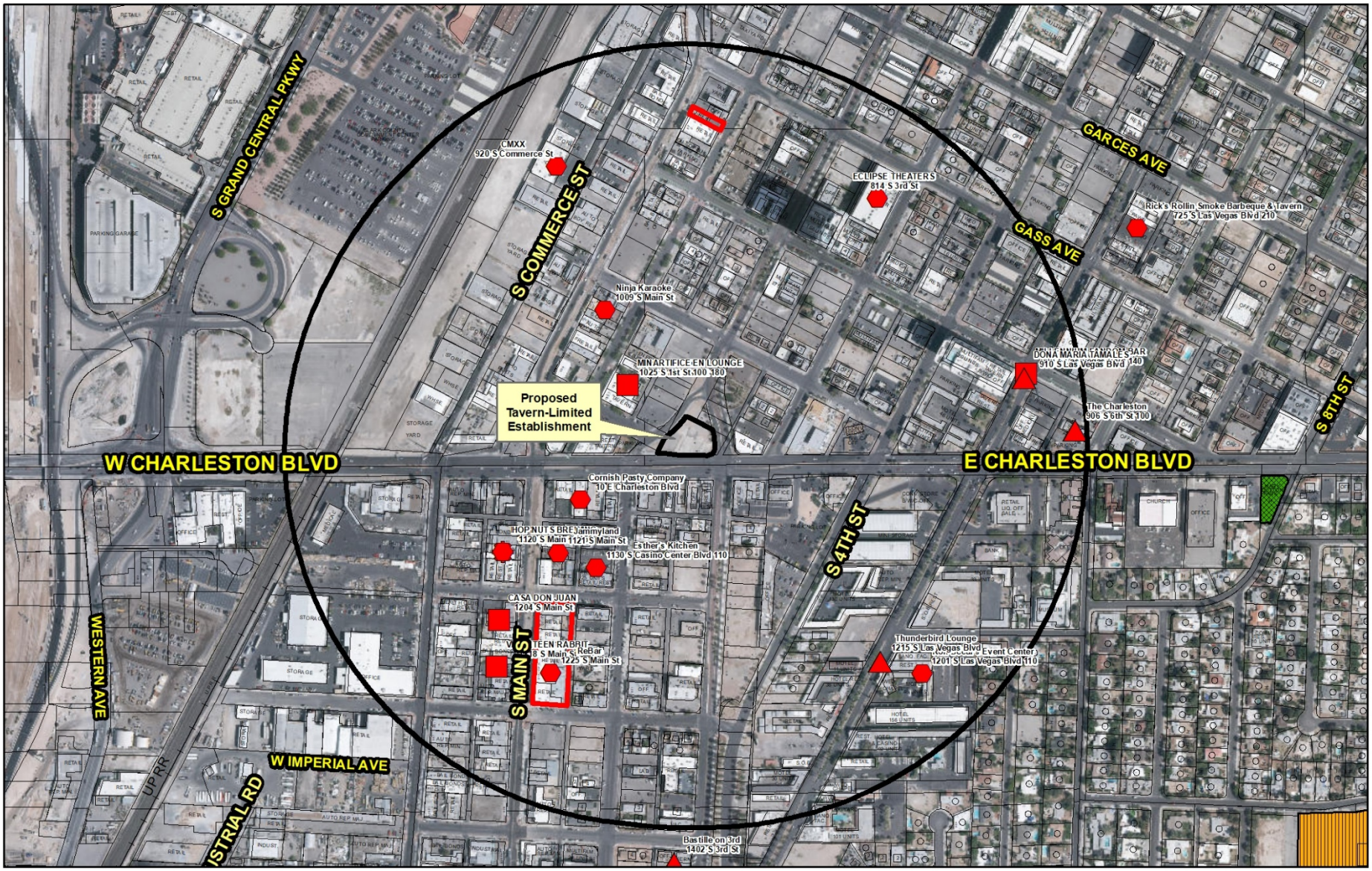
N



CASE: **SUP-76605 (PRJ-76560)**

RADIUS: 1500 FEET

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



SUP-76605 (PRJ-76560)

Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 1500ft 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: Wednesday, May 29, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JESS THE MESS, LLC – OWNER: 201 CHARLESTON, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76605	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 640

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

SUP-76605 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-65423) and Site Development Plan Review (SDR-69515).

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

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

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

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

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

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

Public Works

9. Any improvements located within the existing Public Sewer Easement shall be removed at the owner's expense should the City of Las Vegas require future access for any reason.

10. Site development to comply with all applicable conditions of approval for SDR-65423 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 1,639 square-foot Tavern-Limited Establishment with 600 square feet of outdoor seating area at 201 East Charleston Boulevard, Suite #100.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject site is located within the C-2 (General Commercial) zoning district and within the 18b Las Vegas Arts District of the Downtown Las Vegas Overlay District (Area 1). The applicant requests a Special Use Permit for a proposed Tavern-Limited Establishment use in a proposed 1,639 square-foot tenant space with a 600 square-foot outdoor seating area.

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. The intent of the 18b Las Vegas Arts District is a diverse community and regional showcase for the arts. The proposed Tavern-Limited Establishment generates a parking requirement of 49 spaces, and 44 spaces will be provided on site. Notwithstanding this, the Title 19 parking requirement does not automatically apply to development projects located within the Area 1 Downtown Las Vegas Overlay.

The justification letter stamped 05/30/19 provides details regarding the proposed theme for the Tavern-Limited Establishment:

“Our conceptual transition from our food truck, Dude Where's My Hotdog, into a fast casual 2.0 dining establishment named "Berlin" respectfully celebrates the dynamic German city because of its popular support for its local street food scene. Our mission to provide a "forward thinking" guest experience through our food, our beverage selection, and our customer service is congruent with Germany's culturally progressive disposition. Our mission is to replicate and embody Berlin, Germany's support for the freedom of creative expression for all variations and types of art.”

CC

The proposed use meets the goals of the Downtown Las Vegas Master Plan and the Las Vegas Master Plan 2020 by providing new opportunities for entertainment and commercial ventures; therefore, staff recommends approval of the proposed Special Use Permit.

FINDINGS (SUP-76605)

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

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

   The proposed Tavern-Limited Establishment will be located within the Downtown Las Vegas Overlay – 18b Las Vegas Arts District. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

   The proposed Tavern-Limited Establishment use is located on a parcel with access to Charleston Boulevard, a 100-foot Primary Arterial, Casino Center Drive, an 80-foot Major Collector, and Art Way, a Local Street, as designated by the Master Plan of Streets and Highways. All accessible street facilities are adequate in size to meet the requirements of the proposed use.

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

   The proposed Tavern-Limited Establishment would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

The proposed Tavern-Limited Establishment use meets all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/16/05	The City Council approved a request for a Site Development Plan Review (SDR-5660) for a 20-story Mixed-Use development to include 98 residential units and 5,300 square feet of commercial space and a Waiver of the Downtown Centennial Plan streetscape requirements on 0.76 acres adjacent to the northeast corner of Charleston Boulevard and Casino Center Boulevard. The Planning Commission and staff recommended approval.
01/04/06	The City Council approved a request for a Site Development Plan Review (SDR-9888) for a proposed 540 foot tall, 47 story Mixed Use development with 280 residential units and 5,540 square feet of retail with Waivers of upper floor step back requirements, the building placement requirement, and the Downtown Centennial Plan streetscape standards at the northwest corner of Charleston Boulevard and Casino Center Boulevard. The Planning Commission and staff recommended approval of the request.
09/21/16	The City Council approved a request for a Site Development Plan Review (SDR-65423) for a proposed three-story, 18,657 square-foot Office and Restaurant building with a Waiver of Downtown Centennial Plan Streetscape and Parking Lot Landscaping requirements on 0.56 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard. The Planning Commission recommended approval and Staff recommended denial of the request.
04/06/17	Department of Planning staff approved a Minor Amendment (SDR-69515) to an approved Site Development Plan Review (SDR-65423) for a building area reduction and parking lot reconfiguration.
04/09/19	The Planning Commission approved a request for a Waiver (WVR-75948) of the Interim Downtown Las Vegas Overlay District Streetscape Standards on 0.65 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard.

Most Recent Change of Ownership	
02/12/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/02/18	A civil improvement plan (L17-01555) was approved for the subject site.
07/18/18	A building permit (PRC18-00016) was issued for the subject site.

Pre-Application Meeting	
05/15/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements of a Special Use Permit.

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

Field Check	
05/23/19	A building was observed to be under construction on the subject site during a routine field check.

Details of Application Request	
Site Area	
Gross Acres	0.56

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 (Limited Commercial)
North	Undeveloped	MXU (Mixed Use)	C-2 (Limited Commercial)
South	General Retail Store	C (Commercial)	C-2 (Limited Commercial)
East	General Retail Store	C (Commercial)	C-2 (Limited Commercial)
West	Restaurant	MXU (Mixed Use)	C-2 (Limited Commercial)
	Tavern-Limited Establishment	C (Commercial)	
	Parking Lot		

CC

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (18b Las Vegas Arts 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	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***
Art Way	Local Street	Title 13	40	Y
South Casino Center Boulevard	Major Collector	Master Plan of Streets and Highways	80	Y
East Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

CC

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	2,239 SF	1/50 SF (seating area)	45				
	720 SF	1/200 SF (back of house)	4				
Restaurant	461 SF	1/50 SF (seating area)	10				
	280 SF	1/200 SF (back of house)	2				
Office, other than listed	12,508 SF	1/300 SF	42				
TOTAL SPACES REQUIRED			103		44		N*
Regular and Handicap Spaces Required			98	5	42	2	N*

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

CC

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 201 E. Charleston Boulevard, Las Vegas, NV, 89104

Project Name Berlin **Proposed Use** Tavern Limited Bar Restaurant

Assessor's Parcel #(s) 139-34-410-047 **Ward #** 3

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

Additional Information _____

Property Owner 201 Charleston LLC Contact Jared Bonnell

Address 201 E. Charleston Boulevard City Las Vegas State nv Zip 89104

E-mail jared@oneclv.com Phone 702-630-8016

Applicant Jess The Mess LLC Contact Michael Ashley Hoff

Address 5908 Poplar Tree St City Las Vegas State nv Zip 89148

E-mail info@dudewheresmyhotdog.com Phone 702-985-4674

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Jared Bonnell

Subscribed and sworn before me

This 15th day of May, 20 19

Sandra Leitner

Notary Public in and for said County and State

SANDRA LEITNER
Notary Public-State of Nevada
Appointment No. 18-2632-1
My Appointment Expires 5-24-2022

PRJ-76560
05/30/19



P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89109
PHONE (702) 435-1814 FAX 914-1970

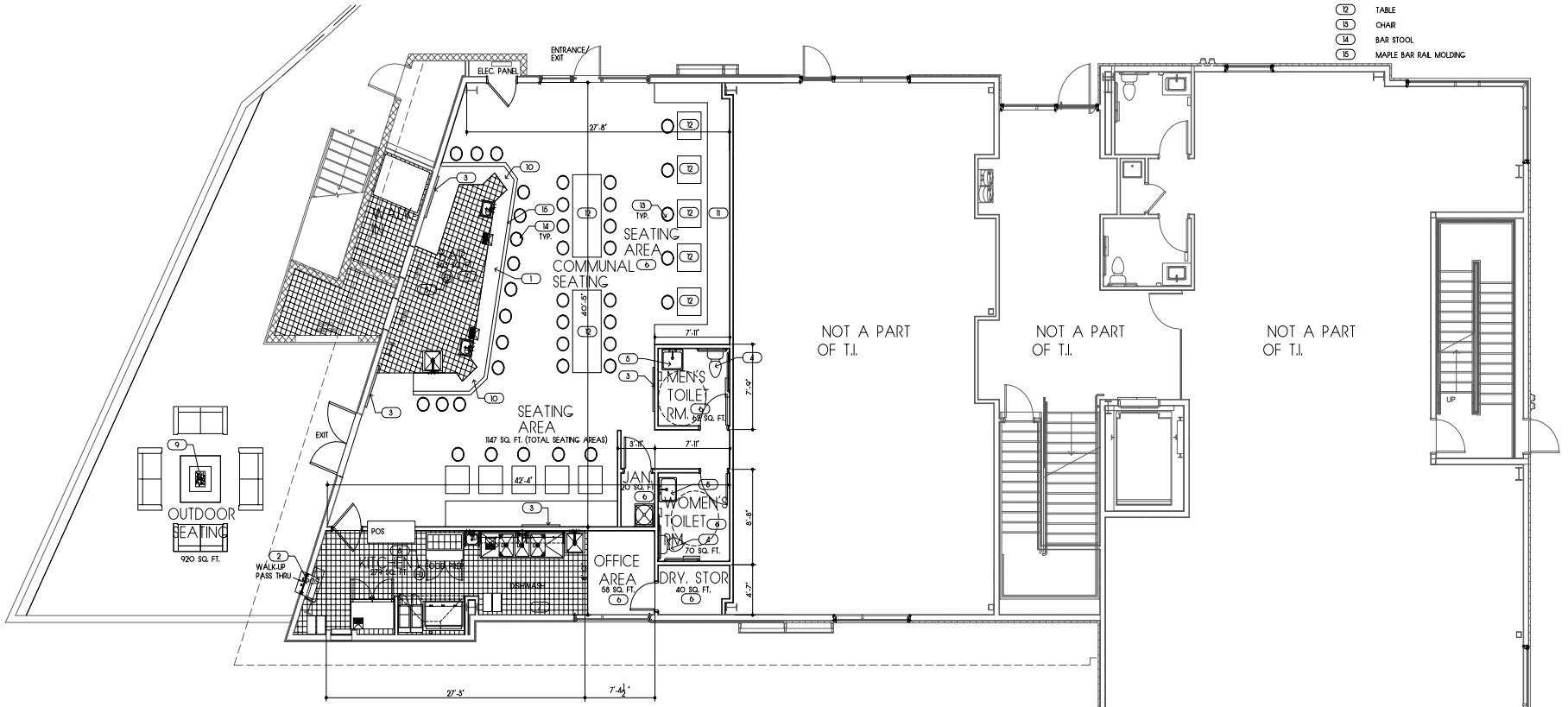
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT, P.K. THISTLE A.I.A. RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONCENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

REVISIONS

BERLIN BAR & GRILL T.I.

201 CHARLESTON BLVD. LAS VEGAS, NV.

JOB NO.
DATE: 5/15/19
SCALE: 1/16"=1'-0"
SP001
CHECKED BY: PKT



FLOOR PLAN KEYNOTES:

SYMBOL	DESCRIPTION
1	NEW EPOXY FINISHED GLULAM BAR COUNTER TOP
2	WALK-UP TEMP GL. SERVICE WINDOW SEE WINDOW SCHEDULE
3	WALL MOUNTED TV DISPLAY PANEL
4	ACCESSIBLE WATER CLOSET
5	ACCESSIBLE WALL MOUNTED LAVATORY
6	STAINED CONC. FLOOR
7	6"X6" QUARRY TILE FLOOR
8	FLOOR DRAIN
9	GAS FIRE PIT
10	WAITRESS STATION
11	BENCH SEATING
12	TABLE
13	CHAIR
14	BAR STOOL
15	MAPLE BAR RAIL MOLDING

CODE DATA:

OCCUPANCY PER 2018 I.B.C. A2

MAX. OCCUPANCY PER 2018 I.B.C. - 76 OCCUPANTS

0' 5' 10' 20' 30' 40'

GRAPHIC SCALE
SCALE: 3/16"=1'-0"

BERLIN T.I.
T.I. 1ST LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

P.K. THISTLE A.I.A.
ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89070
PHONE (702) 455-1114 FAX 966-1970

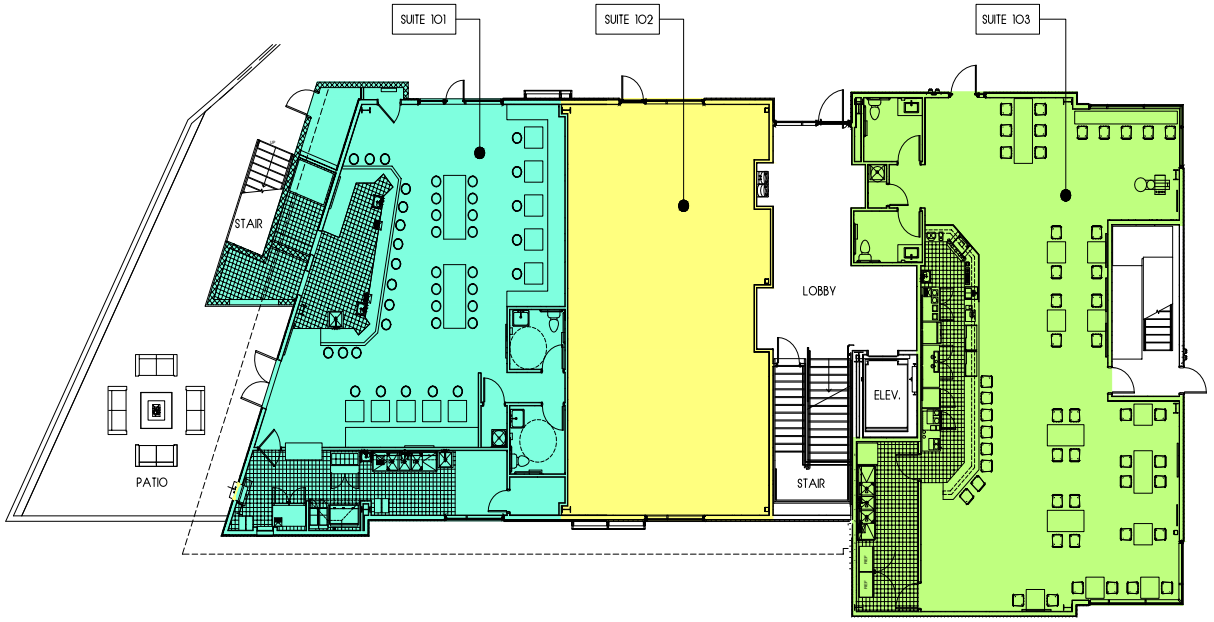
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT. P.K. THISTLE A.I.A. RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

REVISIONS

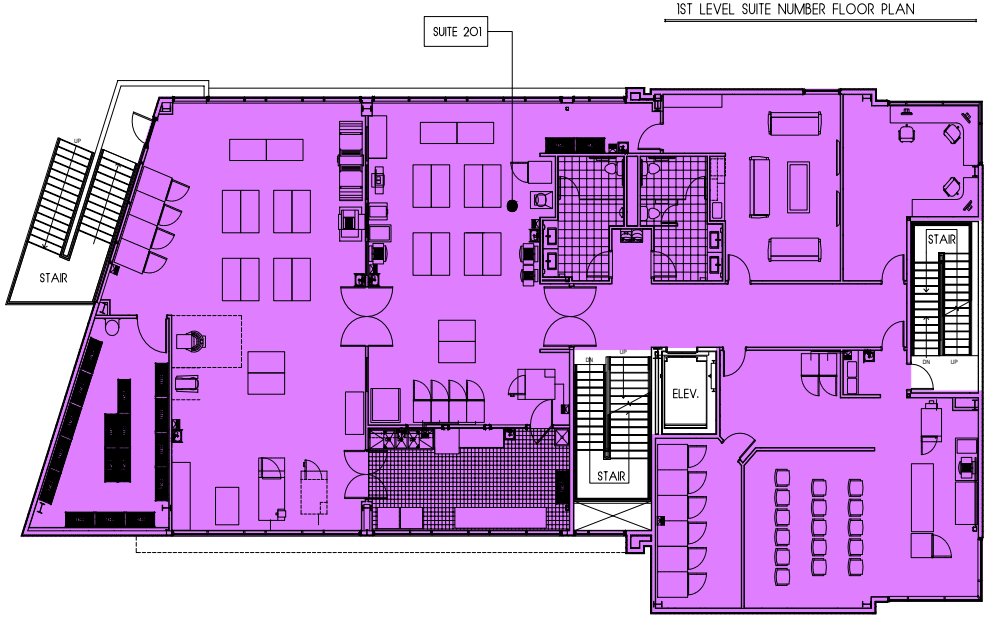
BERLIN T.I.
201 CHARLESTON BLVD. LAS VEGAS, NV.

JOB NO.
DATE: 5/15/19
SCALE: 1/4"=1'-0" FP001
CHECKED BY: PKT

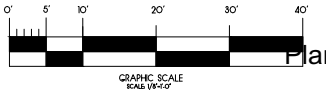
PRJ-76560
05/30/19



1ST LEVEL SUITE NUMBER FLOOR PLAN



2ND LEVEL SUITE NUMBER FLOOR PLAN





BUILDING SUITE NUMBERING PLANS

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

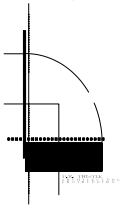
PRJ-76560
05/30/19

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7383 ATACAMA AVENUE
LAS VEGAS, NEVADA 89079
PHONE (702) 455-1814 FAX 914-1970

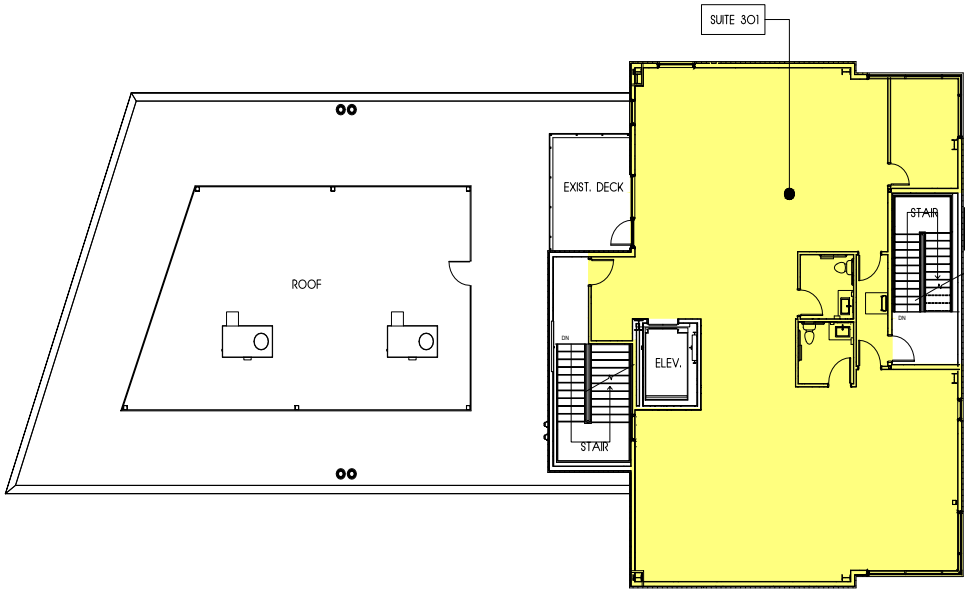
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT. P.K. THISTLE A.I.A. RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONCENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

REVISIONS

THE CHARLESTON
SUITE NUMBERING PLANS
201 CHARLESTON BLVD. LAS VEGAS, NV.



JOB NO.
DATE: 5/15/19
SCALE: 1/16"=1'-0"
EX001
CHECKED BY: PKT



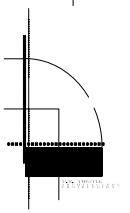
3RD LEVEL SUITE NUMBER FLOOR PLAN

P.K.
THISTLE A.I.A.
ARCHITECTURE
PLANNING
7388 ATACAMA AVENUE
LAS VEGAS, NEVADA 89070
PHONE (702) 455-1114 FAX 966-1070

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF P.K. THISTLE A.I.A. ARCHITECT. P.K. THISTLE A.I.A. RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF P.K. THISTLE A.I.A.
DO NOT SCALE DRAWINGS

REVISIONS

THE CHARLESTON
SUITE NUMBERING PLANS
201 CHARLESTON BLVD. LAS VEGAS, NV.



0' 5' 10' 20' 30' 40'
GRAPHIC SCALE
SCALE: 1/8"=1'-0"

BUILDING SUITE NUMBERING FLOOR PLAN
SCALE: 1/8"=1'-0"

PRJ-76560
05/30/19

JOB NO.
DATE: 5/15/19
SCALE: 1/16"=1'-0"
CHECKED BY: PKT

EX002

5908 Poplar Tree Street
Las Vegas, NV 89148
May 16, 2019

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

To Whom it May Concern:

We are writing this justification letter to request your consideration to approve a Tavern Limited Alcohol License for Suite 101 of The Charleston building located in the 18b Las Vegas Arts District at the following address: **201 East Charleston Boulevard, Las Vegas, NV 89104**. We understand, we are firstly required to apply for a "Special Use" permit in order to obtain the Tavern Limited license. Upon completion, the Tavern Limited License would allow our new establishment, "**Berlin**," legally to sell and to allow patrons to consume alcoholic beverages within Suite 101 of The Charleston. We also understand that the Tavern Limited Alcohol License does **not** allow for any form of gaming on Berlin's premises.

Berlin conforms to The Planning Department's specific regulations in the following ways:

Space Specifications:

- Of Suite 101's total 2,359 interior square feet, **720** square feet will accommodate Berlin's bar and restaurant staff; thus Berlin's Suite 101 will accommodate patrons with **1,639 interior** square feet.
- Berlin's Suite 101 also includes **600 exterior** patio feet to accommodate guests.
- In total, Berlin will allow patrons to purchase and consume alcohol within a combined interior and exterior area totaling **2,239** square feet.

Parking Specifications:

- The Charleston at 201 East Charleston Boulevard, Las Vegas NV, 89104 features **44** private property parking spots.
- Using the Department of Planning's parking ratio, we determined that **44** parking spots would meet the patron parking needs of Berlin's allocated total of **2,239** (interior and exterior) usable square feet.

PRJ-76560
05/30/19

Alcohol Prevention Practices:

- Patrons under the age of 21 will **not** be allowed upon Berlin's any of its **2,239** square foot premises.
- Alcohol awareness certified security guards will be situated at Berlin's two separate entry/ exit points to verify customer age and to monitor crowd behavior.
- Said security guards will be present on Thursday, Friday, Saturday nights and will also be present on any national or state holidays.
- Bar staff will be required to check guest identification cards regardless of the presence of security guards.
- All employees will have access to up to date identification reference books that provide descriptions and images of approved national and international identification cards.
- All bar staff will be required to be TAM card certified, to hold all liquor related certifications required by city and state regulations, and to attend any continued educational alcohol awareness classes.

Company Overview:

In 2012, we co-founded the food truck, *Dude Where's My Hotdog*. *Dude Where's My Hotdog* generated a diverse fan base and garnered many accolades such as the cover of *The Las Vegas Weekly* and an appearance on The Food Network's "*Carnival Kings."* As we continually grew in popularity, we encountered two specific problems. Firstly, we needed to expand beyond a food truck into a brick and mortar location to satisfy our increased customer demand; secondly, we needed to find a location that shared our business model values of promoting owner cooperation and community outreach. After a year of searching, we were given a once-in a-lifetime opportunity to meet Mr. Brett Sperry and to listen to his mission of aiding the development of the Las Vegas Arts District. Our many conversations illuminated how Berlin could positively affect the Arts District.

The pioneer bars and restaurants within the 18b district stand in a unique position: they have the opportunity to impact the direction and fulfill the vision of the Arts District's community leaders. These leaders recognized the highly talented and diverse group of people that the major casinos attracted to the valley. With great foresight, they believed the 18b district could provide the freedom for creative direction that fosters the kind of local "cultural explosion" missing from the Las Vegas strip. By encouraging highly motivated and creative entrepreneurs to the area, 18b will establish a sense of place branded "Uniquely Vegas" that will be a successful venture for artists, locals, tourists, owners, and community leaders. And so it is with much delight to

PRJ-76560
05/30/19

formally announce that Berlin is located in Mr. Sperry's latest real estate development building: *The Charleston*. Designed by Mr. Sperry, *The Charleston* is composed of hand selected entrepreneurs that each bring a unique synergy of cooperation to support the local arts within the 18b district.

Operating from 11am to 2am daily, Berlin is ultimately a "brick and mortar" continuation and expansion of the food and the guest experience that garnered *Dude Where's My Hotdog's* national recognition.

Berlin's Theme:

- Our conceptual transition from our food truck, *Dude Where's My Hotdog*, into a fast casual 2.0 dining establishment named "Berlin" respectfully celebrates the dynamic German city because of its popular support for its local street food scene.
- Our mission to provide a "forward thinking" guest experience through our food, our beverage selection, and our customer service is congruent with Germany's culturally progressive disposition.
- Our mission is to replicate and embody Berlin, Germany's support for the freedom of creative expression for all variations and types of art.

Berlin's Cultural Relevance:

- We intend to provide local artists Berlin's diversified space(s) to exhibit and promote various formats of artistic works.
- To signify the importance of charitable work through business cooperation, we are currently discussing an opportunity with a neighboring tenant to sell unused products in Berlin and thereby donating any proceeds to a charity of his choice.
- Using upbeat social media tactics, *Dude Where's My Hotdog* successfully acquired and maintained our target audience's attention; we are currently developing more unique marketing strategies to engage the intellectual curiosity of an even broader audience. For example, by simply refraining from any outward advertisements of *Dude Where's My Hotdog's* location, by default, Berlin reflects a depth in design nuanced in the layers of a hidden "speakeasy" format.

Thank you for taking the time to listen to our vision. We are very excited for the opportunity to continue focusing on premium hospitality, expanding our culinary craft, promoting all artistic

PRJ-76360
05/30/19

mediums of the local community, and growing our small business! We very much appreciate your consideration in granting Berlin a Special Use Permit as we journey ahead in our newest creative endeavor. If you have any question or concerns, please do not hesitate to contact us. Thank you again for your time.

Respectfully,

Michael Ashley Hoff
(702)-985-4674
info@dudewheresmyhotdog.com

Jessica Lynn Thaeter
(404)-849-2298
jthaeter@hotmail.com

PRJ-76560
05/30/19

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76605 [PRJ-76560] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: JESS THE MESS, LLC - OWNER: 201 CHARLESTON, LLC

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

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

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

Signature — July 3, 2019 — Date

Jessica Lynn Thaeter + Michael Ashley Hoff
Please Print Name

Jess The Mess, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item: 37

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76605 [PRJ-76560] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: JESS THE MESS, LLC - OWNER: 201 CHARLESTON, LLC

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

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

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

Signature

7/6/2019
Date

Jared Bonnell - Owner
Please Print Name

201 Charleston, LLC
Company Name

Sincerely,

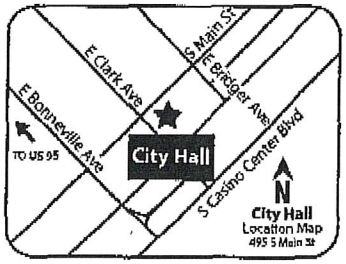
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76605 [PRJ-76560]

Planning Commission Meeting of **07/09/2019**

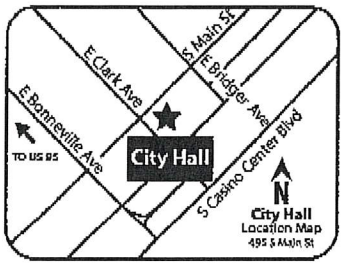
PRJ-76560
13934310023
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

37P

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76605 [PRJ-76560]

Planning Commission Meeting of **07/09/2019**

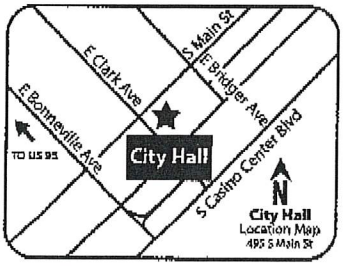
PRJ-76560
13934310024
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

37P

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76605 [PRJ-76560]

Planning Commission Meeting of **07/09/2019**

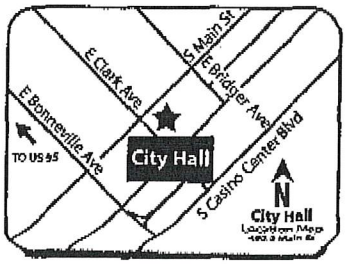
PRJ-76560
13934310025
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

37P

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76605 [PRJ-76560]

Planning Commission Meeting of **07/09/2019**

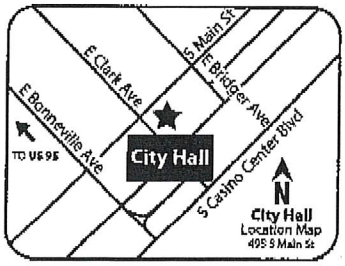
PRJ-76560
13934310026
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

37P

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76605 [PRJ-76560]

Planning Commission Meeting of **07/09/2019**

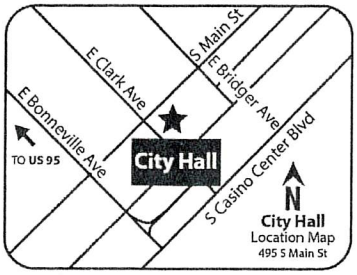
PRJ-76560
13934310027
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

37P

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
JUL 17 2019
Dept of Planning
City of Las Vegas

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

SUP-76605 [PRJ-76560]

Planning Commission Meeting of **07/09/2019**

PRJ-76560
13933703004
828 COMMERCE L L C
P O BOX 7516
LAS VEGAS NV 89125

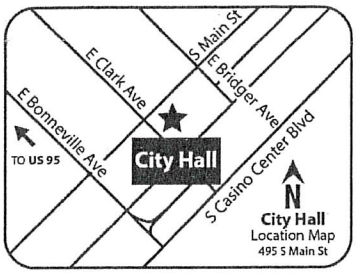
33 DRDGNP1

37A

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
JUL 03 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76605 [PRJ-76560]
Planning Commission Meeting of **07/09/2019**

PRJ-76560
13934410070
TRINAYSTICH CATHERINE
FITZGERALD WILLIAM
693 TYNEDALE CT
LAS VEGAS NV 89123

95 DRDGNP 1

37A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.: 38

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

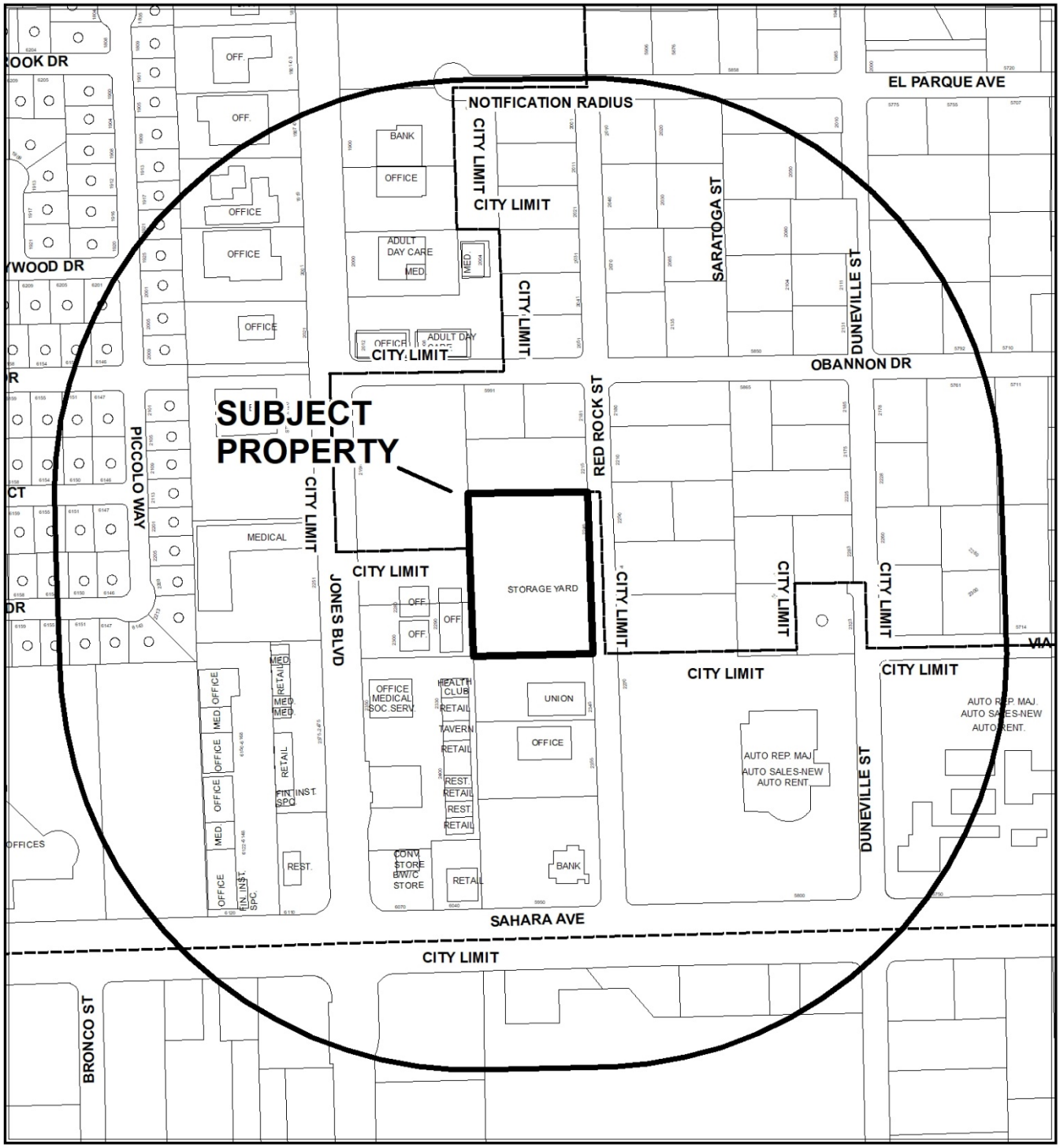
SUBJECT:
SDR-76438 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: JOHN STALUPPI JR. - OWNER: DANIELLE REALTY, LLC - For possible action on a request for a Major Amendment to approved Rezoning and Plot Plan Review (Z-0084-92) FOR A PROPOSED 9,225 SQUARE-FOOT BUILDING AT AN EXISTING AUTO DEALER INVENTORY STORAGE DEVELOPMENT WITH A WAIVER TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED on 2.56 acres at 2249 Red Rock Street (APN 163-01-401-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76355]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	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. Justification Letter
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcard
6. Submitted at Meeting – Support Postcard



CASE: **SDR-76438 (PRJ-76355)**

RADIUS: 1000 FEET

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



0 275 550 Feet

CASE: **SDR-76438 (PRJ-76355)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOHN STALUPPI JR. - OWNER: DANIELLE REALTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76438	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 130

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

SDR-76438 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Rezoning and Plot Plan Review (Z-0084-92) shall be required except where amended herein.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/11/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.040 is hereby approved, to allow building facades with no visual interest where such is required.

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

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

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

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

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

Public Works

10. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. No trees and no landscaping over three-feet tall shall be allowed within the existing public sewer easement along the south 20-feet of this property (see recorded document 900405:00535).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed a Major Amendment to approved Rezoning and Plot Plan Review (Z-0084-92) to establish a 9,225 square-foot Auto Dealer Inventory Storage building within an existing Auto Dealer Inventory Storage parking lot facility located at 2249 Red Rock Street.

ISSUES

- The applicant has requested a Major Site Development Plan Review (SDR-76438) to establish a new 9,225 square-foot Auto Dealer Inventory Storage structure on the subject site.
- A Waiver has been requested to allow building facades with no visual interest where such is required. Staff supports this request, as the subject site provides adequate screening from adjacent commercial and residential development.
- All perimeter landscaping and wall screening remains in conformance with previously approved Rezoning and Plot Plan Review (Z-0084-92).

ANALYSIS

On January 6, 1993 the City Council approved a request for a Rezoning and Plot Plan Review (Z-0084-92) from R-E (Residence Estates) to C-2 (General Commercial) for a proposed Vehicle Storage Lot for an Automobile Dealership on the subject site. Currently, the subject site is screened from Red Rock Street by an existing eight-foot tall CMU block screening wall and eight-foot wide landscape buffer.

The applicant has proposed a Site Development Plan Review (SDR-76438) to develop the subject site with an additional 9,225 square-foot building for a proposed Auto Dealer Inventory Storage development on 2.56 acres located at 2249 Red Rock Street. The subject site is located in the Southeast Sector of the General Plan and has a current land use designation of MXU (Mixed Use) and zoning designation of C-2 (General Commercial).

The submitted building elevations indicate the structure will be approximately 18 feet in height measured to the midpoint of the sloped roof eaves. The building façades will be comprised of “Beige” and “Autumn Red” prefabricated metal siding with a “Snow White” metal roof. The applicant has requested a waiver from Title 19.08.040 development standards to allow building facades with no visual interest where such is required. Staff supports this request as the subject site provides adequate screening from adjacent commercial and residential development and will not negatively impact those developments by creating a visual intrusion with the new structure.

The site will provide 198 total parking spaces with one ADA parking spaces. This complies with Title 19.12 parking requirements for the proposed development which requires zero parking spaces, as there is no other principal use on the subject site. Staff notes that a second ADA parking is depicted on the site plan; however, this space fails to provide the required five-foot access aisle per Title 19.08.110 development standards and must be restriped to comply with code requirements.

The submitted landscape plan indicates the subject site will comply with previously approved Rezoning and Plot Plan Review (Z-0084-92), which required a five-foot landscape buffer on the north perimeter of the site and eight foot landscape buffer on the east perimeter of the subject site adjacent to Red Rock Street. The primary tree species being utilized are 24” box Chilean Mesquite and 24” box Mondel Pine trees, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List and previously approved Rezoning and Plot Plan Review (Z-0084-92).

The proposed development provides sufficient screening from surrounding development, is consistent with the existing approved Vehicle Storage Lot land use on the subject site and can be conducted in a manner that is compatible with the surrounding land uses. Therefore, staff recommends approval with conditions, as the development is considered appropriate for the existing site and surrounding area.

FINDINGS (SDR-76438)

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 proposed development to be consistent with the previously approved Site Development Plan Reviews and 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;

This project has been deemed consistent with the General Plan land use designations for the area per the previously approved Rezoning and Plot Plan Review (Z-0084-92). The additional vehicle storage building adequately addresses the standards of listed in Title 19.08 development standards, with the exception the requested waiver to allow building facades with no visual interest where such is required. However, staff supports this request, as the subject site provides adequate screening from adjacent commercial and residential development.

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

Access to the project site will continue to be made via Red Rock Street a 60-foot Local Street as originally approved under approved Rezoning and Plot Plan Review (Z-0084-92) that will not negatively impact the adjacent roadway.

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

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted building elevations indicate the building façades will be comprised of “Beige” and “Autumn Red” prefabricated metal side with a “Snow White” metal roof. The primary tree species being utilized are 24” box Chilean Mesquite” and 24” box Mondel Pine trees, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

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

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

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

The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/10/87	The City Council approved a request for a Petition for Annexation (A-0012-86) of property generally located on the north side of Sahara Avenue, between Decatur Boulevard and Torrey Pines Drive.
01/06/93	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0084-92) from R-E (Residence Estates) to C-2 (General Commercial) for a proposed Vehicle Storage Lot for an Automobile Dealership on property located on the west side of Red Rock Street, approximately 600 feet north of Sahara Avenue. The Planning Commission recommended approval of the request. The Planning Commission recommended approval of the request.
	The City Council approved a request for a General Plan Amendment (GPA-0032-92) to amend a portion of the southwest sector of the general plan from DR (Desert Rural Density Residential) to GC (General Commercial) on property located on the west side of Red Rock Street, approximately 600 feet north of Sahara Avenue. The Planning Commission recommended approval of the request.
07/20/94	The City Council approved a request for an Extension of Time [Z-0084-92(1)] for a proposed Auto Dealership Vehicle Storage lot on property located on the west side of Red Rock Street, approximately 600 feet north of Sahara Avenue. The Planning Commission recommended approval of the request.
05/18/07	A Code Enforcement case (#53444) was issued for auto deliveries on public right-of-way at 2249 Red Rock Street. The case was resolved on 08/15/07.
09/06/16	A Code Enforcement case (#170378) was issued for shrubs growing over sidewalk at 2249 Red Rock Street. The case was resolved on 10/17/16.
11/05/18	A Code Enforcement case (#194421) was issued for landscape that is improperly maintained and trash throughout at 2249 Red Rock Street. The case was resolved on 11/19/18.
11/26/18	A Code Enforcement case (#194902) was issued for a tree blocking a streetlight at 2249 Red Rock Street. The case was resolved on 12/11/18.

Most Recent Change of Ownership	
04/05/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/28/00	A building permit (#14173) was issued for a CMU block wall (320' x 8') at 2249 Red Rock Street. The permit was finalized on 09/07/00.
	A building permit (#380992) was issued for grading and asphalt at 2249 Red Rock Street. The permit has not been finalized.
	A building permit (#382647) was issued for demolition of a 600 square-foot structure at 2249 Red Rock Street. The permit has not been finalized.
10/11/00	A building permit (#382645) was issued for auto gates at 2249 Red Rock Street. The permit has not been finalized.

Pre-Application Meeting	
04/23/19	Staff conducted a pre-application meeting with the representative regarding Site Development Plan Review for construction of a 9,400 square-foot Auto Dealer Inventory Storage structure located on the subject site.

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

Field Check	
05/23/19	Staff conducted a routine field check and noted a well maintained Auto Dealer Inventory Storage Lot.

Details of Application Request	
Site Area	
Net Acres	2.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Dealer Inventory Storage	MXU (Mixed Use)	C-2 (General Commercial)
North	Single Family Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
South	Financial Institution, General	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Single Family Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Office, Other than Listed	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***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	390 Feet	Y
Min. Setbacks • Front • Side (north) • Side (south) • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	 99 Feet 60 Feet 247 Feet 66 Feet	 Y Y Y Y
Max. Lot Coverage	50 %	8 %	Y
Max. Building Height	N/A	20 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to approved Rezoning and Plot Plan Review (Z-0084-92), the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • South • East • West	 1 Tree / 30 Linear Feet 1 Tree / 0 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 0 Linear Feet	 10 Trees 0 Trees 11 Trees 0 Trees	 10 Trees 0 Trees 11 Trees 0 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**21 Trees**	**21 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 5 Feet 0 Feet 10 Feet 0 Feet		 5 Feet 0 Feet 10 Feet 0 Feet	 Y Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Red Rock Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Dealer Inventory Storage	9,400 SF	No additional parking required beyond that which is required for the principal use(s) on the site.	0				
TOTAL SPACES REQUIRED			0		198		Y
Regular and Handicap Spaces Required			0	0	197	1	Y*

* Staff notes that a second ADA parking space is depicted on the site plan, however this space fails to provide the required five-foot access aisle per Title 19.08.110 development standards and must be restriped to comply with code requirements.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2249 Red Rock Street

Project Name Infiniti Motor Vehicle Storage **Proposed Use** Storage Yard

Assessor's Parcel #(s) 163-01-401-005 **Ward #** 1 -Tarkanian

General Plan: Existing MXU Proposed No Change **Zoning:** Existing C-2 Proposed No Change

Additional Information Pre fabricated metal storage building for private/non public use to store motor vehicles

Property Owner Danielle Realty, LLC Contact Michael Bellon

Address 5850 Centennial Center Blvd. City Las Vegas State NV Zip 89149

E-mail elysium_mb2hotmail.com Phone (702) 501-6392

Applicant John Staluppi, Jr. Contact Michael Bellon

Address 1408 Saintsbury Drive City Las Vegas State NV Zip 89144

E-mail elysium_mb@hotmail.com Phone (702) 501-6392

Representative Elysium Enterprises, Inc. Contact Michael Bellon

Address 1408 Saintsbury Drive City Las Vegas State NV Zip 89144

E-mail elysium_mb@hotmail.com Phone (702) 501-6392

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 JOHN STALUPPI JR.

State of Nevada County of Clark

Subscribed and sworn before me

This 30 day of April , 20 19

Notary Public in and for said County and State

STEPHANIE CAIN
Notary Public, State of Nevada
No. 11-6338-1
My Appt. Exp. Dec. 1, 2019

PRJ-76355
05/06/19

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-76355 APN: 163-01-401-005

Name of Property Owner: DANIELLE REALTY, LLC

Name of Applicant: JOHN STALUPPI, JR

Name of Representative: MICHAEL BELLON

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: _____

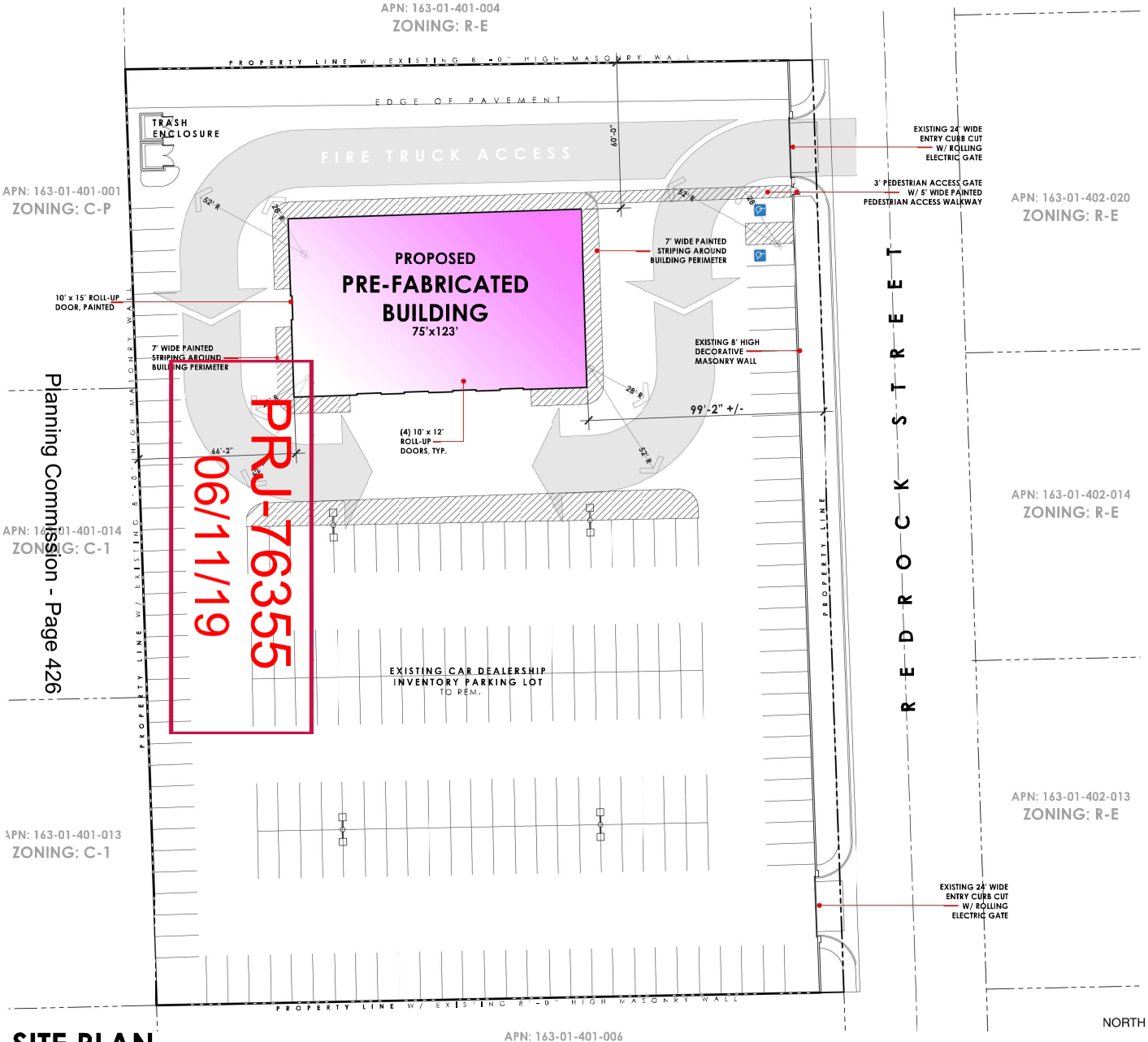
Print Name: JOHN STALUPPI, JR.

State of Nevada County of Clark
Subscribed and sworn before me

This 30 day of April, 2019

_____
Notary Public in and for said County and State

STEPHANIE CAIN
Notary Public, State of Nevada
No. 11-6338-1
My Appt. Exp. Dec. 1, 2019



PRJ-76355
06/11/19

Planning Commission - Page 426

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

SITE INFORMATION

JURISDICTION	CITY OF LAS VEGAS
ZONED	GENERAL COMMERCIAL DISTRICT (C-2)
APN NUMBER:	163-01-401-005
SITE AREA:	2.56 ACRES

PROPOSED PRE-FABRICATED BUILDING

GROSS FLOOR AREA	9,400 SF

VICINITY MAP



Date: JUNE 12, 2019
Project No: 201910S
Scale: 1" = 20'-0"

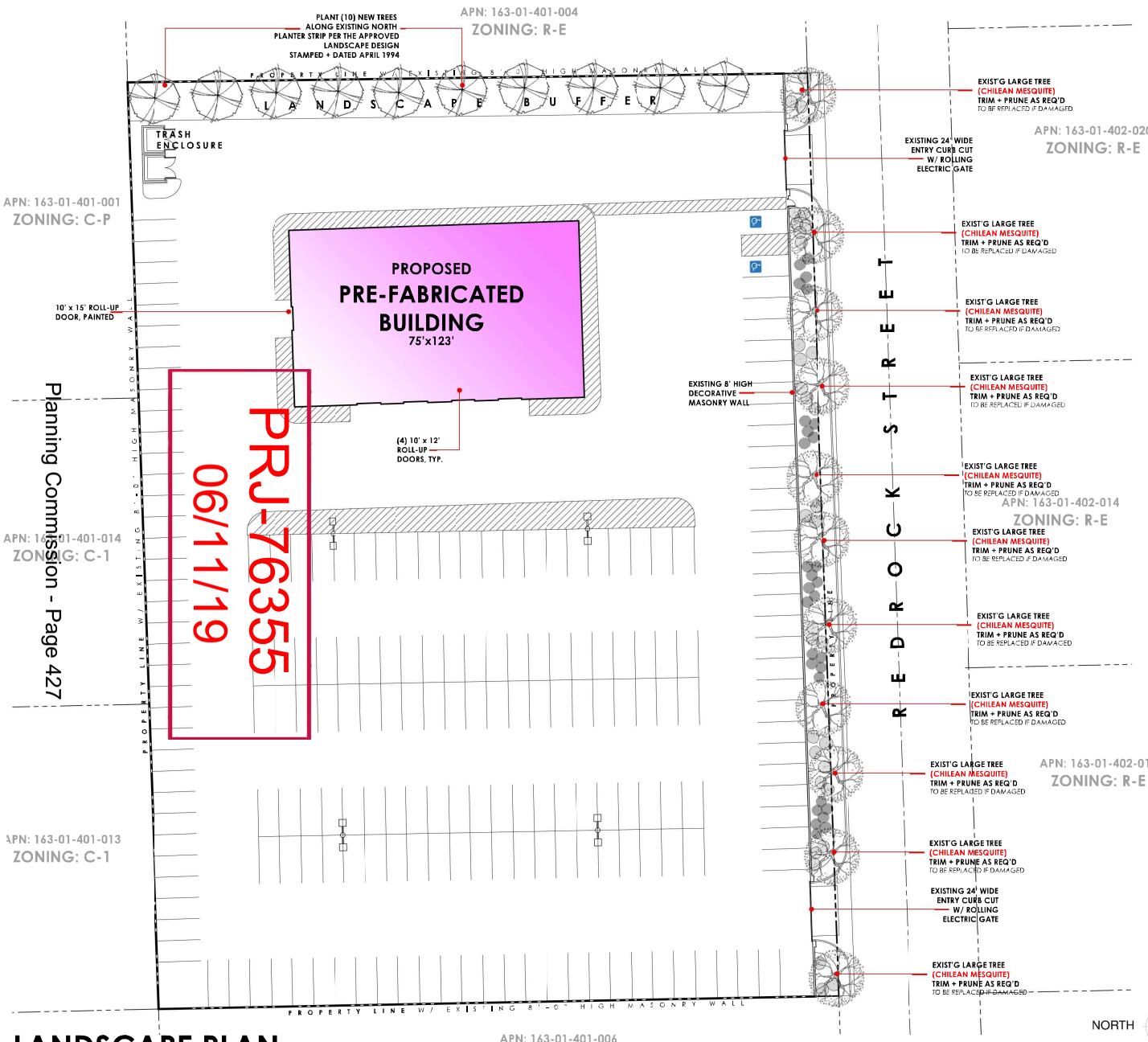
NORTH

0 10' 40'
5' 20' 80'

Vedelago Petsch AIA architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302
COPYRIGHT 2017, Vedelago Petsch Architects

STORAGE FACILITY
2249 RED ROCK STREET, 89146, LAS VEGAS, NV
SITE PLAN

PROJECT: PRJ - 76355
SHEET NO: SP001



Planning Commission - Page 427

LANDSCAPE PLAN

SCALE: 1"=20' - 0"

TREE LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	PINUS ELDARICA	MONDAL PINE	24 BOX	10	EXISTING TO BE TRIMMED - PRUNED, OR REPLACED IF NECESSARY
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24 BOX	11	EXISTING TREES TO BE TRIMMED - PRUNED, OR REPLACED IF NECESSARY

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	HESPERALOE PARVIFLORA	RED FLOWERING YUCCA	5 GAL	12	EXISTING PLANTS TO BE TRIMMED - PRUNED, OR REPLACED IF NECESSARY
	LEUCO FRUTESCENS COMPACTA	COMPACT TEXAS SAGE	5 GAL	29	EXISTING PLANTS TO BE TRIMMED - PRUNED, OR REPLACED IF NECESSARY
	BACCHARIS CENTENNIAL	BACCHARIS	1 GAL	20	EXISTING PLANTS TO BE TRIMMED - PRUNED, OR REPLACED IF NECESSARY

NOTE:

Existing Landscaped areas shall be cleaned and maintained to a proper condition kept free of dead plants, weeds, or debris.

All damaged/diseased trees or plants shall be replaced.

All irrigation lines shall be repaired or replaced in order to maintain existing landscape materials

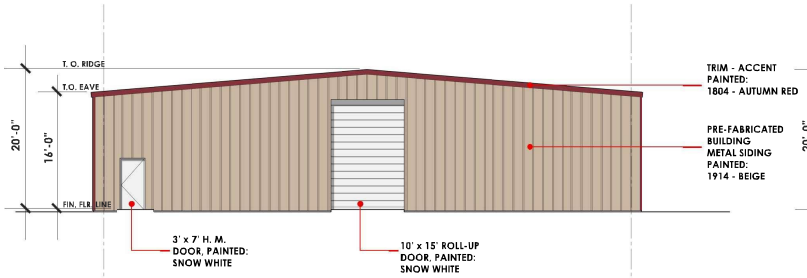
Date: JUNE 12, 2019
Project No: 201905
Scale: 1" = 20'-0"

Vedelago Petsch AIA architects
3535 Executive Terminal Dr. Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302
COPYRIGHT 2017, Vedelago Petsch Architects

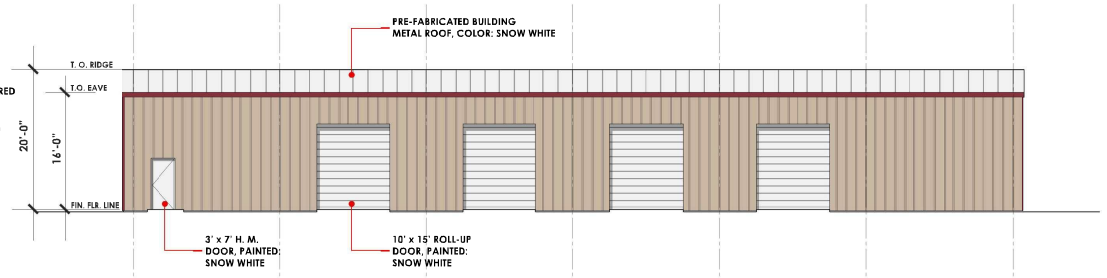
STORAGE FACILITY
2249 RED ROCK STREET, 89146, LAS VEGAS, NV
LANDSCAPE PLAN

PROJECT: PRJ - 76355
SHEET NO: LP001

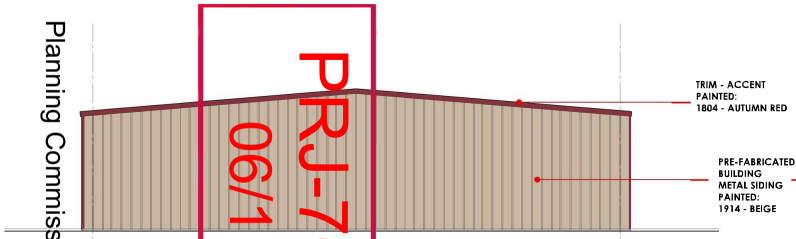
Vedelago Petsch AIA
architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302
COPYRIGHT 2017, Vedelago Petsch Architects



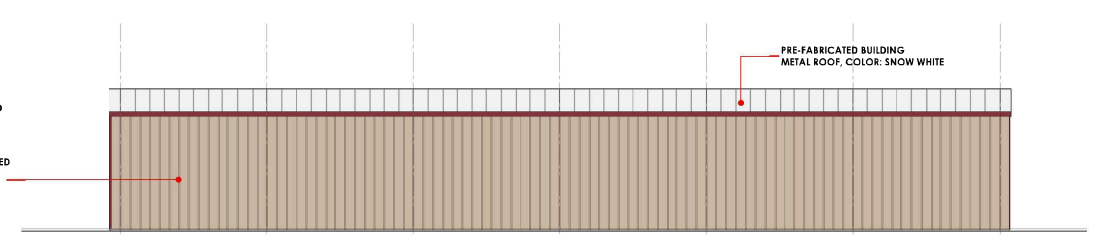
WEST ELEVATION



SOUTH ELEVATION

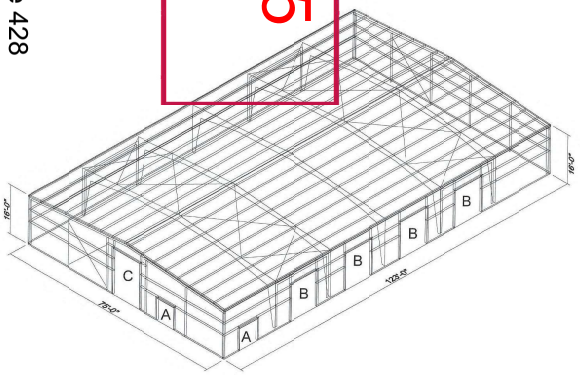


EAST ELEVATION



NORTH ELEVATION

Planning Commission - Page 428
PRJ-76355
06/11/19



AXONEMETRIC VIEW / FLOOR PLAN
N. T. S.

METAL SIDING FIELD
COLOR: 1914 - BEIGE
OLYMPIA STEEL BUILDINGS

METAL TRIM ACCENT
COLOR: 1804 - AUTUMN RED
OLYMPIA STEEL BUILDINGS

METAL ROOF
COLOR: 1605 - SNOW WHITE
OLYMPIA STEEL BUILDINGS

Date: JUNE 12, 2019
Project No: 2019105
Scale: 1" = 8'-0"

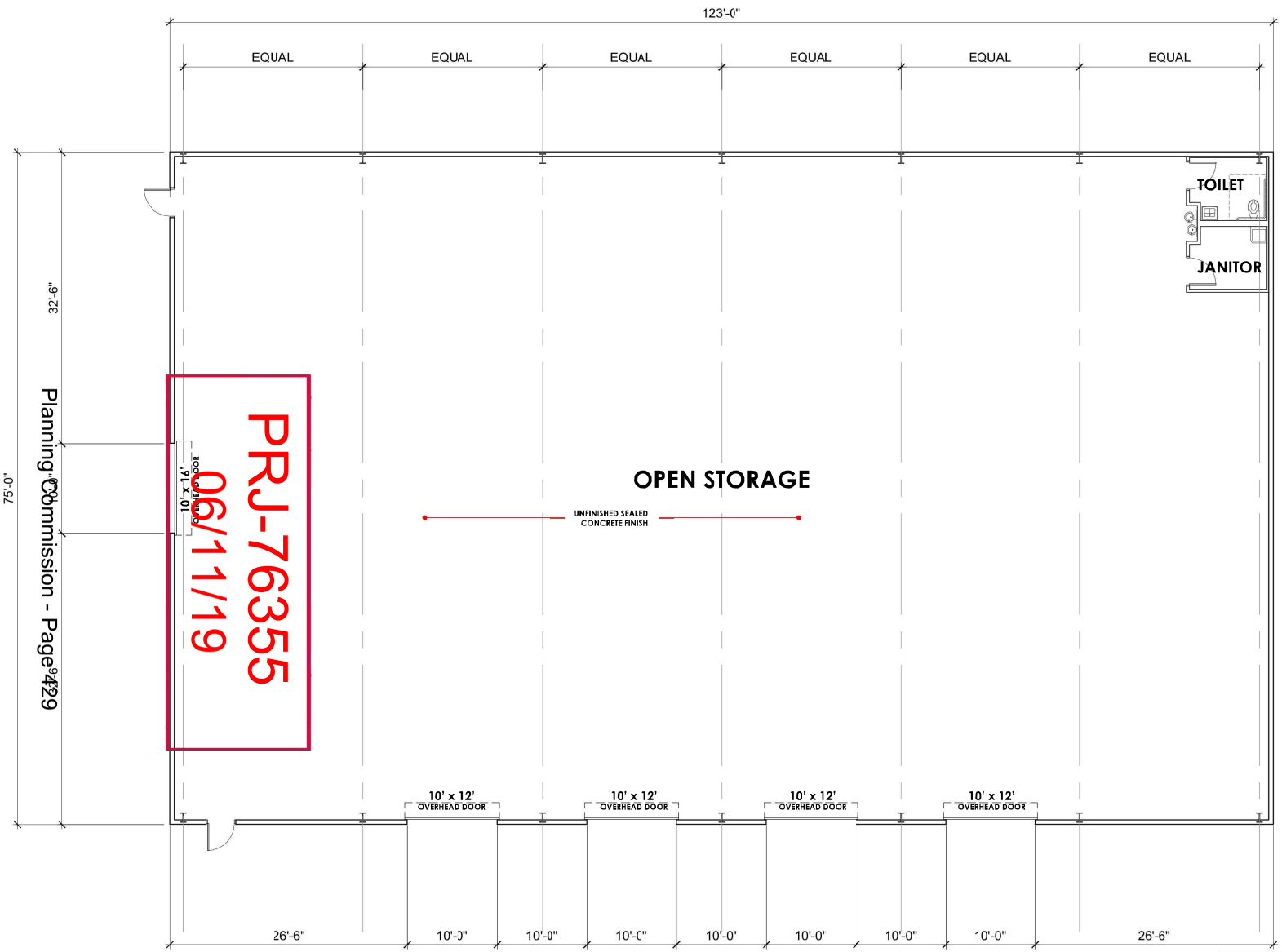
0 4' 16'
2' 8'

EXTERIOR ELEVATIONS
SCALE: 1"= 8' - 0"

STORAGE FACILITY
2249 RED ROCK STREET, 89146, LAS VEGAS, NV
EXTERIOR ELEVATIONS

PROJECT:
PRJ - 76355

EV001



PRJ-76355
06/11/19

Planning Commission - Page 429

PRE-FABRICATED BUILDING - **FLOOR PLAN**

SCALE: 1"= 8' - 0"

Date: JUNE 12, 2019
Project No: 2019105
Scale: 1" = 8'-0"

Vedelago Petsch AIA architects
3535 Executive Terminal Dr.
Suite 310
Henderson, Nevada 89052
Phn (702)-951-0300
Fax (702)-951-0302

COPYRIGHT 2017, Vedelago Petsch Architects

STORAGE FACILITY
2249 RED ROCK STREET, 89146, LAS VEGAS, NV
FLOOR PLAN

PROJECT:
PRJ - 76355

FP001

VEDELAGO - PETSCH ARCHITECTS

May 3, 2019

The City of Las Vegas
Department of Planning
Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – **Infiniti Motor Vehicle Storage**
Vedelago Petsch Architects Project No. 2019105

To Whom It May Concern:

This justification letter is being provided to define the request for Design Review pertaining to the proposed Infiniti Motor Vehicle Storage Building.

The proposed project consists of the addition of a single story structure to an existing commercial site development at 2249 Red Rock St., Las Vegas, NV 89146. Parcel *APN 163-01-401-005 (approx.2.56 AC)* defines the site for this project. The Current Zoning Classification for the parcel is: *General Commercial District (C-2).* The proposed improvements consist of the construction of one (1) single story Storage Building. This proposed building is to be situated as shown on the accompanying Site Plan Exhibit.

We are requesting *Design Review* approval for the following New Building:

- *One (1) +/- 9,400 s.f. 20' Ht. 1-Level Storage Building*

We are also requesting a Waiver of Development Standards regarding Section 19.08.040 of the Unified Development Code. The existing site is enclosed by an eight foot ht. screen wall. The need to address Architectural Character thru manipulating the building's: Bulk, Scale, Exterior Materials & Finishes has been minimized due to the existing screen wall around the perimeter of the property. This, along with the fact that the facility is intended for private use only, is the basis for our request for waiver of standards.

If you have any questions regarding this project or the content of this letter, please don't hesitate to contact me. We look forward to working with you on this exciting new project.

Sincerely,

Digitally signed by
Stephen Petsch
Date: 2019.05.03
14:28:10 -07'00'

S. Mark Petsch, NCARB

3535 EXECUTIVE TERMINAL DRIVE. • SUITE 310 • HENDERSON, NEVADA • 89052
PHONE (702) 951-0300 • FAX: (702) 951-0302

PRJ-76355
05/06/19

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
JUL 0 9 2019
Dept of Planning
City of Las Vegas

CASE: SDR-76438 [PRJ-76355] - SITE DEVELOPMENT PLAN REVIEW

SUBJECT: APPLICANT: JOHN STALUPPI JR. - OWNER: DANIELLE REALTY, LLC

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

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

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

Signature

3 JULY 2019
Date

MICHAEL BELLOTT
Please Print Name

ELYSIUM ENTERPRISES - OWNER'S REP.
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

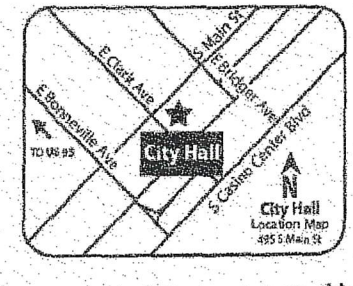
Submitted after final agenda

Item: 38

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to 702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you vould like to contact your Council Representative, please call (702) 229-405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76438 [PRJ-76355]
Planning Commission Meeting of **07/09/2019**

PRJ-76355
16301306015
O'BANNON PAUL TRUST
O'BANNON E PAUL TRS
5710 W O'BANNON DR
LAS VEGAS NV 89146

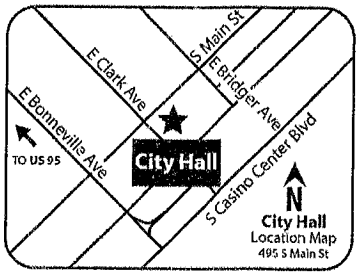
ST DRDCNP1

38P

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76438 [PRJ-76355]
Planning Commission Meeting of **07/09/2019**

PRJ-76355
16301401004
FREEDMAN RALPH JEFFREY & GARY WI
2215 S RED ROCK ST
LAS VEGAS NV 89146-3116

Submitted At Meeting
Date 7/9/19 Item 38

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
39

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

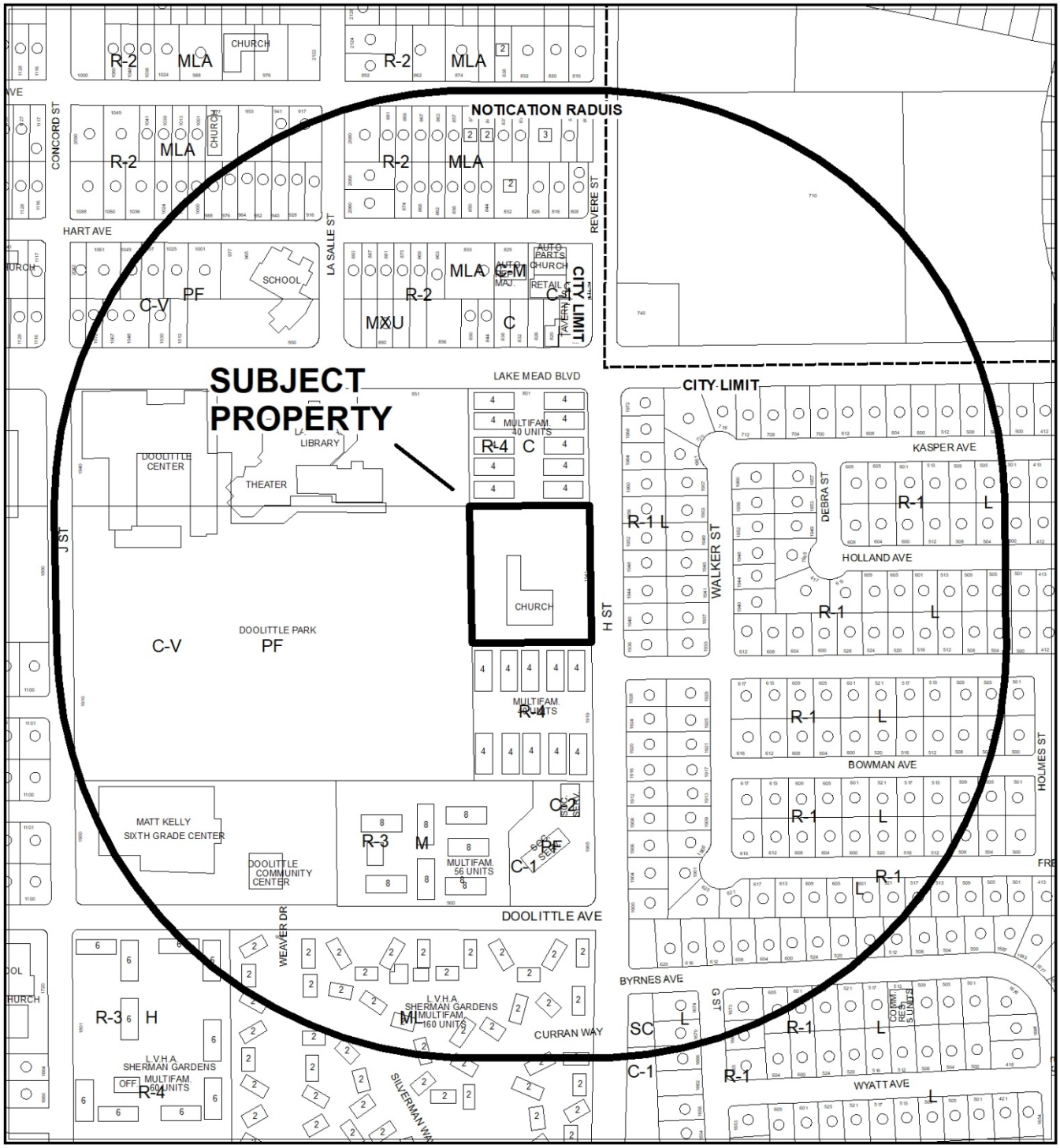
SUBJECT:
ABEYANCE - SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic)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

May go to City Council on: 08/21/2019
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. Backup Documentation Submitted for the June 11, 2019 Planning Commission Meeting
7. Submitted after Final Agenda - Abeyance Request Letter by Applicant
8. Submitted at Meeting - Revised Abeyance Request Letter by Applicant



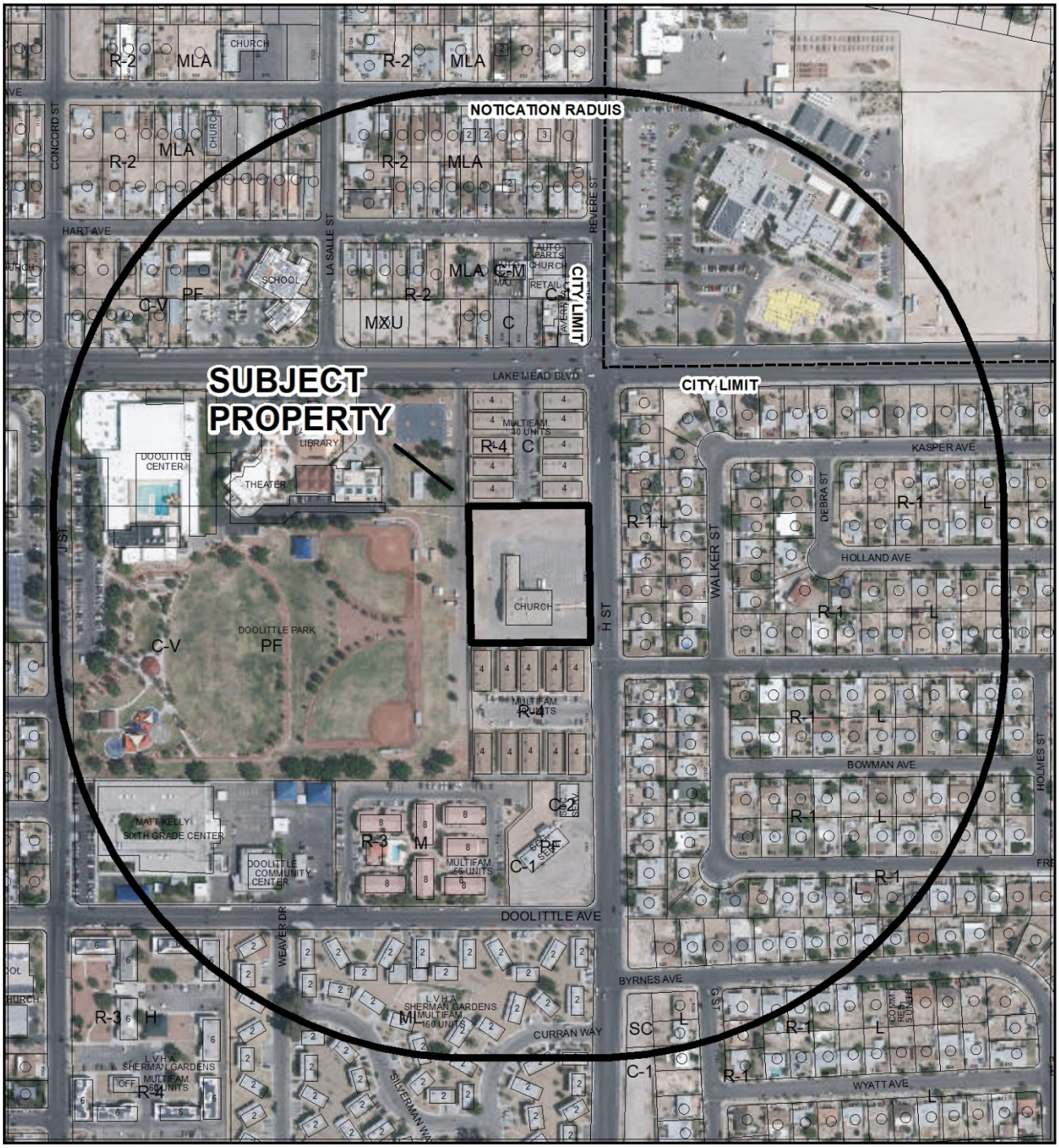
0 275 550 Feet

CASE: **SDR-76350 (PRJ-76225)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 275 550 Feet

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: JULY 9, 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.
06/11/19	The Planning Commission voted (5-0) to hold in abeyance 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].

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

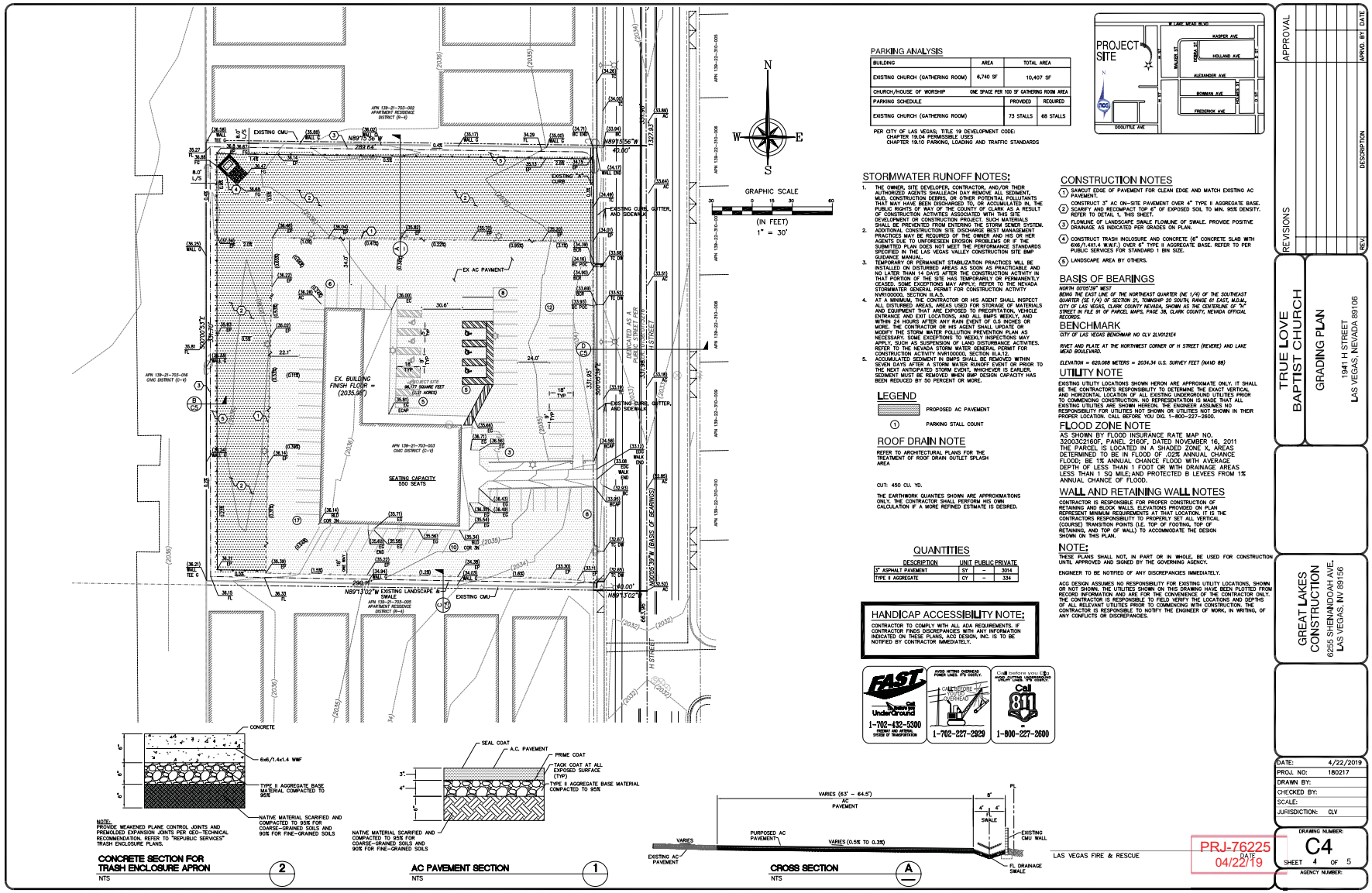
This 14th day of April, 20 19

_____

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 SHALL EACH 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 II.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 II.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 QUANTITIES 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 ON FILE IN PARCEL MAPS, PAGE 38, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS BENCHMAR NO CLV 2LV032E4

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.

CONCRETE SECTION FOR TRASH ENCLOSURE APRON 2
NTS

AC PAVEMENT SECTION 1
NTS

CROSS SECTION A
NTS

LAS VEGAS FIRE & RESCUE

PRJ-76225
DATE 04/22/19

APPROVAL

REVISIONS	DESCRIPTION	APPRO. BY	DATE

TRUE LOVE BAPTIST CHURCH

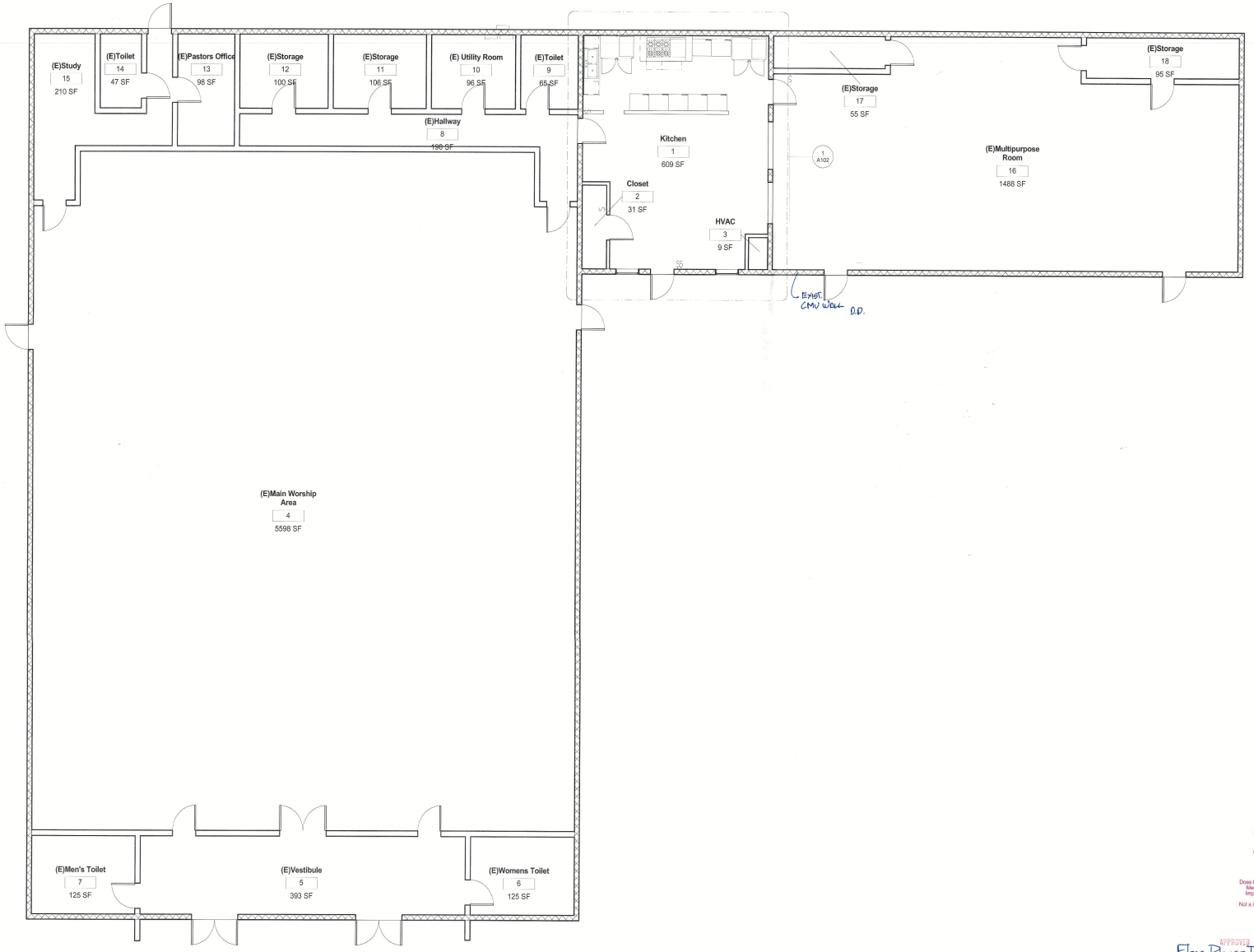
GRADING PLAN

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 [signature] 1/11/16
CONSULT PLANS CHECKING
CITY OF LAS VEGAS

David L Downey
P.C. ARCHITECT
6960 Acorn Court
Las Vegas, Nevada 89014
daveodowney@live.com
Office: 702.345.8221
daveodowney@live.com

ALL DRAWINGS, SPECIFICATIONS AND CORES THEREOF SUBMITTED BY THE ARCHITECT ARE AND SHALL REMAIN HIS SOLE PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT, AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITH EXCEPTION OF ONE CONTRACT FOR ITS USE ON THIS PROJECT. WITH THE EXCEPTION OF ONE CONTRACT FOR ITS USE ON THIS PROJECT, THEY ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECTS COMMON LAW OR OTHER STATUTORY RESERVED RIGHTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED EXCEPT WITH THE SPECIFIC WRITTEN CONSENT OF DAVID L. DOWNEY INC.

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

A101

Scale 3/16" = 1'-0"

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

05/02/2019



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

05/02/2019



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

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
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,

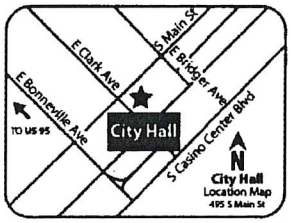
Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

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
)evelopment Services Center
33 North Rancho Drive, 3rd Floor
.as Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



f you wish to file your protest or support on this request, check the ippropriate box below and return this card in an envelope with postage to the)epartment of Planning at the address listed above, fax this side of this card to 702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you vould like to contact your Council Representative, please call (702) 229-5405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

)lease use available blank space on card for your comments.
SDR-76350 [PRJ-76225]
)lanning Commission Meeting of **06/11/2019**

ST DRDFNP1 89030

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

RECEIVED
JUN 0 4 2019
Dept of Planning
City of Las Vegas

PRJ-76225
13921612094
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

Submitted after final agenda

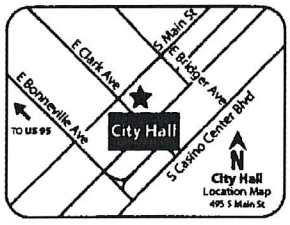
25A

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

Return Service Requested
Official Notice of Public Hearing

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

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.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612072
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

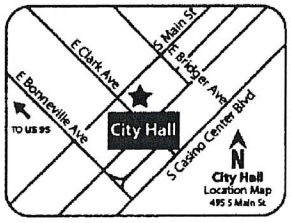
57 DRDFNP1 89030

25A

2019-06-04 17:25:28 (GMT)
17025434356 From: Dave Walnum

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.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

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

RECEIVED
JUN 0 4 2019
Dept of Planning
City of Las Vegas

PRJ-76225
13921612097
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

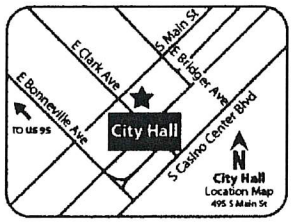
25A

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 4 of 6

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 04 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612095
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 ORDFNP1 89030

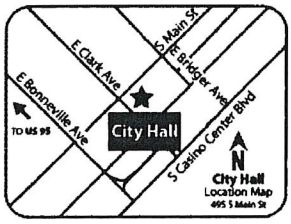
25A

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 5 of 6

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 04 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612096
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

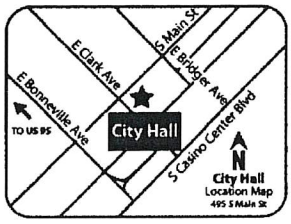
25A

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 6 of 6

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 04 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612098
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

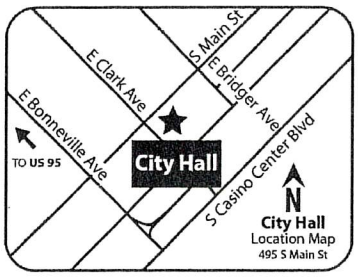
57 DRDFNP1 89030

25A

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 05 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-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

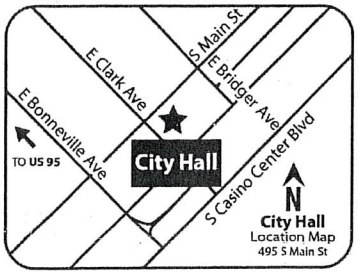
89 DRDFNP1 91103

ZSA

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 06 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-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

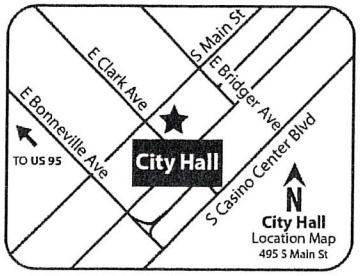
61 DRDFNP1 89032

25A

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 04 2019
Dept of Planning
City of Las Vegas

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

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 89106

25A

ARCHITECTURAL CIVIL GROUP
www.ACG.design

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

July 9, 2019

City of Las Vegas
Department of Planning | Case Planning
333N Rancho Dr.
Las Vegas, NV. 89106
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the July 9th Planning Commission meeting until the July 23rd Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

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

PROFESSIONAL ENGINEER · STATE OF NEVADA
RANDOLPH A. SKORPINSKI
9/30/20
CIVIL
No. 14985
JUL 0 9 2019

NOTE: waiting on revised request to ABEY item to the AUGUST 13, 2019 meeting.

Submitted after final agenda **Item 39**

ARCHITECTURAL CIVIL GROUP
www.ACG.design

July 9, 2019

City of Las Vegas
Department of Planning | Case Planning
333N Rancho Dr.
Las Vegas, NV. 89106
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the July 9th Planning Commission meeting until the August 13th Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

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

PROFESSIONAL ENGINEER • STATE OF NEVADA
RANDOLPH A. SKORPINSKI
9/30/20
CIVIL
No. 14985
JUL 09 2019

Submitted At Meeting
Date 7/9/19 Item 39

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
40

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

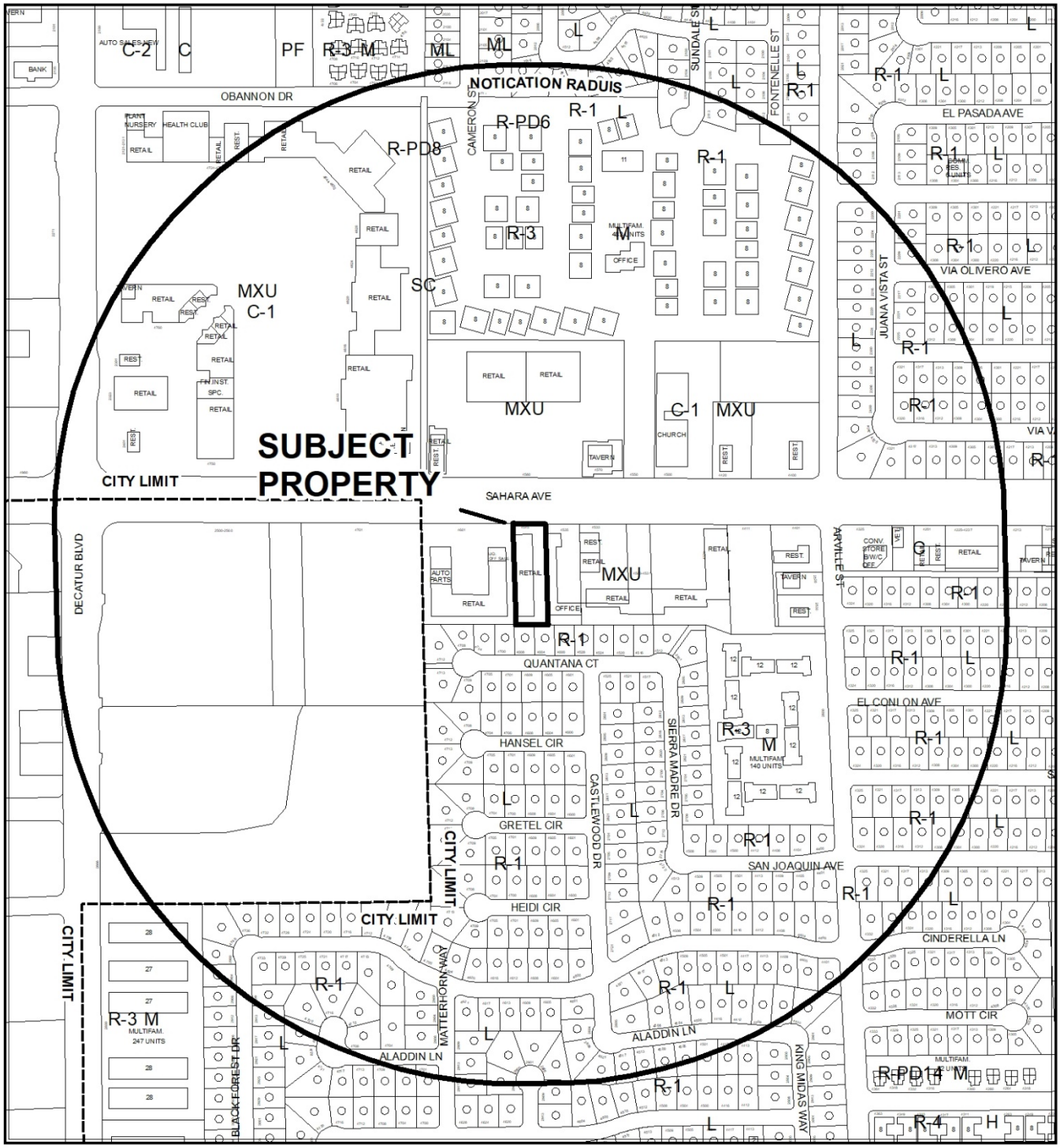
SUBJECT:
ABEYANCE - VAR-76469 - VARIANCE - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 173 SPACES ARE REQUIRED on 0.76 acres at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76469, SUP-76470 and SUP-76471 [PRJ-76404]
2. Conditions and Staff Report - VAR-76469, SUP-76470 and SUP-76471 [PRJ-76404]
3. Supporting Documentation - VAR-76469, SUP-76470 and SUP-76471 [PRJ-76404]
4. Photo(s) - VAR-76469, SUP-76470 and SUP-76471 [PRJ-76404]
5. Justification Letter - VAR-76469, SUP-76470 and SUP-76471 [PRJ-76404]
6. Backup Submitted for the June 25, 2019 Planning Commission Meeting
7. Submitted after Final Agenda – Protest Postcard for VAR-76469 and VAR-76470 [PRJ-76404] and Protest Documentation Not Vetted – Letter for VAR-76469, VAR-76470 and SUP-76471 [PRJ-76404]



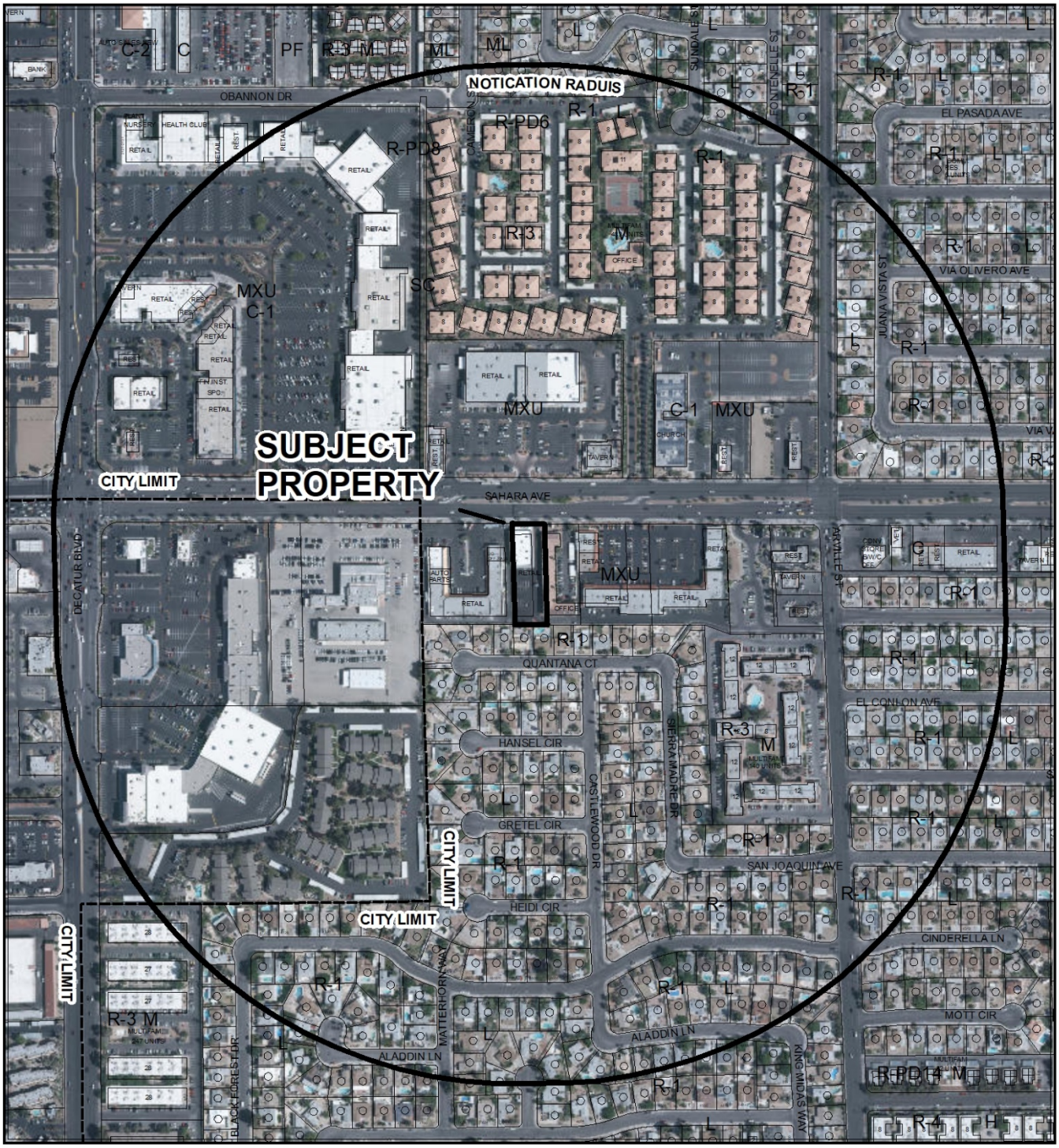
CASE: **VAR-76469, SUP-76470, SUP-76471 (PRJ-76404)**

0 375 750 Feet

RADIUS: 1500 FEET

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

N



CASE: **VAR-76469, SUP-76470, SUP-76471 (PRJ-76404)**

0 375 750 Feet

RADIUS: 1500 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76469	Staff recommends DENIAL, if approved subject to conditions:	
SUP-76470	Staff recommends DENIAL, if approved subject to conditions:	VAR-76469
SUP-76471	Staff recommends DENIAL, if approved subject to conditions:	VAR-76469 SUP-76470

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED
377 - VAR-76469 and SUP-76470
377 - SUP-76471

PROTESTS
3 - VAR-76469 and SUP-76470
3 - SUP-76471

APPROVALS
0 - VAR-76469 and SUP-76470
0 - SUP-76471

JAB

** CONDITIONS **

VAR-76469 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-76470 and SUP-76471) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-65925).

3. At such time as this Variance is approved, the Special Use Permit (SUP-65924) for an alternate parking standard is expunged.

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

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

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

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

SUP-76470 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) [Tavern-Restricted].

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76469) and Special Use Permit (SUP-76471) shall be required.

JAB

3. Conformance to the approved conditions for Site Development Plan Review (SDR-65925).

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

5. This Special Use Permit requires the issuance of a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

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

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

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

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

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

SUP-76471 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Nightclub in conjunction with an establishment that has a tavern-restricted license.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76469) and Special Use Permit (SUP-76470) shall be required.

3. Conformance to the approved conditions for Site Development Plan Review (SDR-65925).

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

5. This Special Use Permit requires operation in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Liquor Establishment (Tavern) [Tavern-Restricted license] and Nightclub, and an associated parking Variance, at 4545 West Sahara Avenue.

ISSUES

- A Variance (VAR-76469) is requested to allow 47 parking spaces where 173 are required. Staff recommends denial.
- The Liquor Establishment (Tavern) [Tavern-Restricted] use is permitted in the C-1 (Limited Commercial) zone along a segment of West Sahara Avenue with a Special Use Permit with an approved Waiver.
- A Waiver in conjunction with Special Use Permit (SUP-76470) is requested to allow a 150-foot distance separation from a Liquor Establishment (Tavern) where 1,500 feet is required and to allow a 385-foot distance separation from a Church/House of Worship where 1,500 feet is required. Staff recommends denial.
- The Nightclub use, in conjunction with an establishment that has a tavern-restricted license, is permitted in the C-1 (Limited Commercial) zone along a segment of Sahara Avenue with a Special Use Permit with a Waiver.
- A Waiver in conjunction with Special Use Permit (SUP-76471) is requested to allow a 385-foot distance separation from a Church/House of Worship where 1,500 feet is required. Staff recommends denial.

ANALYSIS

The Liquor Establishment (Tavern) [Tavern-Restricted] use is defined as “a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.” The proposed use meets the definition as the applicant intends to serve alcoholic beverages for on-site consumption to guests during dancing events.

The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between

JAB

liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use does not meet this requirement, as it is 150 feet from another liquor establishment and 350 feet to a church/house of worship, however the requirement can be waived pursuant to Requirement 5 below.

2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

   The measurement is the shortest distance between the proposed use and the existing use.

3. For the purpose of Requirement 2, and for that purpose only:
   a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The “property line” of a liquor establishment (tavern) refers to:
      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
         B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;

JAB

C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

This requirement is not applicable.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement is not applicable.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
   a. Will be located on a parcel within the C-V District, the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
   c. Will be located within a regional mall; or
   d. Will be located within a mixed-use development:
      i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16 ;
      ii. That has a minimum net site area of 15 acres; and
      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet; or
   f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060.
   g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

JAB

This proposed use meets this requirement (9.g.), as it is a liquor establishment (tavern) that is applying for a tavern-restricted alcoholic beverage license.

6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   The proposed use meets this requirement, as the subject site is subject to regular inspections to ensure compliance with LVMC Chapter 6.40 and 6.50.

The Nightclub use, in conjunction with an establishment that has a tavern-restricted alcohol beverage license, is defined by Title 19.12 as "an indoor or outdoor drinking, dancing, or entertainment establishment that conducts its primary business after dark, has a dance floor or open area free of tables and chairs that would allow dancing or assembly occupancies, and has sound equipment to allow live or recorded music played for the purpose of dancing (whether or not dancing actually occurs). The use may (but is not required to) include any of the following: onsite consumption of alcoholic beverages, a bar area, a fee for admittance, a promoter contracted to provide entertainment, and the sale of prepared food. In order to qualify as a nightclub, any sale of prepared food must be accessory to the primary use. The use does not include an erotic dance establishment licensed under LVMC Chapter 6.35 or an establishment that qualifies as a Teen Dance Center." As stated in the justification letter, the applicant would like the ability to bring in bands to provide live music to their patrons, which meets the definition of a Nightclub use.

The Minimum Special Use Permit Requirements for this use include:

1. Because the primary operations of a nightclub often include preparing and serving alcoholic beverages for immediate on-premises consumption and the provision of live entertainment, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a nightclub and other uses that should be protected from the impacts associated with a nightclub. Therefore, except as otherwise provided below, no nightclub may be located within 1500 feet of a church, synagogue, school, child care facility licensed for more than 12 children or City park.

   The proposed use does not meet this requirement, as it is 385 feet from a church, however this requirement does not apply because the proposed use is subject to Requirement 9 below.

2. A person that desires to operate a nightclub shall obtain both a nightclub land use entitlement as well as any necessary land use entitlement for the service of alcohol for on-premises consumption. A person lawfully operating a nightclub as defined by this section and LVMC 6.39, prior to December 1, 2014, is not required to obtain a special use permit for the continued operation of such nightclub use. Real property

3. entitled for a nightclub pursuant to this Code shall have no specific spacing requirements between other nightclubs. However, as the nightclub entitlement is a separate and distinct from any land use entitlement permitting the service of alcohol for on-premises consumption, this provision shall not act to waive or otherwise diminish the specific spacing requirements between uses entitled for the service of alcohol for on-premise consumption.

   The proposed use meets this requirement, as the subject site has an active business license (P65-00307) for an alcohol use (Alcohol Beverage Caterer).

4. The distance separation referred to in Requirement 1 above and Requirement 8 below shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed nightclub which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed nightclub. The distance shall be measured in a straight line without regard to intervening obstacles.

   This requirement is not applicable.

4. For the purpose of Requirement 3, and for that purpose only:
   a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The “property line” of a nightclub refers to:
      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
         B. The proposed nightclub will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed nightclub will be located;
         C. All parking spaces required by this Section 19.12.070 for the nightclub will be located on the same parcel as the use; and
         D. The owners of all parcels within the commercial subdivision, including the owner of the nightclub parcel, sign an agreement, satisfactory to the City Attorney that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

This requirement is not applicable.

5. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement is not applicable.

6. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C) under the following circumstances:
   a. In connection with a proposed nightclub that will be located on a parcel within the C-V District; the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B); the Gaming Enterprise Overlay District; the Fremont East Entertainment District; the 18b Arts District or the Downtown Casino Overlay District;
   b. In connection with a proposed nightclub to be located on a parcel within that certain area formerly identified as the Office Core District, described as the area bounded on the north by the centerline of Bridger Avenue, on the east by the centerline of 6th Street, on the south by the centerline of Garces Avenue, and on the west by the eastern edge of the Union Pacific Railroad right-of-way line; or
   c. In connection with a proposed nightclub that will be located within an establishment which has a non-restricted gaming license and is not exempted pursuant to Paragraph 5.
   d. In connection with a proposed nightclub to be operated in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

   This proposed use meets this requirement, as it will be operated in conjunction with an establishment that is applying for a tavern-restricted alcohol beverage license.

7. The use shall conform to, and is subject to, the provisions of LVMC Chapter 6.50.

   The proposed use meets this requirement, as the subject site is subject to regular inspections to ensure compliance with LVMC Chapter 6.50.

8. Except as otherwise provided in Requirement 9 below, no nightclub may be located within 500 feet of any single-family dwelling.

   The proposed use is exempt from this requirement, as it is provided in Requirement 9 below.

9. The distance separation requirement set forth in Requirement 8 does not apply to:
   a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
   b. A nightclub located within the boundaries of the Downtown Entertainment Overlay District or within the boundaries of the Pedestrian Mall as defined by LVMC Chapter 11.68.
   c. A nightclub that meets all the following criteria:
      i. Is located on a parcel that is adjacent to Las Vegas Boulevard between Charleston Boulevard and Fremont Street;
      ii. Is located on a parcel with a minimum net site area of 0.25 acres; and
      iii. Is located within a building that has a minimum of 5000 square feet of gross floor area dedicated to the nightclub use.
      iv. A nightclub operated in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

   This proposed use meets this requirement (9.c.iv.) as it is a nightclub operated in conjunction with an establishment that is applying for a tavern-restricted alcoholic beverage license.

10. Alcohol service, if any, is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern-Limited, Tavern-Restricted, General On-Sale and Urban Lounge.

    The proposed use meets this requirement, as the subject site is applying for a license as a Tavern-Restricted.

The proposed Liquor Establishment (Tavern) and Nightclub both meet the Minimum Special Use Permit Requirements in Title 19.12.070. The subject site is on a segment of West Sahara Avenue that was recently approved (Bill No. 2019-11) to establish a new alcoholic beverage licensing category called Tavern-Restricted. In this segment of Sahara Avenue, in conjunction with a Tavern-Restricted license, the applicant can apply for a Waiver that removes the distance separation requirement to protected properties. The applicant is including these distance separation Waivers as part of this request.

The subject site is currently underparked by seven spaces. On 09/23/16, the Planning Commission approved a Special Use Permit (SUP-65924) for an alternative parking standard to allow 47 parking spaces where 54 spaces are required. A Liquor Establishment (Tavern) use has a Title 19.12 parking requirement of one space for every 50 square feet of seating plus one space for each 200 square feet of total remaining space. The subject site has an 8,800 square-foot structure used for dance instruction and special events. The dance rooms are empty and could be used as seating during special

JAB

events. If approved for a Liquor Establishment entitlement, the subject site would require 173 on-site parking spaces where only 47 spaces are available. This is a 73 percent shortfall.

Considering such a large parking shortfall for a use along the busy Charleston Boulevard corridor, staff recommends denial of the proposed Liquor Establishment (Tavern) and Nightclub.

FINDINGS (VAR-76469)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use that cannot be supported by the limited amount of on-site parking available. No alternative parking plan would 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. Therefore, staff recommends denial of the proposed Variance.

FINDINGS (SUP-76470 and SUP-76471)

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.**

   If the subject site receives a Special Use Permit and a subsequent Tavern-Restricted alcohol beverage consumption license, then the Liquor Establishment (Tavern) and Nightclub are compatible with existing land uses.

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

   The subject site requires 126 additional on-site parking spaces. The site is not physically able to handle the required Title 19 parking for the land use proposed.

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

   Charleston Boulevard is a 100-foot Primary Arterial, and is adequate in size to meet the requirements of the proposed use.

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

   The proposed Tavern-Limited Establishment would not compromise the public health, safety, or welfare, as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

   The proposed use does not meet the required parking requirements of Title 19.12.070. There is a 73 percent shortfall in parking, equivalent to 126 spaces.

JAB

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/07/07	The City Council approved a Special Use Permit (SUP-21979) for a proposed full service car wash and detail on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a Variance (VAR-21980) to allow a zero side yard setback on the eastern portion of the site where a 10 foot side yard setback is required on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard. The Planning Commission recommended approval, staff recommended denial.
03/28/13	Code Enforcement processed a complaint (#126905) for graffiti at 4545 W Sahara Ave. The case was resolved on 04/04/13.
11/12/14	Code Enforcement processed a complaint (#148040) for a vacant lot containing trash and debris, and a television at 4545 W Sahara Ave. The case was resolved on 12/02/14.
04/09/15	Code Enforcement processed a complaint (#152974) for graffiti on the block walls at 4545 W Sahara Ave. The case was resolved on 06/27/15.
09/23/16	The Planning Commission approved a Variance (VAR-65923) to allow a zero-foot side yard setback where ten feet is required at 4545 W Sahara Ave. Staff recommended denial.
	The Planning Commission approved a Special Use Permit (SUP-65924) for an alternative parking standard to allow 47 parking spaces where 54 spaces are required at 4545 W Sahara Ave. Staff recommended denial.
	The Planning Commission approved a Site Development Plan Review (SDR-65925) for a proposed 7,800 square-foot commercial building with a 1,000 square-foot patio with waivers to allow a zero-foot wide side and rear yard landscape buffer where eight feet is required along the east, west and south perimeters at 4545 W Sahara Ave. Staff recommended denial.
10/27/16	Code Enforcement processed a complaint (#171790) for graffiti on a vacant lot at 4545 W Sahara Ave. The case was resolved on 11/10/16.
03/30/17	A Parcel Map (PMP-66184) was recorded for reversion to acreage of two lots on 0.76 acres at 4545 W Sahara Ave.
06/25/19	The Planning Commission voted (6-0) to hold in abeyance VAR-76469, SUP-76470 and SUP-76471 [PRJ-76404].

Most Recent Change of Ownership	
05/01/17	A deed was recorded for a change in ownership.

JAB

Related Building Permits/Business Licenses	
08/24/04	A demolition building permit (#25740) was issued for 4545 West Sahara Avenue. The permit received its final inspection on 10/08/04.
03/23/05	A demolition building permit (#38868) was issued for 4545 West Sahara Avenue. The permit expired on 09/23/05.
01/31/18	A business license (P65-00307) was issued for an alcohol beverage caterer at 4545 W Sahara Ave. The license is active as of 06/27/19.
	A business license (G65-08139) was issued for a banquet facility at 4545 W Sahara Ave. The license is active as of 06/27/19.

Pre-Application Meeting	
05/01/19	A pre-application meeting was conducted with the applicant to discuss submittal requirements for a Variance and Special Use Permit applications.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
05/16/19	Staff conducted a routine field check of the subject site and found no trash, debris, or graffiti.

Details of Application Request	
Site Area	
Net Acres	0.76

JAB

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Banquet Facility and General Personal Service	MXU (Mixed Use)	C-1(Limited Commercial)
North	Restaurant Liquor Establishment (Tavern) General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Single Family Residential, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Personal Service Office, Other Than Listed General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Liquor Establishment (Tavern) General Retail Store, Other Than Listed Laundry, Self-Service Restaurant General Personal Service	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***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

JAB

DEVELOPMENT STANDARDS

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

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

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Liquor Establishment	8,800 SF	1 space/50 SF of seating plus 1 space/200 SF total remaining	171				
			2				
TOTAL SPACES REQUIRED			173		47		N*
Regular and Handicap Spaces Required			167	6	45	2	N*
Percent Deviation			268%				

**The applicant is applying for a Variance (VAR-76469).*

JAB

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) 4545 West Sahara Avenue, Las Vegas NV 89102

Project Name Rhythms Dance Studio & Event Center **Proposed Use** _____

Assessor's Parcel #(s) 162-07-101-020 **Ward #** 1

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

Additional Information _____

Property Owner Virginia Cano **Contact** Same

Address 4037 Evening Breeze Ct, City Las Vegas State NV Zip 89107

E-mail info@Rhythmslv.com Phone (702) 203-6251

Applicant _____ **Contact** _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative _____ **Contact** _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Virginia Cano

Subscribed and sworn before me

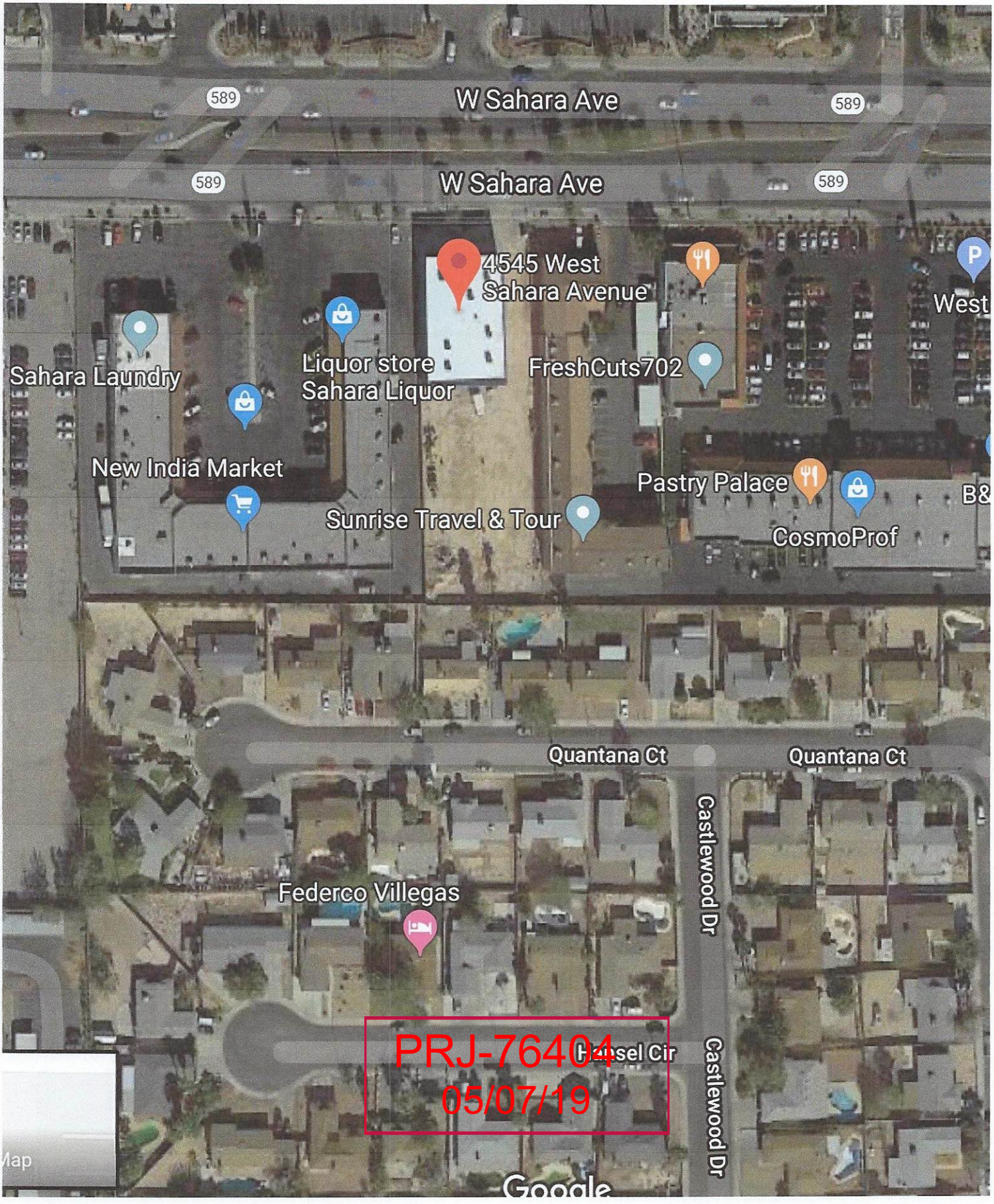
This 6th day of May, 20 19

_____ County of Clark State of Nevada

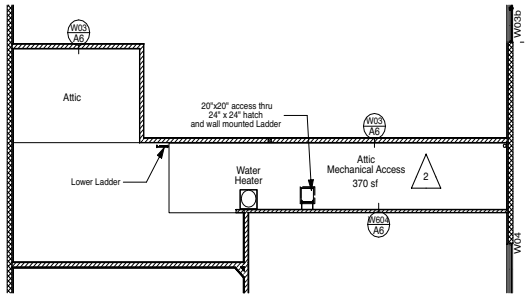
Notary Public in and for said County and State

PRJ-76404
05/07/19

NOTARY PUBLIC
State of Nevada County of Clark
CHANDI MELTON
Appointment Exp. 07-20-2020
Certificate No. 98-49100-1



PRJ-76404
05/07/19



Attic Plan

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

Window Schedule

Window Number	Window Size	Action	Glass Area	Type	Frame Material	Frame Finish	Comment
W01	4'0" x 4'6"	Vertical Sash	18	3	Store Front Aluminum	Anodized Aluminum	Scroll Shutter inside
W02a	3-10" x 1'10"	Fixed Pane Double Glazed	7	5	Store Front Aluminum	Anodized Aluminum	Low E Outer pane
W02b	Same as W02a		7	5			
W03a	Same as W02a		7	5			
W03b	Same as W02a		7	5			
W04	4'0" x 6'0"	Fixed Pane Double Glazed	21	2	Store Front Aluminum	Anodized Aluminum	Low E Outer pane
W05	4'0" x 4'0"	Fixed Pane Double Glazed	15	1	Store Front Aluminum	Anodized Aluminum	Low E Outer pane
W06	4'0" x 4'0"	Fixed Pane Double Glazed	15	1	Store Front Aluminum	Anodized Aluminum	Low E Outer pane
W07	3'8" x 3'4"	Shuttered Opening	12	4	Drywall Cased	Enamel	1/2" Lexan Teller Window W/ Shutter
W09	3'8" x 3'4"	Shuttered Opening	12	4	Drywall Cased	Enamel	1/2" Lexan Teller Window W/ Shutter

IBC Code Analysis

1	Code Year	IBC 2012			
	Use	Dance Events Center			
2	Occupancy Classification	**A3**			Chapter 3
3	Construction Type	**Construction Type III-B**			Chapter 6
4	Fire Sprinklers	**Fully Sprinkled**	903.2.1.2		IBC903, 903.3
5	Fire Alarm	**Fire Alarm -Automatic**	907.2.1 & 907.2.2		IBC 907
		Manual Alarm not required by IBC			907.2.4 Exception
6	Height	Height allowed- 55	Actual Height 15'		IBCTable 503
7	Stories	Stories allowed 2	Actual stories 1+ Mezzanine		IBCTable 505.2.3, exc 3
8	Area	Area Allowed = 9,500 sf + separation multipliers			
9	Occupant Load	Occupants			

Room #	Use	Area s.f.	IBC S.f per Occ.	IBC Occup.
R01	Event Center	2250	15	150
R02	Bar	112	100	2
R03	Bar Storage	72	300	1
R04	Riser Room	30	300	0
R05	Sound & Lights	78	100	1
R06	Performing Platform	616	15	42
R07	Office	160	100	2
R18	Janitor Closet	16	300	1
Event Center Portion		3334		199
R08	Storage	352	300	2
R09	Toilet	105	No Load	
R10	Hall	38	No Load	
R11	Toilet	128	No Load	
R12	Ticket Desk	75	100	1
R13	Lobby	494	15	33
R14	Dance Studio	800	50	12
R15	Dance Studio	800	50	12
R16	Hall	219	No Load	
R17	Dance Studio	1000	50	20
Dance Studio Portion		4011		80
	Voids, Walls, and structure	455	No Load	
	Ground Floor Total	7800		279

10	Number of Exits	Exits required	2	each portion
		Exits provided	5	
11	Fire Resistive Walls	Fire resistive construction - Walls within 1' of property line Rated 1hr for separation 2hr per Typle III construction		
12		Exterior Bearing 2 Hr	<10' 2 Hr	Table 601& 602
		Wall abutting exit stairs and corridors 2 Hr		
		Exterior Non Bearing 0 Hr	<10' 1 Hr	Table 601& 602
	Protected Openings	No walls within 15' of property line - No protection required for openings.		
		Unprotected Openings 5'-10'		25% Table 705.8
		Unprotected Openings 10'-15'		45% Table 705.8
14	Fire separated Spaces	No fire hazard spaces to be separated from the unit		
15	No separated occupancies			
16	Roof Material	Roof Material -Class C assembly (minimum requirement)		1505.1
17	Plumbing Fixtures	A3 occupancy @ 140 occupants each gender	Toilets / Lavatories	
		Female	3 / 1	Table 2902.1 Amendment
		Male	2 / 1	Table 2902.1 Amendment
		Required	5 / 2	
		Drinking Fountain	1	
		Service Sink	1	Table 2902.1
18	Special Inspections	No special inspections (State Inspected and Pre approved)		
19	I.E.C.C. reports	Envelope, lighting, mechanical. By "Comcheck"		

Finish Schedule

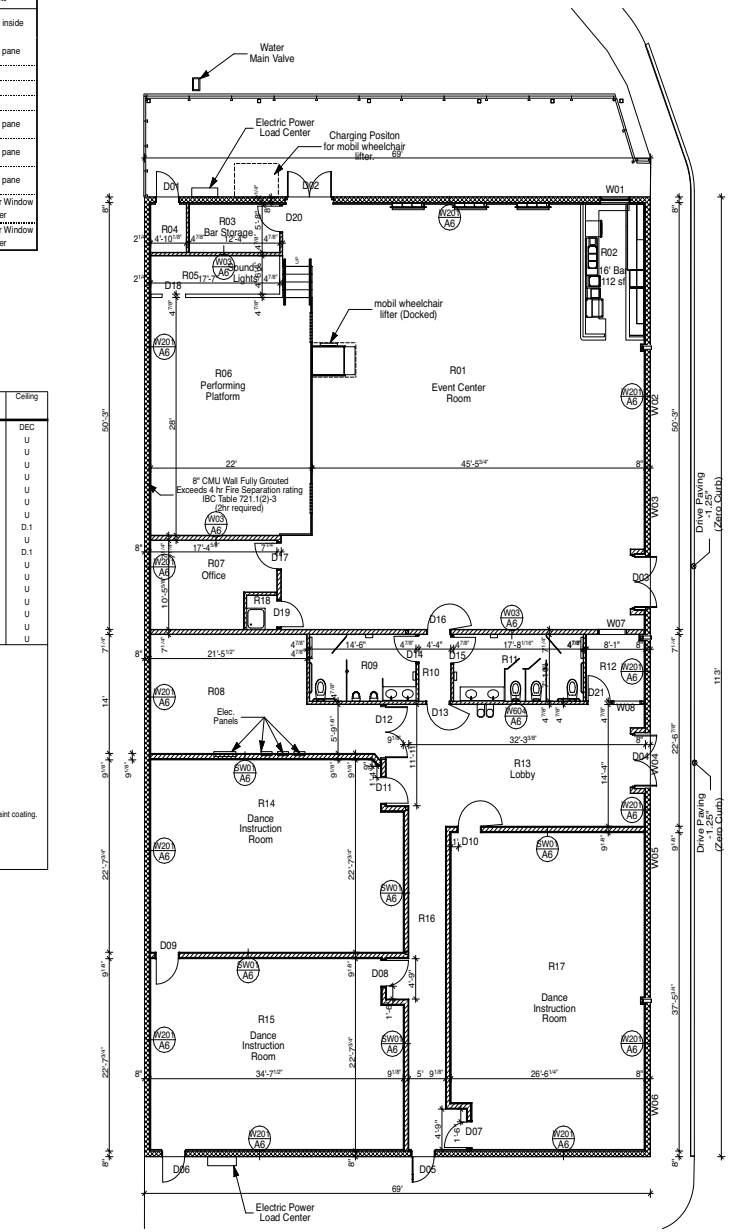
Room Number	Room Description	North Wall	East Wall	South Wall	West Wall	Floor	Base	Ceiling
R01	Event Center	D	D	D	D	C	R	DEC
R02	Bar	FRP	FRP	-	-	C	FRP	U
R03	Bar Storage	FRP	FRP	FRP	FRP	C	R	U
R04	Riser Room	D	D	D	D	C	R	U
R05	Sound & Lights	D	-	D	D	C	R	U
R06	Performing Platform	D	D	D	D	C	R	U
R07	Office	D	D	D	D	C	R	U
R08	Storage	D	D	D	D	C	R	U
R09	Toilet	CT	CT	CT	CT	C	CT	D.1
R10	Hall	D	D	D	D	C	R	U
R11	Toilet	CT	CT	CT	CT	C	CT	D.1
R12	Ticket Desk	D	D	D	D	C	R	U
R13	Lobby	D	D	D	D	C	R	U
R14	Dance Studio	D	D	D	D	C	R	U
R15	Dance Studio	D	D	D	D	C	R	U
R16	Hall	D	D	D	D	C	R	U
R17	Dance Studio	D	D	D	D	C	R	U
R18	Janitor Closet	D	D	D	D	C	R	U

Legend

B	Ceramic Tile Base Cove
B.1	Non-Slip surface Glazed Ceramic Tile
C	Concrete troweled smooth and sealed with liquid polymer coating.
Carp	Carpet - Color and texture provided by owner - Meet Flame spread requirement per IBC
CB	Glazed Ceramic Tile 6" High wall base
CT	Non-Slip surface Glazed Ceramic Tile, Large Format, imitation stone
D	Smooth finished Drywall With Semi Gloss Paint Finish .
D.1	Stipple Textured Drywall With Semi Gloss Paint Finish (Moisture Resistant Board).
DEC	Decorator Designed Soffits, grids, with some exposed structure
Epox	Epoxy Deck Paint
F	Accoustic Drop-In tiles in suspended Tee grid per C001 between soffits per ceiling plan
FRP	FRP full height of wall
G	Water resistant gypsum sheathing (Gold Board) with taped joints, and acrylic I.E.F.S. Or Epoxy paint coating.
R	6" Rubber (or Vinyl) cove base
U	unfinished exposed frame and systems
VIN	Vinyl Floor Covering
W	FRP Wainscot to 48" High with Semi Gloss painted drywall above (Moisture Resistant Board).

Door Schedule

No.	Door Size	Action	Type	Head Height	Door Leaf Description	Frame	Fire Rating	Glazing	Locks/ Hardware	Door Finish	Frame Finish	Closer	Comment
D01	3'0" x 7'0"	L.H.	A	7' 0"	Hollow Metal	Hollow Metal	none	none	Lever Action Keyed Entry Set	Enamel	Enamel	Head Mounted	Fire Riser Room
D02	6'0" x 8'0"	Double	B	8' 0"	Hollow Steel Panel	Hollow Metal	None	none	Lever Action Keyed Entry Set North Leaf, Head and foot bolt latch on South leaf. Panic Bar on inside of both leaves.	Enamel	Enamel	Head Mounted Closer with hold-open feature on both leaves	Exit to Patio
D03	6'0" x 8'0"	Double	**B**	8' 0"	Hollow Steel Panel	Hollow Metal	None	none	Lever Action Keyed Entry Set North Leaf, Head and foot bolt latch on South leaf. Panic Bar on inside of both leaves.	Enamel	Enamel	Head Mounted Closer with hold-open feature on both leaves	Entry and Exit Door
D04	6'0" x 8'0"	Double	**B**	8' 0"	Hollow Steel Panel	Hollow Metal	None	none	Lever Action Keyed Entry Set North Leaf, Head and foot bolt latch on South leaf. Panic Bar on inside of both leaves.	Enamel	Enamel	Head Mounted Closer with hold-open feature on both leaves	Entry and Exit Door
D05	3'0" x 7'0"	R.H.	E	7' 0"	Hollow Metal	Hollow Metal	none	narrow light	Lever Action Keyed Entry Set with deadbolt outside Panic Bar Inside.	Enamel	Enamel	Head Mounted	Entry and Exit Door
D06	3'0" x 7'0"	R.H.	A	7' 0"	Hollow Metal	Hollow Metal	none	none	Lever Action Keyed Entry Set with deadbolt outside Panic Bar Inside.	Enamel	Enamel	Head Mounted	Exit Door
D07	3'0" x 7'0"	L.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Lever Action Keyed Entry Set Toggle operating inside.	Enamel	Enamel	none	
D08	3'0" x 7'0"	L.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D09	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D10	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D11	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D12	6'0" x 8'0"	Double	D	7' 0"	Hollow Metal	Hollow Metal	None	none	Lever Action Keyed Entry Set North Leaf, Head and foot bolt latch on South leaf.	Enamel	Enamel	Head Mounted Closer with hold-open feature on both leaves	Storage Room Door
D13	3'0" x 7'0"	L.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D14	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Pull Handle inside Push Plater Outside	Enamel	Enamel	Head Mounted	
D15	3'0" x 7'0"	L.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Pull Handle inside Push Plater Outside	Enamel	Enamel	Head Mounted	
D16	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D17	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D18	3'0"	Gap			no door								
D19	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Passage Set (No Lock)	Enamel	Enamel	none	Janitor
D20	3'0" x 7'0"	R.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	
D21	3'0" x 7'0"	L.H.	A1	7' 0"	Wood Veneer	Timely H.M.	none	none	Same as D07	Enamel	Enamel	none	



Building Floor Plan

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

0 10 20 30 40 50 60 70 80 90 100

Bar Scale

PRJ-76404
05/07/19

D. W. Strait
Architecture & Planning
#2841
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel: 702 239-1838
Fax: 702 642-8930

Sin City Salseros Dance Company
Dance Studio & Event Center
4545 West Sahara, Las Vegas, NV - APN 162-07-101-005

Building Plan & Elevations

Revisions
1 Review Corrections 1/12/17 DWS
2 Code Edit 2/1/17 DWS

DAVID WAYNE STRAIT
No. 2841
REGISTERED
ARCHITECT
STATE OF NEVADA

Date: 2/1/2017
Job: 1628
Drawn: DWS
Sheet: A1



VAR-76469 [PRJ-76404] - VARIANCE RELATED TO SUP-76470 AND SDR-76471 - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC
4545 WEST SAHARA AVENUE

05/16/2019



VAR-76469 [PRJ-76404] - VARIANCE RELATED TO SUP-76470 AND SDR-76471 - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC
4545 WEST SAHARA AVENUE

05/16/2019



VAR-76469 [PRJ-76404] - VARIANCE RELATED TO SUP-76470 AND SDR-76471 - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC
4545 WEST SAHARA AVENUE

05/16/2019

May 2, 2019

JUSTIFICATION LETTER
4545 West Sahara Avenue LLC

4545 West Sahara Avenue LLC Dba Rhythms Dance Studio & Event Center is a multi-use facility consisting of a dance studio side for dance classes from kids to adults and the other half of our building being an event center. Our event center is composed of a stage, bar, and outdoor patio. The main use of this space for our business is hosting Latin events for our team members and dance students. This space gives us the ability to have our teams and students to perform and showcase. Attendees can come watch and social dance. These events are 21 and over and we have an open bar. We also host day time socials, with no alcohol, for our families and kids to enjoy dancing as well. These events gives our business the ability to promote dance classes to attendees and help generate business for our dance studio.

Aside of our own personal use of the event center, it is also rented out for private and public events. In our first year in business we have hosted weddings, birthdays, baby showers, corporate trainings, Christmas parties, graduation parties, and the like. This event center is our biggest revenue generator. However, with the past restrictions of only 4 public events a month and 16 events total within a month, we have had to turn down rentals in order to stay within our guidelines. This has caused our business financial strain as we struggle to cover our monthly bills or break even.

Our business is requesting a Tavern-restricted license so we may grow our revenue through our event center. In the past we have had to turn away public events such as hair shows, cultural concerts, comedy shows and any other event if it surpassed our public event restriction or monthly event restriction. We would also request that our ending time for public events be extended until 4am. Without this monthly or earlier time restrictions, we can begin to flourish as a business.

Virginia Cano & Nathan Strager,
Owners

PRJ-76404
05/07/19

Nora Lares

Subject: FW: Abeyance of Related Items

From: Nathan Strager <strager.n@gmail.com>
Sent: Tuesday, June 25, 2019 9:44 AM
To: Eric McCammond <emccammond@LasVegasNevada.GOV>
Cc: Virginia Cano <info@rhythmslv.com>
Subject: Re: Abeyance of Related Items

RECEIVED
JUN 2 5 2019
Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

We, the applicant and owner, request abeyance of items 39-40 (VAR-76469 & SUP-76470) to the July 9, 2019 Planning Commission Meeting. Related item number 41 (SUP-76471) is requested by City staff to be abeyed to the July 9, 2019 Planning Commission Meeting due to City staff error. We would like the cases to remain together as they progress through the Public Hearing process.

Sent from my iPhone

Submitted after final agenda

Items 39&40

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 25, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-76469	Staff recommends DENIAL, if approved subject to conditions:	
SUP-76470	Staff recommends DENIAL, if approved subject to conditions:	VAR-76469
SUP-76471	Staff recommends DENIAL, if approved subject to conditions:	VAR-76469 SUP-76470

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 377 - VAR-76469 and SUP-76470
377 - SUP-76471

PROTESTS 0 - VAR-76469 and SUP-76470
0 - SUP-76471

APPROVALS 0 - VAR-76469 and SUP-76470
0 - SUP-76471

JAB

Submitted after final agenda
Items 39-41

** CONDITIONS **

VAR-76469 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-76470 and SUP-76471) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-65925).

3. At such time as this Variance is approved, the Special Use Permit (SUP-65924) for an alternate parking standard is expunged.

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

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

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

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

SUP-76470 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) [Tavern-Restricted].

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76469) and Special Use Permit (SUP-76471) shall be required.

JAB

3. A Waiver of Title 19.12 is hereby approved to allow a 150-foot distance separation from a similar use where 1,500 feet is required.

4. A Waiver of Title 19.12 is hereby approved to allow a 385-foot distance separation of from a church/house of worship where 1,500 feet is required.

5. Conformance to the approved conditions for Site Development Plan Review (SDR-65925).

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

7. This Special Use Permit requires the issuance of a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

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

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

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

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

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

SUP-76471 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Nightclub in conjunction with an establishment that has a tavern-restricted license.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76469) and Special Use Permit (SUP-76470) shall be required.

JAB

3. A Waiver from Title 19.12 is hereby approved to allow a 385-foot distance separation from a Church/House of Worship where 1,500 feet is required.

4. Conformance to the approved conditions for Site Development Plan Review (SDR-65925).

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

6. This Special Use Permit requires operation in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

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

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

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

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

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

JAB

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Liquor Establishment (Tavern) [Tavern-Restricted license] and Nightclub, with a parking Variance, at 4545 West Sahara Avenue.

ISSUES

- These applications are the result of Licensing Enforcement action (Case #BLE489425).
- A Variance (VAR-76469) is requested to allow 47 parking spaces where 173 are required. Staff recommends denial.
- The Liquor Establishment (Tavern) [Tavern-Restricted] use is permitted in the C-1 (Limited Commercial) zone along a defined segment of West Sahara Avenue with an approved Special Use Permit.
- A Waiver is requested to allow a 150-foot distance separation from a Liquor Establishment (Tavern) [Tavern-Restricted] where 1,500 feet is required for a similar use. Staff recommends denial.
- A Waiver is requested to allow a 385-foot distance separation from a Church/House of Worship where 1,500 feet is required for a Liquor establishment (Tavern) use. Staff recommends denial.
- The Nightclub use, in conjunction with an establishment that has a tavern-restricted license, is permitted in the C-1 (Limited Commercial) zone along a defined segment of Sahara Avenue with an approved Special Use Permit.
- A Waiver is requested to allow a 385-foot distance separation from a Church/House of Worship where 1,500 feet is required for a Nightclub use. Staff recommends denial.

ANALYSIS

On September 13, 2016 the subject site was entitled as a 7,800 square-foot commercial building with a 1,000 square-foot patio area. The subject site also received approval of an alternative parking standard that allowed 47 parking spaces where 54 parking spaces were required for a proposed Banquet Facility and General Personal Service (Instructional Dance Studio). At the time, the applicant indicated in the justification letter the development would be used as an instructional dance studio and banquet facility. There was no mention of a liquor establishment and/or nightclub land use.

JAB

On July 26, 2017 the building permit (PRC-68136) issued for an assembly building received its final inspection, and business licenses for a banquet facility, an alcohol caterer, a professional promoter and dance instruction were issued on January 31, 2018.

Business Licensing received a complaint on June 1, 2018 that the subject site is being operated as a nightclub with weekly activities and is open until 3 a.m. on Saturday nights. The complainant also stated there are events on Sunday evenings that are promoted on social media as public events open to all ages. They charge an entry fee and alcohol is sold in the presence of minors. The business also offers bottle service with cocktail waitresses, DJ's playing music, with bands and concerts also open to the public with an entry fee. The complainant went on to explain that membership services are being offered without the proper business licensing, classes are taught by unlicensed instructors, and that the noise is unacceptable for the surrounding residential neighborhood.

Business Licensing Enforcement performed a status check on June 2, 2018 and upon arrival could hear music audible from the parking lot adjacent to the subject site at 4601 West Sahara Avenue. The subject site was observed operating as a nightclub with bar, dance floor, lounge seating and music. A ten dollar cover fee was being charged upon entry. Licensing Enforcement Officers advised the business owner that the noise (music) must be mitigated as it was disturbing the adjacent residential neighborhood. Similar issues were raised during a status check on September 28, 2018 where the music was also heard from the rear parking lot disturbing the adjacent residential neighborhood. The owner was once again advised to comply with the conditions of approval and mitigate the noise.

Staff is recommending denial of the parking Variance and both Special Use Permit applications as the proposed land uses are too intense for the subject site. This is evidenced by the parking variance and the distance separation requirements not being met for either the proposed Liquor Establishment (Tavern) use or the Nightclub use as there are existing taverns and a Church/house of Worship on the north side of Sahara Avenue. In addition, single family detached dwellings are directly adjacent to the south end of the subject site. A tavern-restricted license with nightclub is too intense for residential adjacency and is not able to be conducted in a manner that is harmonious or compatible with the neighboring single family residences as the hours of activity for the proposed uses are typically at night when most residents are sleeping.

Special Use Permit – Liquor Establishment (Tavern)
The Liquor Establishment (Tavern) [Tavern-Restricted] use is defined as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." The proposed use meets the definition as the applicant intends to serve alcoholic beverages for on-site consumption to guests during dancing events.

JAB

The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement as the subject site 150 feet away from a similar use, and 385 feet away from a church/house of worship. However, the requirement can be waived pursuant to Requirement 5 below, which the applicant is requesting in conjunction with the requests.

2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

   This requirement has been met as this is the method used in determining the distance between the subject site and the surrounding protected uses.

3. For the purpose of Requirement 2, and for that purpose only:
   a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The "property line" of a liquor establishment (tavern) refers to:
      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;

JAB

B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

This requirement has been met as this is the method used in determining the distance between the subject site and the surrounding protected uses.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement is not applicable.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
   a. Will be located on a parcel within the C-V District, the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
   b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
   c. Will be located within a regional mall; or
   d. Will be located within a mixed-use development:
      i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16 ;
      ii. That has a minimum net site area of 15 acres; and
      iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet; or

f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060.
g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

This proposed use meets this requirement (9.g.), as it is a liquor establishment (tavern) that if approved would apply for a tavern-restricted alcoholic beverage license.

6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

   The proposed use meets this requirement, as the subject site is subject to regular inspections to ensure compliance with LVMC Chapter 6.40 and 6.50.

Special Use Permit - Nightclub

The Nightclub use is defined by Title 19.12 as "an indoor or outdoor drinking, dancing, or entertainment establishment that conducts its primary business after dark, has a dance floor or open area free of tables and chairs that would allow dancing or assembly occupancies, and has sound equipment to allow live or recorded music played for the purpose of dancing (whether or not dancing actually occurs). The use may (but is not required to) include any of the following: onsite consumption of alcoholic beverages, a bar area, a fee for admittance, a promoter contracted to provide entertainment, and the sale of prepared food. In order to qualify as a nightclub, any sale of prepared food must be accessory to the primary use. The use does not include an erotic dance establishment licensed under LVMC Chapter 6.35 or an establishment that qualifies as a Teen Dance Center." As stated in the justification letter, the applicant would like the ability to bring in bands to provide live music to their patrons, which meets the definition of a Nightclub use.

The Minimum Special Use Permit Requirements for this use include:

1. Because the primary operations of a nightclub often include preparing and serving alcoholic beverages for immediate on-premises consumption and the provision of live entertainment, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a nightclub and other uses that should be protected from the impacts associated with a nightclub. Therefore, except as otherwise provided below, no nightclub may be located within 1500 feet of a church, synagogue, school, child care facility licensed for more than 12 children or City park.

   The proposed use does not meet this requirement, as a church/house of worship is 385 feet away from the subject site. The applicant is requesting a Waiver of this requirement.

2. A person that desires to operate a nightclub shall obtain both a nightclub land use entitlement as well as any necessary land use entitlement for the service of alcohol for on-premises consumption. A person lawfully operating a nightclub as defined by this section and LVMC 6.39, prior to December 1, 2014, is not required to obtain a special use permit for the continued operation of such nightclub use. Real property entitled for a nightclub pursuant to this Code shall have no specific spacing requirements between other nightclubs. However, as the nightclub entitlement is a separate and distinct from any land use entitlement permitting the service of alcohol for on-premises consumption, this provision shall not act to waive or otherwise diminish the specific spacing requirements between uses entitled for the service of alcohol for on-premise consumption.

   The proposed use meets this requirement, as the applicant is also requesting a Special Use Permit for a Liquor Establishment (Tavern) land use.

3. The distance separation referred to in Requirement 1 above and Requirement 8 below shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed nightclub which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed nightclub. The distance shall be measured in a straight line without regard to intervening obstacles.

   This requirement has been met as this is the method used in determining the distance between the subject site and the surrounding protected uses.

4. For the purpose of Requirement 3, and for that purpose only:
   a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The "property line" of a nightclub refers to:
      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
         B. The proposed nightclub will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed nightclub will be located;

JAB

C. All parking spaces required by this Section 19.12.070 for the nightclub will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of the nightclub parcel, sign an agreement, satisfactory to the City Attorney that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

This requirement has been met as this is the method used in determining the distance between the subject site and the surrounding protected uses.

5. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

   This requirement is not applicable.

6. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C) under the following circumstances:
   a. In connection with a proposed nightclub that will be located on a parcel within the C-V District; the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B); the Gaming Enterprise Overlay District; the Fremont East Entertainment District; the 18b Arts District or the Downtown Casino Overlay District;
   b. In connection with a proposed nightclub to be located on a parcel within that certain area formerly identified as the Office Core District, described as the area bounded on the north by the centerline of Bridger Avenue, on the east by the centerline of 6th Street, on the south by the centerline of Garces Avenue, and on the west by the eastern edge of the Union Pacific Railroad right-of-way line; or
   c. In connection with a proposed nightclub that will be located within an establishment which has a non-restricted gaming license and is not exempted pursuant to Paragraph 5.
   d. In connection with a proposed nightclub to be operated in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

   The applicant is requesting a Waiver in accordance with 6d above to allow the proposed nightclub to operate 385 feet from a church/house of worship where 1,500-foot distance separation is required.

7. The use shall conform to, and is subject to, the provisions of LVMC Chapter 6.50.

   The proposed use meets this requirement, as the subject site is subject to regular inspections to ensure compliance with LVMC Chapter 6.50.

JAB

8. Except as otherwise provided in Requirement 9 below, no nightclub may be located within 500 feet of any single-family dwelling.

   The proposed use is exempt from this requirement, as listed provided in Requirement 9(c)(iv) below.

9. The distance separation requirement set forth in Requirement 8 does not apply to:
   a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
   b. A nightclub located within the boundaries of the Downtown Entertainment Overlay District or within the boundaries of the Pedestrian Mall as defined by LVMC Chapter 11.68.
   c. A nightclub that meets all the following criteria:
      i. Is located on a parcel that is adjacent to Las Vegas Boulevard between Charleston Boulevard and Fremont Street;
      ii. Is located on a parcel with a minimum net site area of 0.25 acres; and
      iii. Is located within a building that has a minimum of 5000 square feet of gross floor area dedicated to the nightclub use.
      iv. A nightclub operated in conjunction with an establishment that has a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

   This proposed use meets this requirement (9.c.iv.) as it is proposed as a nightclub operated in conjunction with a proposed tavern-restricted alcoholic beverage license.

10. Alcohol service, if any, is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern-Limited, Tavern-Restricted, General On-Sale and Urban Lounge.

    The proposed use meets this requirement, as the subject site would apply for a license as a Tavern-Restricted if approved.

The proposed Liquor Establishment (Tavern) and Nightclub both meet the Minimum Special Use Permit Requirements in Title 19.12.070. The subject site is on a segment of West Sahara Avenue that was recently approved (Bill No. 2019-11) to establish a new alcoholic beverage licensing category called Tavern-Restricted. In this segment of Sahara Avenue, in conjunction with a Tavern-Restricted license, the applicant can apply for a Waiver that if approved, would allow the establishment to operate within the distance separation area of the protected properties. The applicant is requesting Waivers of the distance separation requirement as part of this request.

JAB

On 09/23/16, the Planning Commission approved a Special Use Permit (SUP-65924) for an alternative parking standard to allow 47 parking spaces where 54 spaces are required for a proposed banquet facility and instructional dance studio. The proposed Liquor Establishment (Tavern) use has a Title 19.12 parking requirement of one space for every 50 square feet of public area plus one space for each 200 square feet of back-of-house area. The subject site has an 8,800 square-foot structure used for dance instruction and special events. The dance rooms are empty and could be used as seating during special events. If approved for a Liquor Establishment entitlement, the subject site would require 173 on-site parking spaces where 47 spaces are provided. This is a 73 percent shortfall.

Considering such a large parking shortfall for a use along the busy Sahara Avenue corridor, staff recommends denial of the requested parking Variance as it is a self-imposed hardship brought on by an applicant who has proposed a land use too intense for the subject site.

FINDINGS (VAR-76469)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use for an existing site that is not able to provide sufficient parking for the proposed land uses. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances. Therefore, staff recommends denial of the proposed Variance.

JAB

FINDINGS (SUP-76470 and SUP-76471)

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

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

   The subject site is located within 1,500 feet of four additional actively licensed taverns and one church, house of worship. In addition, single family residences share a property line with the subject site to the south. The proposed tavern and nightclub is not able to be conducted in a manner that is harmonious and compatible with existing surrounding land uses as it is too intense for the existing area.

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

   The subject site is not physically suitable for the type and intensity of the proposed land uses as it is not able to provide sufficient parking and is deficient 126 on-site parking spaces. The requested parking Variance is evidence the site is not physically able to handle the required Title 19 parking for the land use proposed and will unduly burden neighboring properties with vehicles looking for available parking facilities.

   In addition, the applicant is requesting Waivers to allow the proposed tavern and nightclub use within 1,500 feet of four additional taverns and a church/house of worship. The subject site is also located directly adjacent to single family residences. The Waivers requested are also evidence the site is not physically suited for the type and intensity of the proposed land uses.

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

   Sahara Avenue is a 150-foot Primary Arterial, and is adequate in size to meet the requirements of the proposed use.

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

   The proposed Tavern-Limited Establishment would compromise the public welfare by disrupting an existing single family residential neighborhood to the south with the noise normally associated with a nightclub and tavern use.

JAB

The proposed Special Use Permit requests are not consistent with objectives of the General Plan for infill and redevelopment. At the time of approval, the subject infill site containing a banquet facility and instructional dance studio was deemed compatible with the existing surrounding land uses and was approved for construction. The General Plan clearly states the importance for an infill development to be compatible with the existing surroundings. Approving Special Use Permits that will allow an intense land use that does not meet distance separation requirements from protected uses or parking requirements is not in compliance with the Community Element of the general Plan.

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

The proposed use does not meet the required parking requirements of Title 19.12.070, as there is a 73 percent shortfall in parking, equivalent to 126 spaces resulting in the necessity of a parking Variance. In addition, the applicant is asking for Waivers to allow the proposed land uses to operate within the required distance separation radii for protected land uses, which if approved would result in an over saturation of a similar use and the addition of a sixth tavern within the 1,500-foot distance separation radii for a church/house of worship.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/23/16	The Planning Commission approved a Variance (VAR-65923) to allow a zero-foot side yard setback where ten feet is required at 4545 W Sahara Ave. Staff recommended denial.
	The Planning Commission approved a Special Use Permit (SUP-65924) for an alternative parking standard to allow 47 parking spaces where 54 spaces are required at 4545 W Sahara Ave. Staff recommended denial.
	The Planning Commission approved a Site Development Plan Review (SDR-65925) for a proposed 7,800 square-foot commercial building with a 1,000 square-foot patio with waivers to allow a zero-foot wide side and rear yard landscape buffer where eight feet is required along the east, west and south perimeters at 4545 W Sahara Ave. Staff recommended denial.
03/30/17	A Parcel Map (PMP-66184) was recorded for reversion to acreage of two lots on 0.76 acres at 4545 W Sahara Ave.

JAB

Related Relevant City Actions by Business Licensing Enforcement:	
02/21/18	During a routine compliance check at 4545 West Sahara Avenue, Business Licensing Enforcement found an accurate, current employee list; alcohol was stored in accordance with the security plan. The business licenses were posted in the office and the owner was advised that the licenses needed to be posted in public view. In addition, the vending machines needed proper licensing.
03/09/18	During a routine compliance check, Business Licensing Enforcement found staff to not possess the required alcohol awareness card and/or work cards. In addition, an accurate employee list was not available at 4545 West Sahara Avenue.
06/01/18	Business Licensing Enforcement received a complaint for excessive noise associated with a dance studio that performs nightclub activities on a weekly basis that are promoted on social media as public events for all ages. The alleged activities included entry fees, alcohol being sold in the presence of minors, food sales, bottle service, cocktail waitresses, DJs, and bands, including concerts open to the public who are charged an entry fee at 4545 West Sahara Avenue.
06/02/18	During a routine status check at 4545 West Sahara Avenue performed by Business Licensing Enforcement, the subject site was open and operating with a bar, dance floor, and seating. Music was audible to the inspecting officer from the parking lot. The business was charging a ten dollar entry fee. The owner was advised that steps must be taken to mitigate the noise emitting from the establishment and disturbing the adjacent residential neighborhood.
09/01/18	During a joint status check performed with the Metropolitan Police Department, the business was not operational at the time of the inspection check, but staff was observed counting the "till." The business owner was informed that the inspection was due to a complaint received in regards to the property operating as a nightclub. Business Licensing Enforcement found the establishment at 4545 West Sahara Avenue to be in compliance at the time of inspection.
09/08/18	During a routine status check, Business Licensing Enforcement found the business to be closed at the time with moving trucks moving items in and out of the subject site at 4545 West Sahara Avenue. No music was heard and a follow-up inspection was scheduled.
09/28/18	During a routine status check, Business Licensing Enforcement found music could be heard from the back (south) parking lot at 4545 West Sahara Avenue. Staff advised the business owner that noise and music must be mitigated to not disturb the adjacent properties.
12/13/18	Business Licensing Enforcement closed the case pending any further complaints for 4545 West Sahara Avenue.

JAB

Most Recent Change of Ownership	
05/01/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/26/17	A building permit (#PRC-68136) was issued for an assembly building with on-sites at 4545 West Sahara Avenue. The permit received its final inspection on 07/26/17.
01/04/18	A building permit (C18-00053) was issued for a wall sign at 4545 W Sahara Ave. The permit received its final inspection on 05/24/18.
01/31/18	A business license (P65-00307) was issued for an alcohol beverage caterer at 4545 W Sahara Ave. The license is active as of 05/01/19.
	A business license (G65-08139) was issued for a banquet facility at 4545 W Sahara Ave. The license is active as of 05/01/19.
	A business license (G65-08142) was issued for dance instruction at 4545 W Sahara Ave. The license is active as of 05/01/19.
	A business license (G65-08141) was issued for a professional promoter at 4545 W Sahara Ave. The license is active as of 05/01/19.

Pre-Application Meeting	
05/01/19	A pre-application meeting was conducted with the applicant to discuss submittal requirements for a Variance and Special Use Permit applications.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
05/16/19	Staff conducted a routine field check of the subject site and found no trash, debris, or graffiti.

Details of Application Request	
Site Area	
Net Acres	0.76

JAB

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Banquet Facility and General Personal Service	MXU (Mixed Use)	C-1(Limited Commercial)
North	Restaurant	MXU (Mixed Use)	C-1 (Limited Commercial)
	Liquor Establishment (Tavern)		
	General Retail Store, Other Than Listed		
South	Single Family Residential, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Personal Service	MXU (Mixed Use)	C-1 (Limited Commercial)
	Office, Other Than Listed		
	General Retail Store, Other Than Listed		
West	Liquor Establishment (Tavern)	MXU (Mixed Use)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		
	Laundry, Self-Service		
	Restaurant		
	General Personal Service		

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 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

JAB

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Planned Streets and Highways Map	150	Y

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

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Liquor Establishment	8,800 SF	1 space/50 SF of seating plus 1 space/200 SF total remaining	171 2				
TOTAL SPACES REQUIRED			173		47		N*
Regular and Handicap Spaces Required			167	6	45	2	N*
Percent Deviation			268%				

**The applicant is applying for a Variance (VAR-76469).*

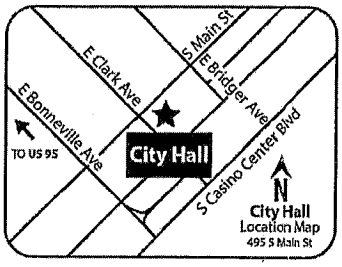
JAB

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 1,500-foot distance separation between similar uses (tavern-to-tavern).	To allow a 150-foot distance separation from 4570 West Sahara Avenue.	Denial
A 1,500-foot distance separation between similar uses (tavern-to-tavern).	To allow a 338-foot distance separation from 4604 West Sahara Avenue.	Denial
A 1,500-foot distance separation between a Nightclub and a Church/House of Worship	To allow a 385-foot distance separation from 4500 West Sahara Avenue.	Denial
A 1,500-foot distance separation between similar uses (tavern-to-tavern).	To allow a 338-foot distance separation from 4760 West Sahara Avenue.	Denial
A 1,500-foot distance separation between similar uses (tavern-to-tavern).	To allow a 594-foot distance separation from 2520 Arville Street.	Denial
A 1,500-foot distance separation between similar uses (tavern-to-tavern).	To allow a 1478-foot distance separation from 4213 West Sahara Avenue.	Denial

JAB

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76469 and SUP-76470 [PRJ-76404]

Planning Commission Meeting of **06/25/2019**

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

RECEIVED
JUN 20 2019
Dept of Planning
City of Las Vegas

PRJ-76404_1
16207210112
MIKE & FRIENDS LAS VEGAS HOT SPO
18222 WINN CIR
VILLA PARK CA 92861

110 DRDFNP1 92861

Submitted after final agenda

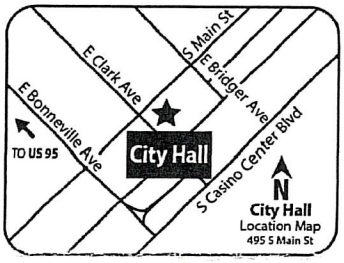
39-40P

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 18
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-76469 and SUP-76470 [PRJ-76404]
Planning Commission Meeting of **06/25/2019**

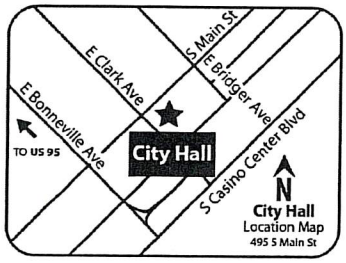
PRJ-76404_1
16207515035
MOORE TOMMY DALE & AMANDA GAYLE
4308 SAN ANGELO AVE
LAS VEGAS NV 89102-0617

89 DRDFNP1 89102

39-40P

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76469 and SUP-76470 [PRJ-76404]

Planning Commission Meeting of **06/25/2019**

Liquor store right next door. Tel F across the street. What residents on Quantana want to listen to a bunch of drunks in their backyard at night? No need for this.

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

RECEIVED
JUN 18
Dept of Planning
City of Las Vegas

PRJ-76404_1
16207502003
KNOWLES LANA DENISE
4316 SAN BERNARDINO AVE
LAS VEGAS NV 89102-5790

89 DRDFMP1 89102

39-40P

Nora Lares

From: noreply@formstack.com
Sent: Monday, June 24, 2019 4:45 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 06/24/19 4:44 PM

Meeting Date:	Tuesday, June 25, 2019
Project Number:	76404
Position:	I OPPOSE the project and all related applications.
Name:	Jerry Johnson
Residential or Business Address:	Church Member Champlin Las Vegas, NV 89102
Phone:	(805) 300-2400
Email:	jjohnson@vbfvegas.org
Comments:	To whom it may concern - The address I'm writing to you about is 4545 W Sahara. This is a rhythm Dance Studio applying for a license to turn it into a nightclub with a bar. This could be extremely detrimental to all of the surrounding businesses. One of the items they are requesting a waiver for is the requirement for adequate parking. Right now, they only have 47 spaces and they are required to have 173. This means that the Overflow parking would end up in our Lots. Also, with a

Submitted after final agenda

39-41 P
Pg 1 of 2

nightclub serving alcohol. This is a huge concern for our community and the surrounding business.

Copyright © 2019 Formstack, LLC. All rights reserved. This is a customer service email.

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

39-41
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, June 19, 2019 12:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

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

Meeting Date:	Tuesday, June 25, 2019
Project Number:	76404
Position:	I OPPOSE the project and all related applications.
Name:	Bonnie Densmore
Residential or Business Address:	Abona Family, LLC c/o MDL Group 5960 South Jones Boulevard Las Vegas, NV 89118
Phone:	(702) 388-1800
Email:	bdensmore@mdlgroup.com
Comments:	I am writing on behalf of Abona Family, LLC which owns the property just west of the property relating to the above Project which is requesting a variance to allow 47 parking spaces where 173 are required and a proposed Tavern. I currently manage the center for the owners. We vehemently oppose this project!

39-41P
Pg 1 of 2

• The parking situation already overflows into our parking lot despite posted signage. We have not started towing vehicle as yet, but if this request is allowed, we will implement towing immediately.
• There is a church within our center which is directly adjacent to this property and we understand that there is a stipulation would prevent a tavern establishment this close to a church (approximately 50 feet away).
• One of our main tenants is a convenience store that sells liquor. This would also be another conflict. The convenience store has reported that they see absolutely no increase in sales since the dance studio opened.
• I also manage a center nearby with a nightclub and there is constantly debris, broken bottles, and vomit not just outside the establishment but throughout the center as typically even though the establishment may not allow glass bottles outside, patrons will bring their own to consume in their vehicles and leave them on the property.
• A tavern this close to our property would create a maintenance nightmare!

Please do not approve this project!

Copyright © 2019 Formstack, LLC. All rights reserved. This is a customer service email.

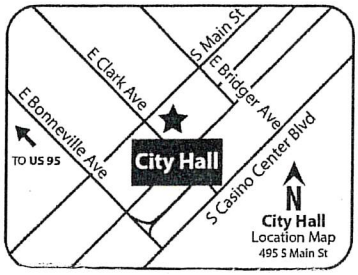
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

39-41
Pg 2 of 2

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 03 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-76469 and SUP-76470 [PRJ-76404]
Planning Commission Meeting of **06/25/2019**

PRJ-76404_1
16206310094
JACKSON BARBARA
DAVIS RACHAEL
4750 OBANNON DR #B
LAS VEGAS NV 89102

89 DRDFMP1 89102

Submitted after final agenda

40P
41P

Juan Alberto Escobar Castro
3124 Sentimenta ct.
North. Las vegas 89031
702-587 8440

RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

VAR-76469
SUP-76470
SUP-76471
(PRJ-76404)

-yo como pastor de La I.I. nuevo Amanecer-
y representante. mas de 80 familias.
Estamos preocupados gravemente por
La seguridad de nuestro niños.
Esta Es nuestra mayor preocupación
La seguridad de nuestro niños
en nuestra Iglesia
Estamos aun costado- de ellos
y aun sin permisos ya. Emos Tenido
NO LICENCIAS
problemas con Los Ebentos que ~~ya~~ hanechos ellos
en el pasado en barias ocaciones.
Ejemplos. El uso de drogas en el Estacionamiento
sin supervición en frente de nuestro niños
y repetidas ocaciones. actos sexuales
con personas intoxicadas.
otros de Los problemas. son Los estaciona
mientos. de nosotros. se nos llenan cuando
tienes sus ebentos- sin siquiera notificarnos.
otener superución del estacionamiento Algno

7-7-19

40-42P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
41

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

SUBJECT:
ABEYANCE - SUP-76470 - SPECIAL USE PERMIT RELATED TO VAR-76469 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) [TAVERN-RESTRICTED] USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

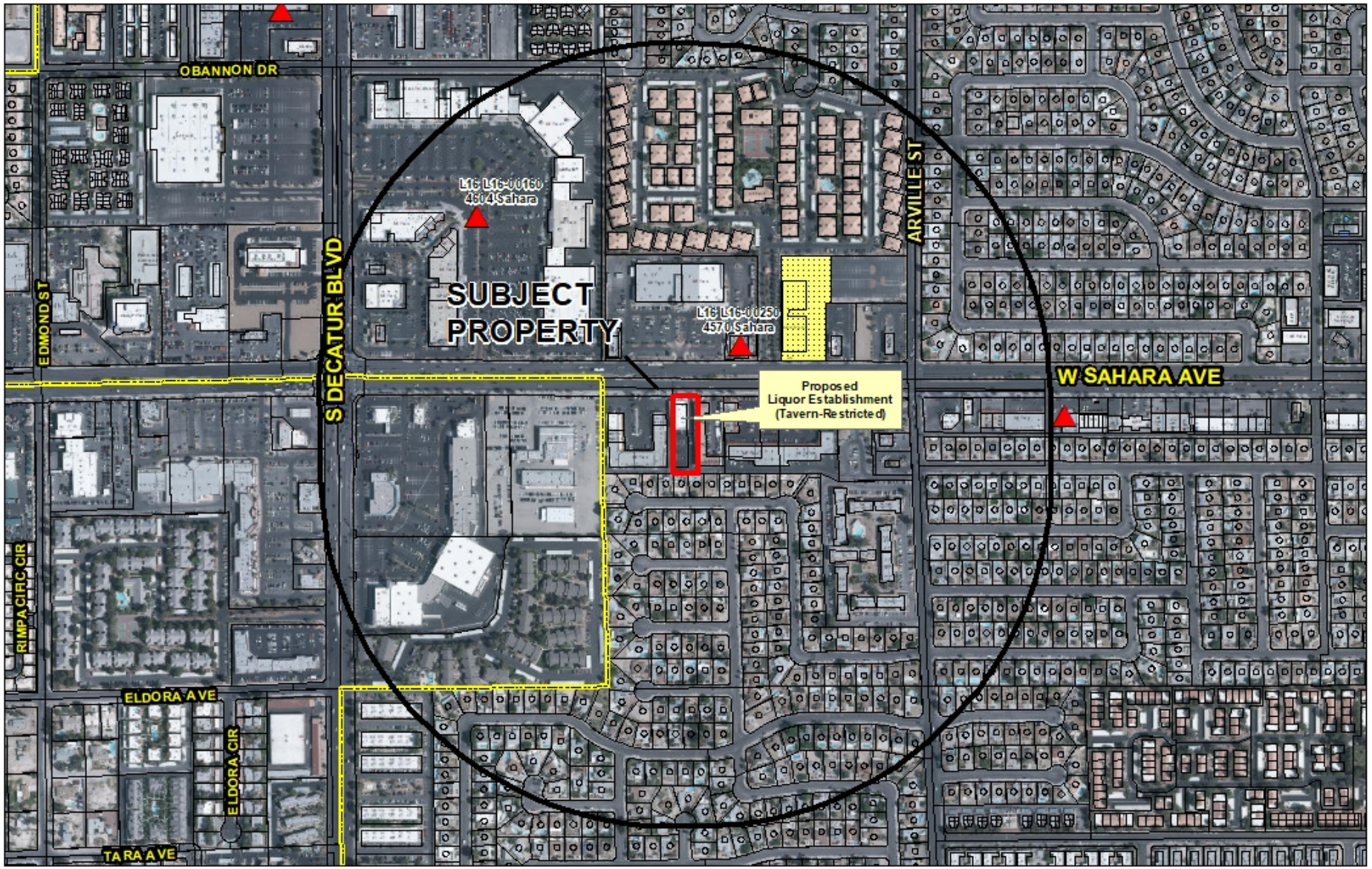
P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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



SUP-76470 (PRJ-76404)

Proposed Liquor Establishment (Tavern-Restricted)

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 1500 ft Buffer

N

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

Date: Wednesday, May 15, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 4545 West Sahara Avenue, Las Vegas NV 89102

Project Name Rhythms Dance Studio & Event Center **Proposed Use** _____

Assessor's Parcel #(s) 162-07-101-020 **Ward #** 1

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

Additional Information _____

Property Owner Virginia Cano **Contact** Same

Address 4037 Evening Breeze Ct, City Las Vegas State NV Zip 89107

E-mail info@Rhythmslv.com Phone (702) 203-6251

Applicant _____ **Contact** _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative _____ **Contact** _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Virginia Cano

Subscribed and sworn before me

This 6th day of May, 20 19

_____ County of Clark State of Nevada

Notary Public in and for said County and State

PRJ-76404
05/07/19

NOTARY PUBLIC
State of Nevada County of Clark
CHANDI MELTON
Appointment Exp. 07-20-2020
Certificate No. 98-49100-1

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
42

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SUP-76471 - SPECIAL USE PERMIT RELATED TO VAR-76469 AND SUP-76470 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT NIGHTCLUB USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 385-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

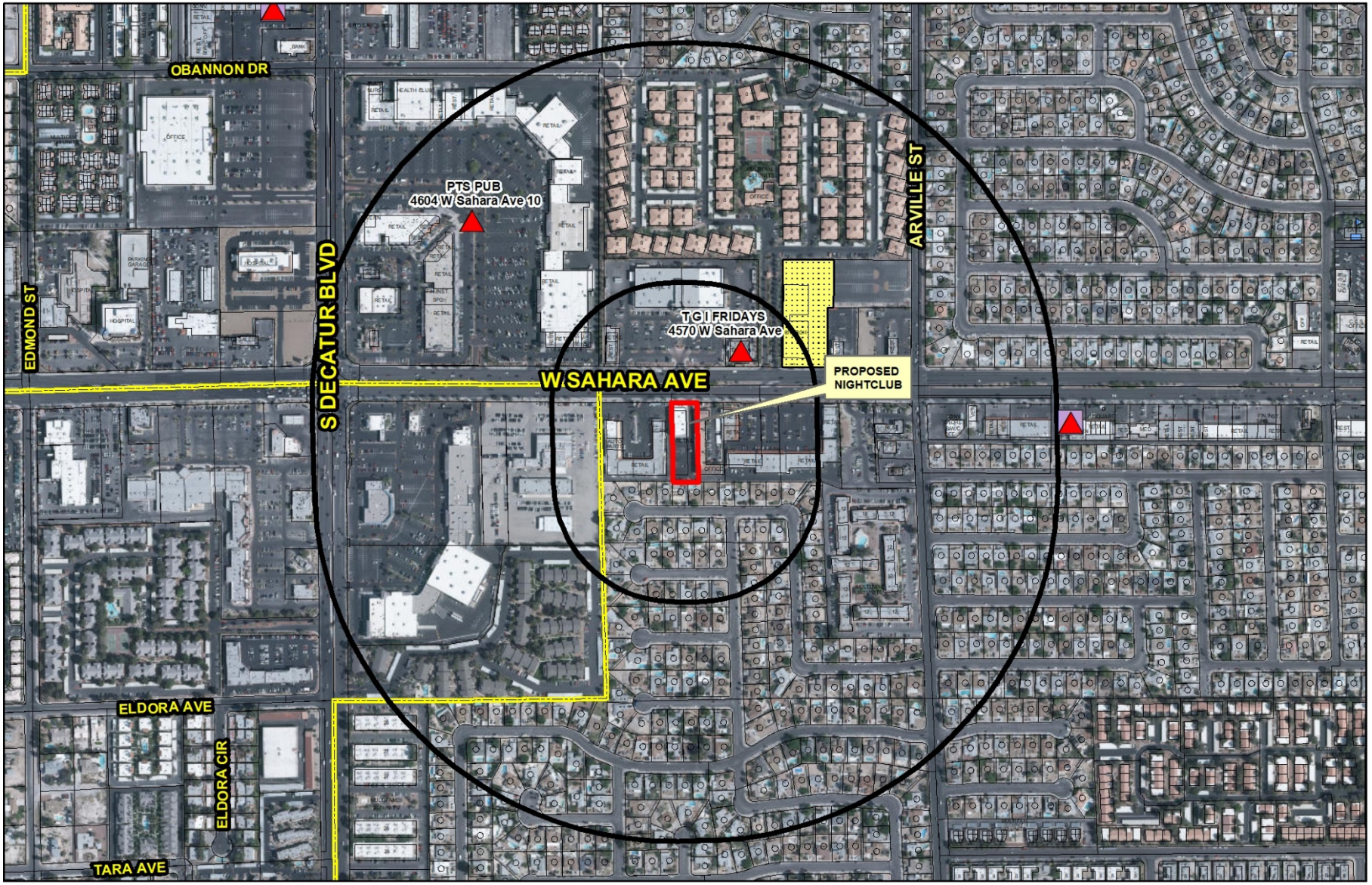
PC: Final Action (Unless Appealed Within 10 Days)

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. Consolidated Backup
2. Special Map
3. Supporting Documentation
4. Backup Submitted for the June 25, 2019 Planning Commission Meeting
5. Submitted after Final Agenda – Revised Special Map and Protest Postcards

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



SUP-76471 (PRJ-76404)

NIGHTCLUB

Business Licenses

- Nightclub
- City Limits
- Subject Property
- 500 & 1500 ft Buffer

Protected Uses

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

Waived Zones

- C-V - Civic
- 18b Las Vegas Arts District
- Downtown Casino Overlay District
- Gaming Enterprise Overlay
- Entertainment District

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 28, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 4545 West Sahara Avenue, Las Vegas NV 89102

Project Name Rhythms Dance Studio & Event Center **Proposed Use** _____

Assessor's Parcel #(s) 162-07-101-020 **Ward #** 1

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

Additional Information _____

Property Owner Virginia Cano **Contact** Same

Address 4037 Evening Breeze Ct, City Las Vegas State NV Zip 89107

E-mail info@RhythmsLV.com Phone (702) 203-6251

Applicant _____ **Contact** _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative _____ **Contact** _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Virginia Cano

Subscribed and sworn before me

This 6th day of May, 20 19

_____ County of Clark State of Nevada

Notary Public in and for said County and State

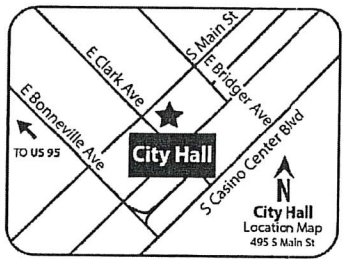
PRJ-76404
05/07/19

NOTARY PUBLIC
State of Nevada County of Clark
CHANDI MELTON
Appointment Exp. 07-20-2020
Certificate No. 98-49100-1

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 20
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-76471 [PRJ-76404]

Planning Commission Meeting of **06/25/2019**

PRJ-76404_1
16207210112
MIKE & FRIENDS LAS VEGAS HOT SPO
18222 WINN CIR
VILLA PARK CA 92861

1 1 0 DRDFNP1 92861 1

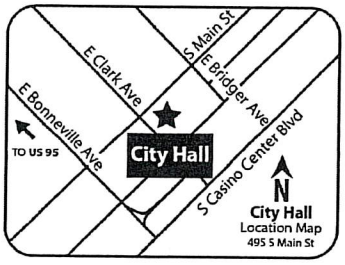
Submitted after final agenda

41P

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 18
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-76471 [PRJ-76404]

Planning Commission Meeting of **06/25/2019**

PRJ-76404_1
16207502003
KNOWLES LANA DENISE /ALLEN DRK
4316 SAN BERNARDINO AVE
LAS VEGAS NV 89102-5790

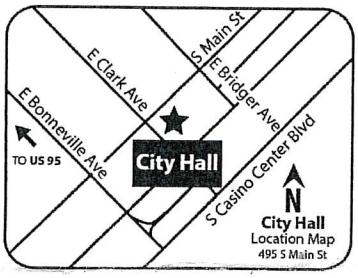
89 DRDFMP1 89102

41P

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 18 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

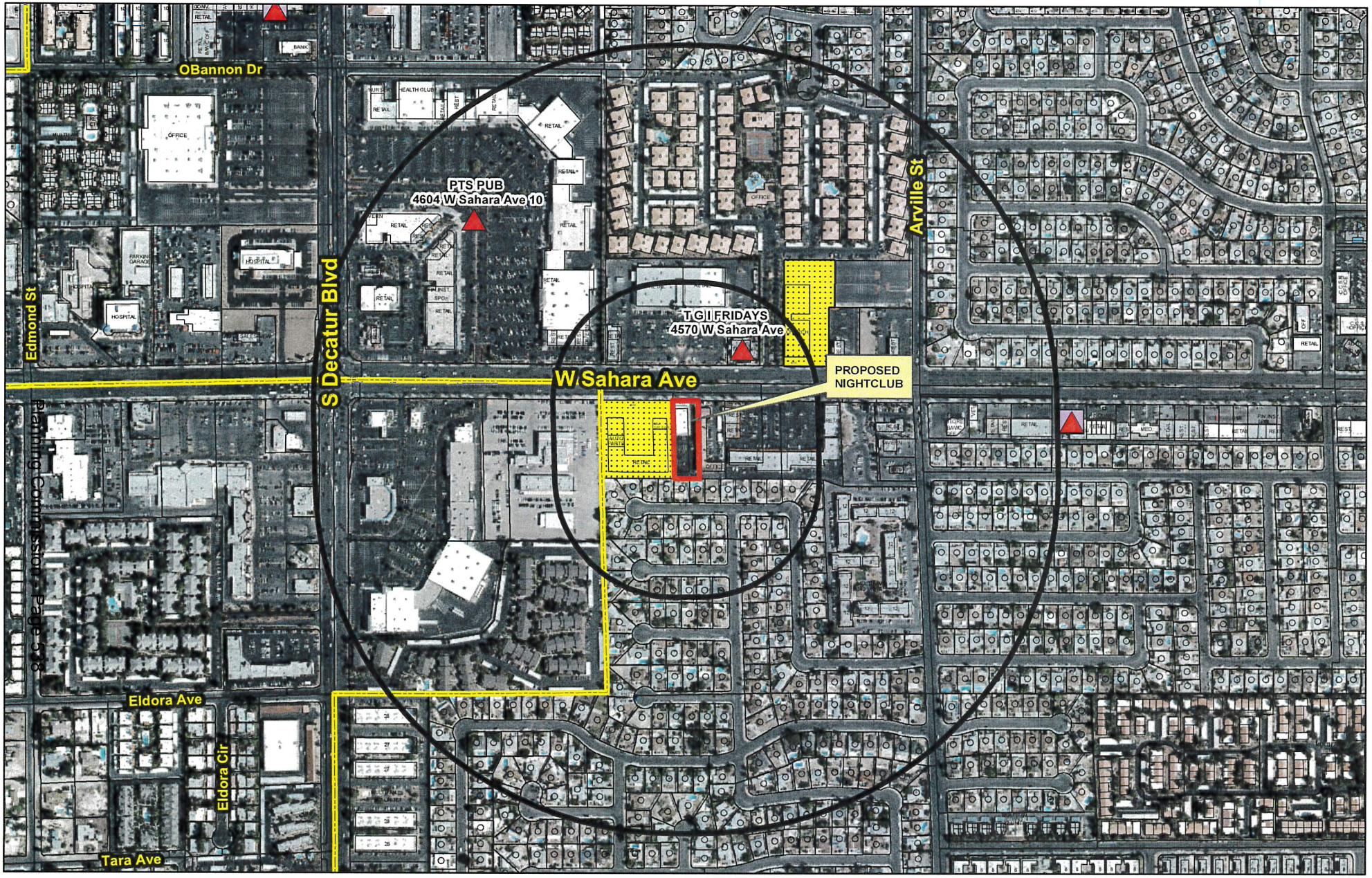
SUP-76471 [PRJ-76404]

Planning Commission Meeting of **06/25/2019**

PRJ-76404_1
16207515035
MOORE TOMMY DALE & AMANDA GAYLE
4308 SAN ANGELO AVE
LAS VEGAS NV 89102-0617

89 ORDFNP1 89102

41P



SUP-76471 (PRJ-76404)

NIGHTCLUB

Submitted after final agenda

Item: 42

Business Licenses

- Nightclub
- City Limits
- Subject Property
- 500 & 1500 ft Buffer

Protected Uses

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

Waived Zones

- C-V - Civic
- 18b Las Vegas Arts District
- Downtown Casino Overlay District
- Gaming Enterprise Overlay
- Entertainment District

N

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

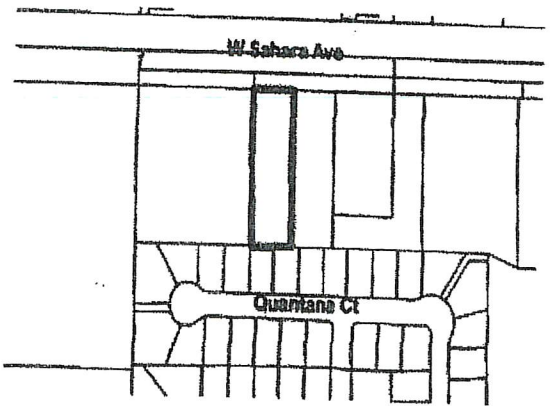
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, July 8, 2019

Application Information

ABEYANCE - RENOTIFICATION - SUP-76471 - SPECIAL USE PERMIT RELATED TO VAR-76469 AND SUP-76470 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT NIGHTCLUB USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 385-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404].

Application Location



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

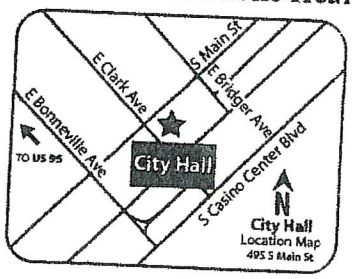
Public Hearing Information

Meeting: Planning Commission
Date: ***07/09/2019***
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.

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

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

f you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to 702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you vould like to contact your Council Representative, please call (702) 229-405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

lease use available blank space on card for your comments.
UP-76471 [PRJ-76404]
lanning Commission Meeting of **07/09/2019**

PRJ-76404_1
16207511001
AT & ATHA L L C
6774 SHELTER LN
LAS VEGAS NV 89103-4370

Submitted after final agenda

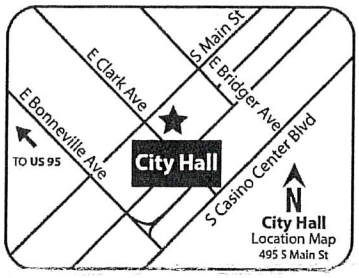
ATT CANNON

427

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
JUL 03 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76471 [PRJ-76404]

Planning Commission Meeting of **06/25/2019**

PRJ-76404_1
16206310094
JACKSON BARBARA
DAVIS RACHAEL
4750 OBANNON DR #B
LAS VEGAS NV 89102

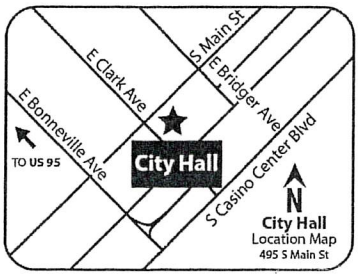
89 DRDFNP1 89102

42P

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
JUL 08 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76471 [PRJ-76404]

Planning Commission Meeting of **07/09/2019**

PRJ-76404_1
16207210112
MIKE & FRIENDS LAS VEGAS HOT SPO
18222 WINN CIR
VILLA PARK CA 92861

110 ORDFNP1 92861

42P

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
JUL 08 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76471 [PRJ-76404]

Planning Commission Meeting of **07/09/2019**

PRJ-76404_1
16206410003
MOTT LORRY L & SANDRA M
2113 SUNDALE ST
LAS VEGAS NV 89102-3542

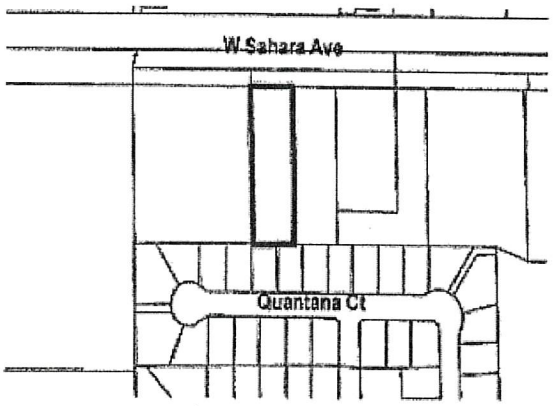
89 DEPT# 89102

Application Information

ABEYANCE - RENOTIFICATION - SUP-76471 - SPECIAL USE PERMIT RELATED TO VAR-76469 AND SUP-76470 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT NIGHTCLUB USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 385-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404].

No way No Night club by the Church. Church was there first! We don't need a night club full of drunk, fighting & gangs!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	~~07/09/2019~~
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.

42P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
43

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

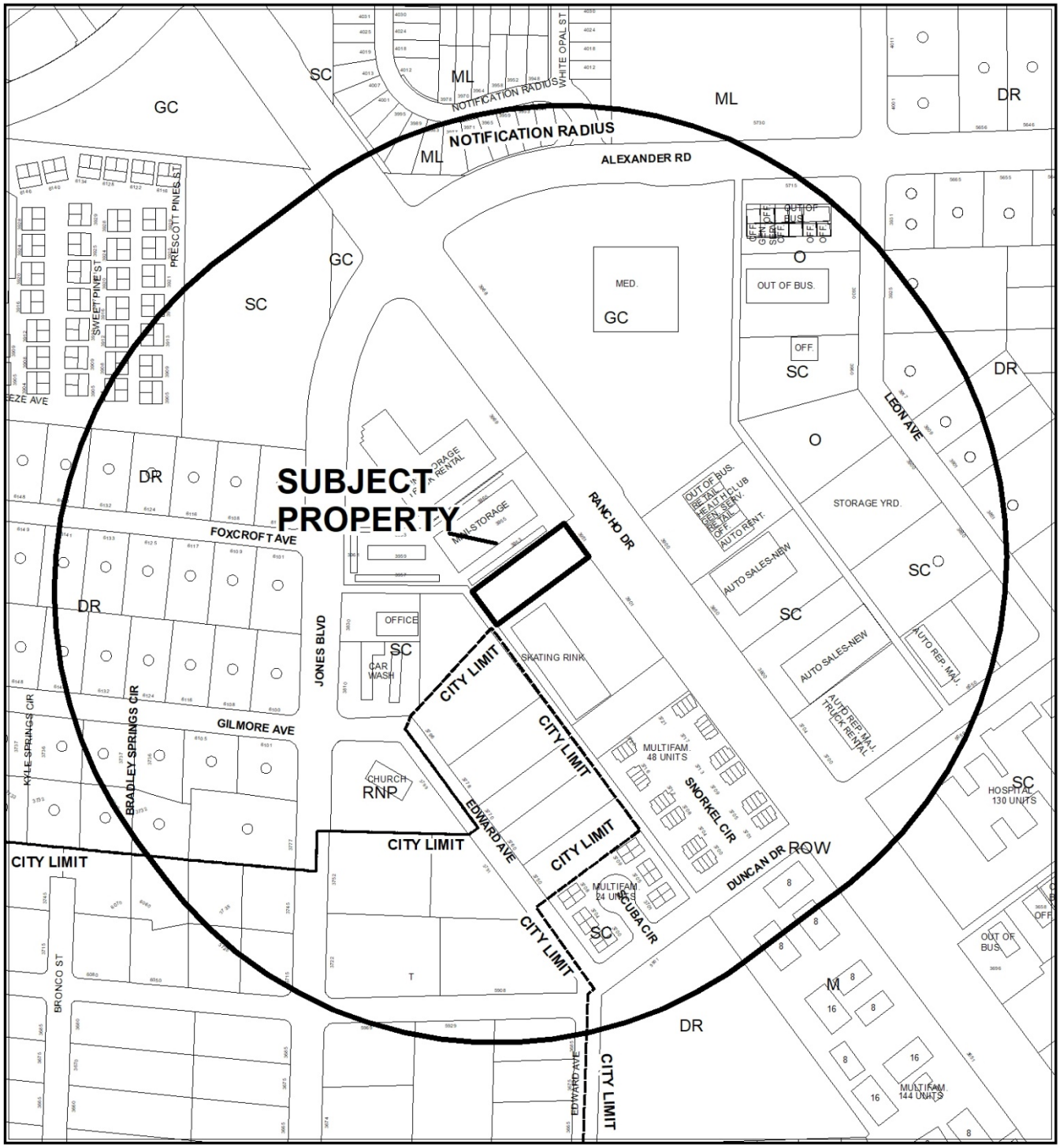
SUBJECT:
GPA-76550 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 0.63 acres at 3951 North Rancho Drive (APN 138-12-110-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76315]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report - GPA-76550 and ZON-76551 [PRJ-76315]
4. Supporting Documentation - GPA-76550 and ZON-76551 [PRJ-76315]
5. Photo(s) - GPA-76550 and ZON-76551 [PRJ-76315]
6. Justification Letter - GPA-76550 and ZON-76551 [PRJ-76315]
7. Submitted after Final Agenda – Protest/Support Postcards for GPA-76550 and ZON-76551 [PRJ-76315]



CASE: **GPA-76550 (PRJ-76315)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)



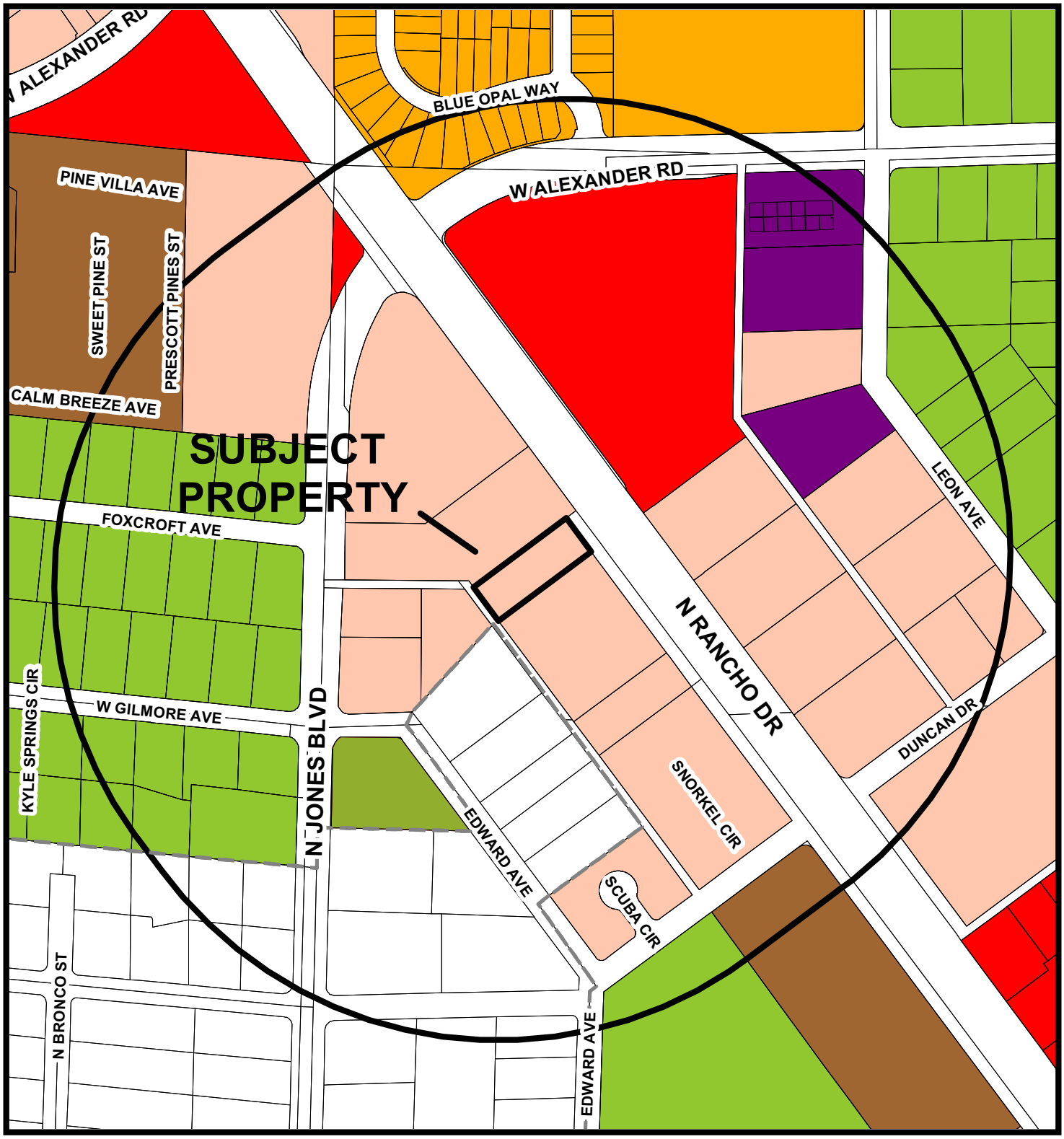
CASE: **GPA-76550 (PRJ-76315)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

GPA-76550



General Plan Amendment

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

FROM SC TO LI/R

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: Wednesday, May 22, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 09, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: UHAUL MOVING AND STORAGE CENTER - OWNER: BALJINDER SINGH RANDHAWA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-76550	Staff recommends DENIAL.	
ZON-76551	Staff recommends DENIAL.	GPA-76550

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 390 - GPA-76550 and ZON-76551

PROTESTS 0 - GPA-76550 and ZON-76551

APPROVALS 0 - GPA-76550 and ZON-76551

JB

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment from SC (Service Commercial) to LI/R (Light Industry/Research); and a request to Rezone from C-1 (Limited Commercial) to C-M (Commercial/Industrial) on 0.63 acres at 3951 North Rancho Drive.

ISSUES

- A Site Development Plan Review has not been submitted for this site that would exhibit more specific development characteristics.

ANALYSIS

The site is located in the Centennial Hills Sector within a commercial area with varying lots sizes in each direction. The neighboring lots to the north, south and west are zoned C-1 (Limited Commercial) and lots to the east across Rancho Drive are zoned C-2 (General Commercial). The SC (Service Commercial) General Plan land use designation allows the C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning districts.

The subject site consists of one 0.63 acre parcel zoned C-1 (Limited Commercial) with a SC (Service Commercial) General Plan land use designation. The C-1 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 District is consistent with the SC (Service Commercial) category of the General Plan, which allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

The applicant has submitted a request for a General Plan Amendment (GPA-76550) from SC (Service Commercial) to LI/R (Light Industry/Research). The LI/R (Light Industry/Research) General Plan land use designation allows the M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning districts. The LI/R (Light Industry/Research) General

JB

Plan land use designation is intended to allow areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. Staff has determined that the more intense allowable land uses are not consistent with the adjacent SC (Service Commercial) General Plan land uses surrounding the subject site.

In addition, the applicant has requested an associated Rezoning (ZON-76551) from C-1 (Limited Commercial) to C-M (Commercial / Industrial). The C-M (Commercial / Industrial) zoning district is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M (Commercial/Industrial) zoning district is consistent with the proposed LI/R (Light Industry/Research) category of the General Plan.

Staff has determined the proposed LI/R (Light Industry/Research) General Plan designation and C-M (Commercial/Industrial) zoning district are not compatible with the existing C-1 (Limited Commercial) and R-1 (Single Family Residential) developments in the area; therefore, staff recommends denial of these applications.

FINDINGS (GPA-76550)

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

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

   The proposed LI/R (Light Industry/Research) General Plan designation will allow low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories, which is inconsistent with the adjacent SC (Service Commercial) general plan land uses surrounding the subject site.

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

   The applicant has proposed a Rezoning (ZON-76551) from C-1 (Limited Commercial) to C-M (Commercial / Industrial) on the subject site, which is consistent with the proposed LI/R (Light Industry/Research) General Plan designation.

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

   The subject site is directly adjacent to Rancho Drive, which is designated as a Primary Arterial; and provides access to transportation and recreational facilities to accommodate the subject site.

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

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

FINDINGS (ZON-76551)

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 Rezoning from C-1 (Limited Commercial) to C-M (Commercial/ Industrial) would be in conformance with the proposed LI/R (Light Industry/Research) General Plan Designation under the Centennial Hills Sector Plan of the General Plan

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.**

   Staff has determined that although the proposed C-M (Commercial/ Industrial) zoning district is consistent with the proposed LI/R (Light Industry/Research) General Plan land use designation, the allowable industrial land uses are not compatible with the existing C-1 (Limited Commercial) zoning district which surrounds the site.

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

   There are no development factors in the community that would warrant the proposed C-M (Commercial/ Industrial) zoning district on the subject site.

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

The site is accessed by Rancho Drive, a 125-foot Freeway/Expressway as designated by the Master Plan of Streets and Highways, which will provide adequate capacity to serve the subject site.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/28/64	The City Planning Commission approved a request for Annexation (A-0002-64) of property generally located east of Tonopah Highway, south of Craig Road and west of Decatur Boulevard.
08/02/95	The City Council approved an appeal for a request for a Variance (V-0076-95) to allow Major Auto Repair where such use is not allowed, thereby approving and changing the use to permit Minor Automotive Repair and parts exchange. The Board of Zoning Adjustment denied the request.
04/02/03	The City Council approved a request for a Rezoning (ZON-1364) from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped)to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of the request.
01/03/07	Per the applicants request the City Council tabled a request for a Petition to Vacate (VAC-16295) a 20-foot public right-of-way generally located south of the intersection of Jones Boulevard and Rancho Drive. The Planning Commission and staff recommended denial of the request.

Most Recent Change of Ownership	
11/16/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/25/09	A Code Enforcement case (#74872) was processed for five feet of fill at Rancho Drive and Jones Boulevard, no grading permit issued and in flood zone at 3951 North Rancho Drive. The case was resolved on 05/28/09.
05/22/09	A building permit (#140196) was processed for grading at 3951 North Rancho Drive. The permit has not been issued.
03/10/16	A Code Enforcement case (#164361) was processed for a vacant lot with trash and debris at 3951 North Rancho Drive. The case was resolved on 05/26/16.

Pre-Application Meeting	
03/26/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment and Rezoning on the subject site.

Neighborhood Meeting	
06/1819	A neighborhood meeting was held at Calvary Chapel Lone Mountain at 4295 North Rancho Drive, at 5:30pm to discuss the proposed General Plan Amendment and Rezoning at 3951 North Rancho Drive, Assessor's Parcel 138-12-110-003. The meeting was attended by one staff member. There were zero (0) members of the public; as such, there were no concerns raised regarding the proposed General Plan Amendment and Rezoning request.

Field Check	
03/26/19	Staff conducted a routine site visit and found the subject site to be an undeveloped parcel of land with desert vegetation throughout the site.

Details of Application Request	
Site Area	
Net Acres	0.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
South	Commercial Recreation (Indoor)	SC (Service Commercial)	C-1 (Limited Commercial)
East	General Retail	GC (General Commercial)	C-2 (General Commercial)
West	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.090, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Width	100 Feet
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 10 Feet 10 Feet 20 Feet
Max. Lot Coverage	50 %
Max. Building Height	N/A

JB

Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	0
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-M (Commercial / Industrial)	N/A	0
Existing General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	0
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R (Light Industry / Research)	N/A	0

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Freeway/ Expressway	Master Plan of Streets and Highways	125	Y

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 3951 N Rancho Drive Las Vegas, NV 89130

Project Name U-Haul of Rancho Drive **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 138-12-110-003 **Ward #**

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

Additional Information Airport Overlay, Centennial Hills Sector Plan, Northwest Open Space

Property Owner Baljinder Singh Randhawa Contact same

Address 849 Placenza Street City Livermore State CA Zip 94551

E-mail bszira@gmail.com Phone 510-918-6930

Applicant AMERCO Real Estate Company Contact Mike Vargovich, MCP

Address 2727 N Central Avenue City Phoenix State AZ Zip 85004

E-mail zulema_longoria@uhaul.com Phone 602-263-6502

Representative Mike Vargovich, MCP Contact Mike Vargovich, MCP

Address 3951 North Rancho Drive City Las Vegas State NV Zip 89130

E-mail mike_vargovich@uhaul.com Phone 702-672-4867

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 Bhandhawa

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

Print Name Baljinder S. Randhawa

Subscribed and sworn before me

This 5th day of April, 20 19

PRJ-76315
04/18/19

Notary Public in and for said County and State

SEE ATTACHED ACKNOWLEDGEMENT

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 ALAMEDA)

On 4-5-2019. before me, NISHA RANI SINGH (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared Baljinder Singh Randhawa.,
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 _____ (Seal)

JAS1 NISHA RANI SINGH
COMM. # 2248049
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
JULY 22, 2022 JAS1

PRJ-76315
04/18/19

Statement of Financial Interest and Authorization

04-05-2019

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

RE: U-Haul of Rancho Drive
3951 N Rancho Drive
Las Vegas, NV 89130

APN: 138-12-110-003

To Whom It May Concern:

The purpose of this letter is to formally authorize the firms and individuals identified below to file and process all necessary applications, including but not limited to a Special Use Permit, Variance Request, related information requests and site plan review applications which may be related to securing entitlements for the development of the referenced property.

- AMERCO Real Estate Company, including but not limited to its representatives, Parul Butala, and Zulema Longoria
- U-Haul International, including but not limited to its representative, Mike Vargovich
- Architectural, engineering, or related firms that may be engaged throughout the referenced application processes

Baljinder Singh Randhawa has the development rights for the property identified above.

Sincerely,

Baljinder Singh Randhawa
(Print name)

SIGNATURE

PRJ-76315
04/18/19



GPA-76550 [PRJ-76315] - GENERAL PLAN AMENDMENT RELATED TO ZON-76551 - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA
3951 NORTH RANCHO DRIVE

06/27/19



GPA-76550 [PRJ-76315] - GENERAL PLAN AMENDMENT RELATED TO ZON-76551 - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA
3951 NORTH RANCHO DRIVE

06/27/19

U-HAUL COMPANY OF NEVADA
1900 SOUTH DECATUR BOULEVARD • LAS VEGAS, NEVADA 89102 • (702) 251-4216

May 15, 2019

City of Las Vegas
Planning Department
Attn: Jonathan Boyles
333 N Rancho Drive
Las Vegas, NV 891606

Jonathan,

With regard to parcel 13812110003 located at 3951 N Rancho Drive Las Vegas, NV 89131, we are requesting a General Plan Amendment to amend the general plan from SC to LIR. We are also requesting a zoning change from C1 to CM.

Sincerely,

Mike Vargovich
Marketing Company President
U-Haul Company of Nevada West
1900 S Decatur Blvd
Las Vegas, NV 89102
Cell: 702-672-4867

PRJ-76315
05/16/19

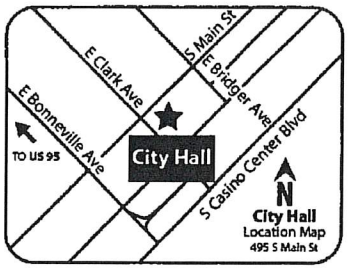
Moving Made Easier SM

07/02/2019 11:47 AM
Page: 1 of 1
Fax: (702) 464-7499
Fax: 18776691370
From: Daniel Yen

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76550 and ZON-76551 [PRJ-76315]
Planning Commission Meeting of **07/09/2019**

PRJ-76315
13812211037
YEN EVELYN
YEN DANIEL
3704 SNORKEL CIR #2
LAS VEGAS NV 89108

99 DRDGNP1

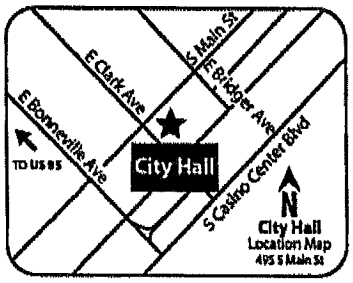
Submitted after final agenda

43-44P

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76550 and ZON-76551 [PRJ-76315]
Planning Commission Meeting of **07/09/2019**

PRJ-76315
13812110049
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

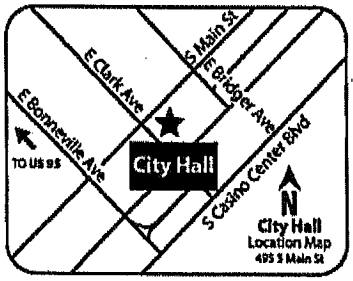
87 DRDCNP1

43A
44A

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-76550 and ZON-76551 [PRJ-76315]
Planning Commission Meeting of **07/09/2019**

PRJ-76315
13811502003
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

87 ORIGINAL

43A
44A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
44

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

SUBJECT:
ZON-76551 - REZONING RELATED TO GPA-76550 - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.63 acres at 3951 North Rancho Drive (APN 138-12-110-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76315]. Staff recommends DENIAL.

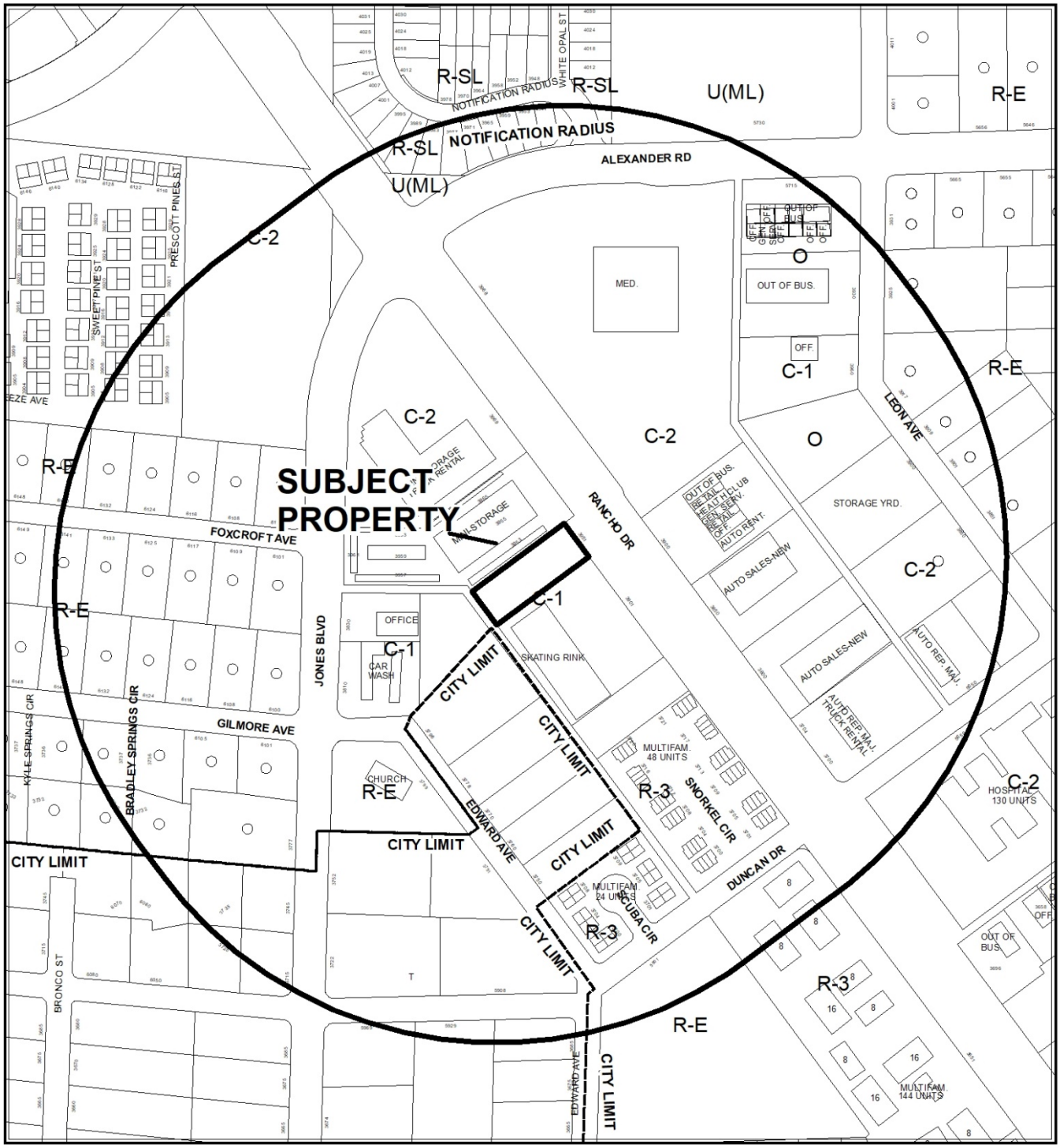
C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

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

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



CASE: **ZON-76551 (PRJ-76315)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL /INDUSTRIAL)



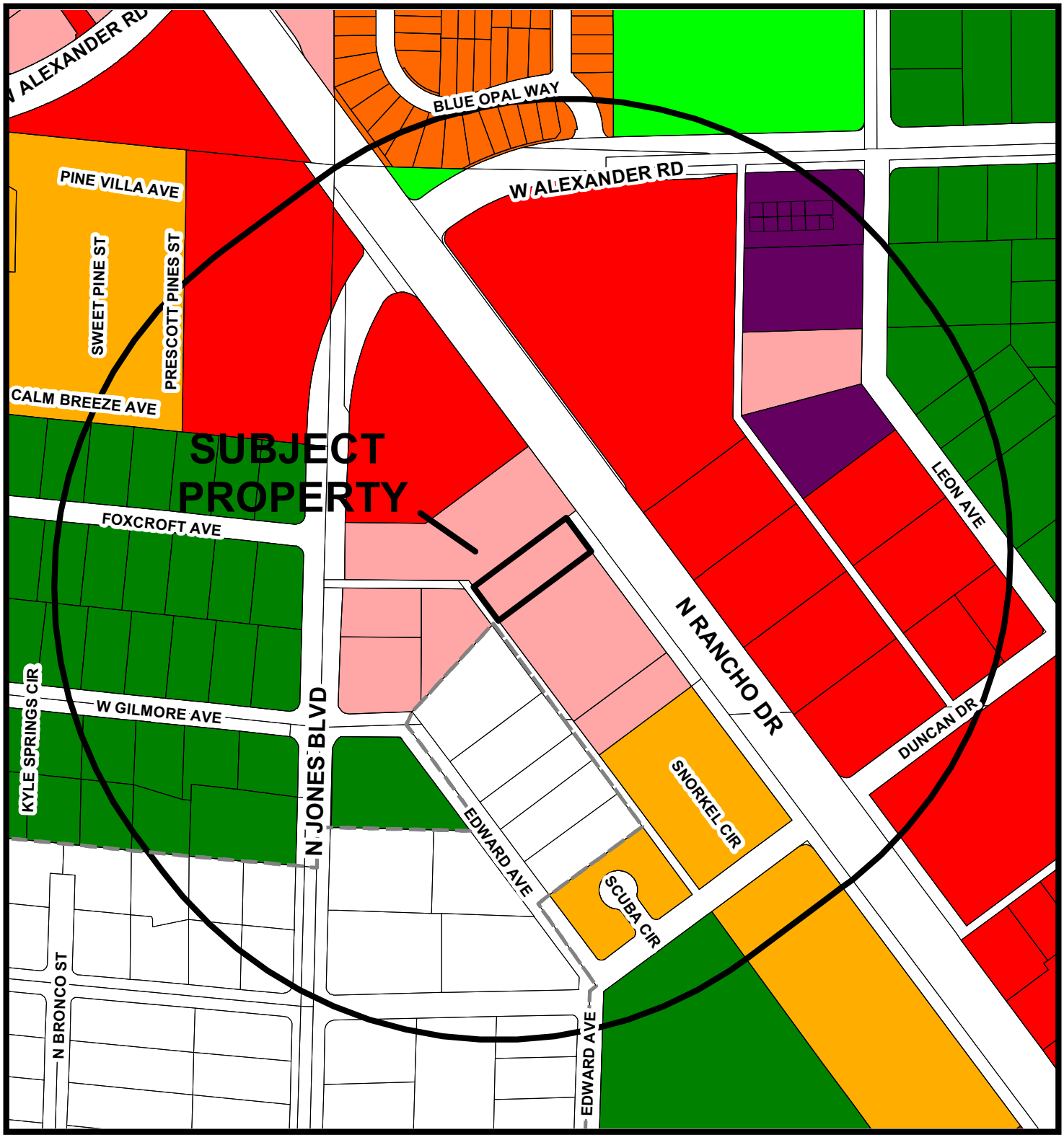
CASE: **ZON-76551 (PRJ-76315)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL /INDUSTRIAL)

ZON-76551



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
- T6- Town Center

FROM C-1 TO C-M

- 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: Wednesday, May 22, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 3951 N Rancho Drive Las Vegas, NV 89130

Project Name U-Haul of Rancho Drive **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 138-12-110-003 **Ward #**

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

Additional Information Airport Overlay, Centennial Hills Sector Plan, Northwest Open Space

Property Owner Baljinder Singh Randhawa Contact same

Address 849 Placenza Street City Livermore State CA Zip 94551

E-mail bszira@gmail.com Phone 510-918-6930

Applicant AMERCO Real Estate Company Contact Mike Vargovich, MCP

Address 2727 N Central Avenue City Phoenix State AZ Zip 85004

E-mail zulema_longoria@uhaul.com Phone 602-263-6502

Representative Mike Vargovich, MCP Contact Mike Vargovich, MCP

Address 3951 North Rancho Drive City Las Vegas State NV Zip 89130

E-mail mike_vargovich@uhaul.com Phone 702-672-4867

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 Bhandhawa

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

Print Name Baljinder S. Randhawa

Subscribed and sworn before me

This 5th day of April, 20 19

PRJ-76315
04/18/19

Notary Public in and for said County and State

SEE ATTACHED ACKNOWLEDGEMENT

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 ALAMEDA)

On 4-5-2019. before me, NISHA RANI SINGH (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared Baljinder Singh Randhawa.,
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 _____ (Seal)

JAS1 NISHA RANI SINGH
COMM. # 2248049
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
JULY 22, 2022 JAS1

PRJ-76315
04/18/19

Statement of Financial Interest and Authorization

04-05-2019

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

RE: U-Haul of Rancho Drive
3951 N Rancho Drive
Las Vegas, NV 89130

APN: 138-12-110-003

To Whom It May Concern:

The purpose of this letter is to formally authorize the firms and individuals identified below to file and process all necessary applications, including but not limited to a Special Use Permit, Variance Request, related information requests and site plan review applications which may be related to securing entitlements for the development of the referenced property.

- AMERCO Real Estate Company, including but not limited to its representatives, Parul Butala, and Zulema Longoria
- U-Haul International, including but not limited to its representative, Mike Vargovich
- Architectural, engineering, or related firms that may be engaged throughout the referenced application processes

Baljinder Singh Randhawa has the development rights for the property identified above.

Sincerely,

Baljinder Singh Randhawa
(Print name)

SIGNATURE

PRJ-76315
04/18/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
45

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

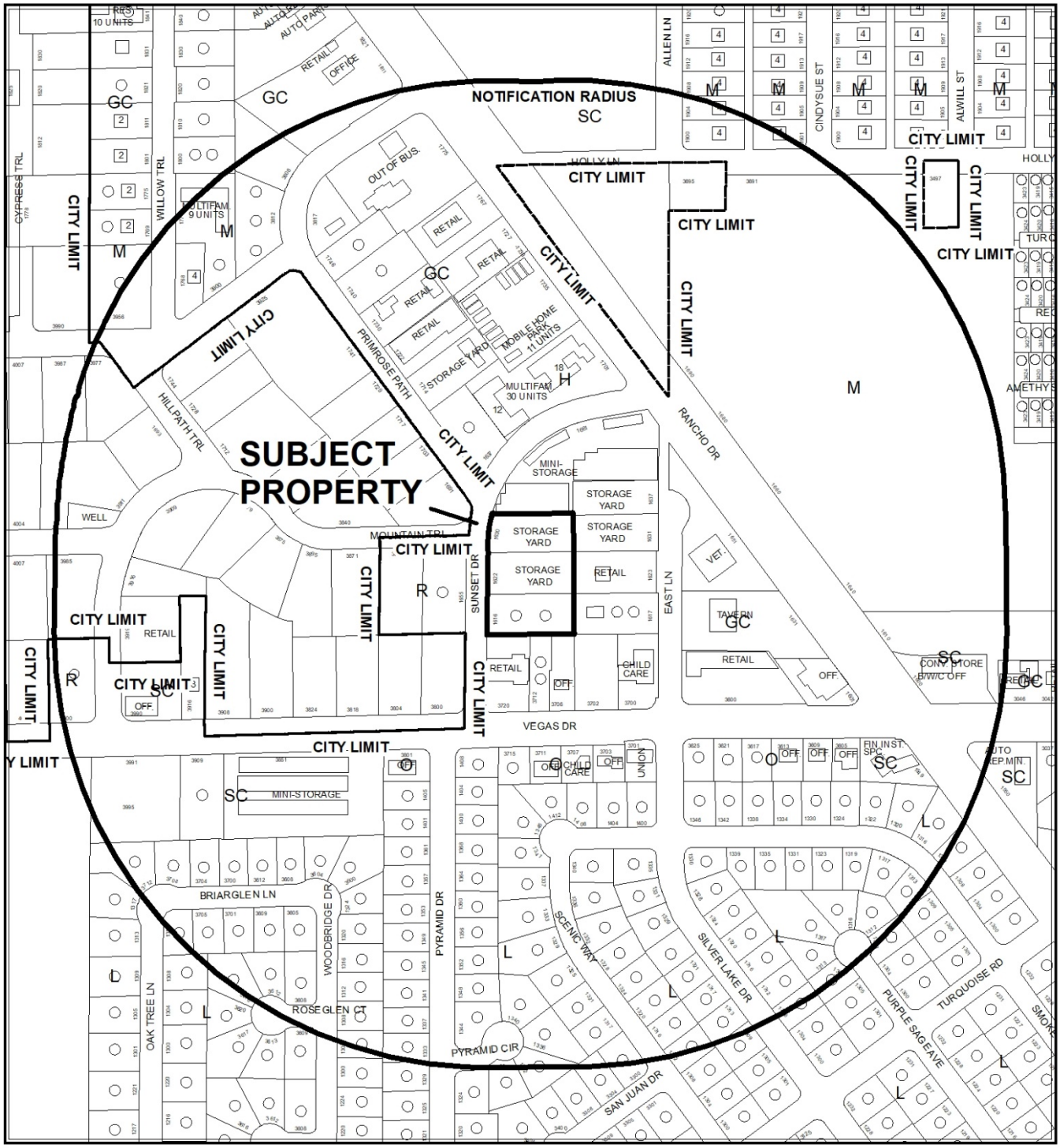
SUBJECT:
GPA-76573 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
4. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
5. Photo(s) - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
6. Justification Letter for Parcel 139-19-812-011 - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
7. Justification Letter for Parcels 139-18-812-012 and 013 - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
8. Submitted after Final Agenda – Supplemental Staff Report – Neighborhood Meeting Information for GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 and Protest Postcards for GPA-76573 and ZON-76574 [PRJ-76322]



CASE: **GPA-76573 (PRJ-76322)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)



0 262.5 525 Feet

CASE: **GPA-76573 (PRJ-76322)**

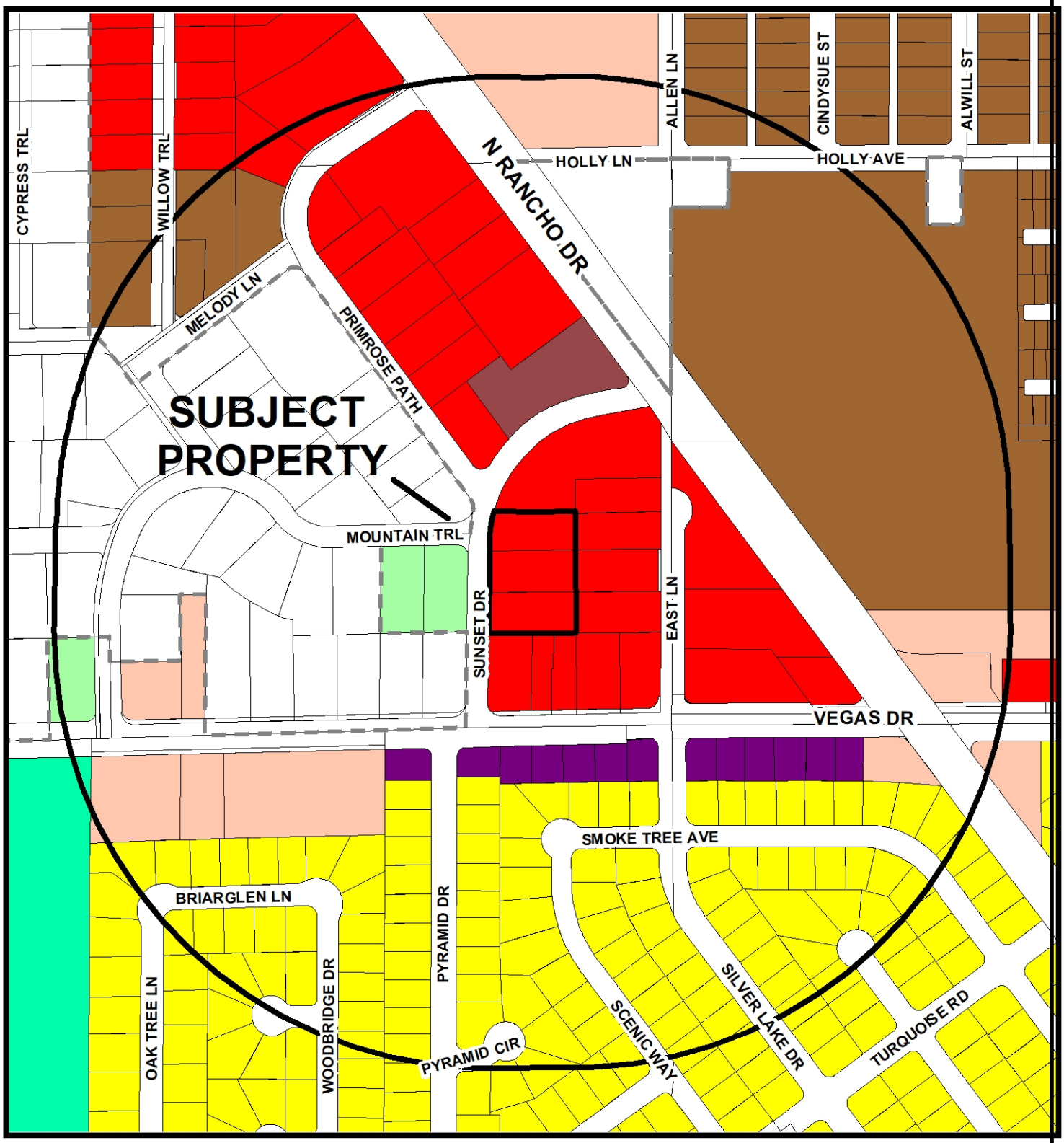
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

N

GPA-76573



General Plan Amendment

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

FROM GC TO LI/R

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, May 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-76573	Staff recommends DENIAL.	
ZON-76574	Staff recommends DENIAL.	GPA-76573
VAR-76575	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574
VAR-76577	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574
SDR-76576	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574 VAR-76575
SDR-76578	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574 VAR-76577

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 225 (By Planning)

PROTESTS 0

APPROVALS 0

C
C

**** CONDITIONS ****

VAR-76575 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Site Development Plan Review (SDR-76576) shall be required, if approved.

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

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

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

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

SDR-76576 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Variance (VAR-76575) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, date stamped 05/30/19, 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. The technical landscape plan shall be designed in accordance with the standard planting requirement of Title 19.08.040(F).

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. Construct all incomplete half-street improvements on Sunset Drive to meet City standards concurrent with on-site development activities.

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

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

12. Abandon the existing temporary individual sewage disposal septic system prior to the issuance of any permits.

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

VAR-76577 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Site Development Plan Review (SDR-76578) shall be required, if approved.

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

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

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

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

SDR-76578 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Variance (VAR-76577) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, date stamped 05/30/19, 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. 1622 Sunset Drive (APN 139-19-812-012) and 1630 Sunset Drive (APN 139-19-812-013) are to be consolidated prior to the issue of a building permit.

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

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be designed in accordance with the standard planting requirement of Title 19.08.040(F).

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

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

Public Works

10. Construct all incomplete half-street improvements on Sunset Drive to meet City standards concurrent with on-site development activities.

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

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

13. Abandon the existing temporary individual sewage disposal septic system prior to the issuance of any permits.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for two separate Heavy Machinery and Equipment (Storage) uses on 1.28 acres over three parcels at 1616, 1622 and 1630 Sunset Drive.

ISSUES

- Individual Code Enforcement cases (#185849, #185850 and #185851) were initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1616, 1622 and 1630 Sunset Drive.
- The subject sites have a General Plan designation of GC (General Commercial) and are in the C-2 (General Commercial) zoning district.
- Heavy Machinery and Equipment (Storage) uses are prohibited in a C-2 (General Commercial) zoning district.
- A General Plan Amendment (GPA-76573) is requested to amend a portion of the Southeast Sector Plan from GC (General Commercial) to LI/R (Light Industry/Research) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive. Staff does not support this request.
- A Rezoning (ZON-76574) is requested to rezone 1616, 1622 and 1630 Sunset Drive from C-2 (General Commercial) to M (Industrial). Staff does not support this request.
- A Variance (VAR-76575) is requested to allow an eight-foot tall front yard wall/fence where a five-foot tall front yard wall/fence is the maximum allowed at 1616 Sunset Drive and to allow a 95-foot lot width where 100 feet is required. Staff does not support this request.
- A Site Development Plan Review is requested for a Heavy Machinery and Equipment (Storage) use at 1616 Sunset Drive. Staff does not support this request.
- A Variance (VAR-76577) is requested to allow an eight-foot tall front yard wall/fence where a five-foot tall front yard wall/fence is the maximum allowed at 1622 and 1630 Sunset Drive. Staff does not support this request.
- A Site Development Plan Review is requested for a Heavy Machinery and Equipment (Storage) use at 1622 and 1630 Sunset Drive; the consolidation of sites is required to remove the need for Waivers for landscape buffers on the north property line of 1622 Sunset Drive, and the south property line of 1630 Sunset Drive. Staff does not support this request.

ANALYSIS

Individual Code Enforcement cases (#185849, #185850 and #185851) were initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1616, 1622 and 1630 Sunset Drive; to address these issues, the applicant has proposed two Site Development Plan Reviews (SDR-76576 and SDR-76578) for Heavy Machinery and Equipment (Storage) uses, the first located at 1616 Sunset Drive and the second at 1622 and 1630 Sunset Drive. Accompanying Variances (VAR-76575 and VAR-76577) are required to allow an eight-foot tall front yard wall/fence where five feet is the maximum allowed. VAR-76575 at 1616 Sunset Drive requires a Variance to allow a 95-foot lot width where 100 feet is required. The subject sites are located in the Southeast Sector of the General Plan and has a current land use designation of GC (General Commercial) and zoning designation of C-2 (General Commercial). The applicant has submitted a request for a General Plan Amendment (GPA-76573) from GC (General Commercial) to LI/R (Light Industry/Research), and a Rezoning (ZON-76574) from C-2 (General Commercial) to M (Industrial) across all three sites in order to facilitate the proposed Heavy Machinery and Equipment (Storage) uses.

The proposed General Plan Amendment (GPA-76573) would amend a portion of the Southeast Sector Plan from GC (General Commercial) to LI/R (Light Industry/Research). The LI/R land use category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate. The proposed Rezoning (ZON-76574) would change the subject sites from C-2 (General Commercial) to M (Industrial). The M zone is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M zoning district is in conformance with the LI/R land use designation. Adjacent General Plan Designations are GC (General Commercial) to the north, south and east, and R (Rural) to the west. Adjacent zoning districts are C-2 (General Commercial) to the north, south and east, and R-E (Residence Estates) to the west.

A Heavy Machinery and Equipment (Storage) use is defined in Title 19.12 as: “A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.” The proposed General Plan Amendment from GC (General Commercial) to LI/R (Light Industry/Research), and Rezoning from C-2 (General Commercial) to M (Industrial) will permit the proposed use.

The proposed development will result in the demolition of an existing house and casita at 1616 Sunset Drive (SDR-76576); however, no buildings are proposed in conjunction with both Site Development Plan Reviews. Both proposed site designs comply with the landscape buffer requirements of Title 19.08.100; however, 1622 and 1630 Sunset Drive (SDR-76578) will need to be consolidated to avoid the need for Waivers for landscape buffers on the north property line of 1622 Sunset Drive, and the south property line of 1630 Sunset Drive. In addition, the spacing of trees shown on the site plans for both SDR-76576 and SDR-76578 do not comply with the standard planting requirement 19.08.040. Landscaping species were not submitted with the application; a condition will be imposed requiring the submission of detailed landscape plans prior to the issue of building permits for the proposed uses.

Access to all sites is provided from Sunset Drive, a 50-foot wide Local Street. The applicant has not indicated that any employee parking would be required to facilitate the proposed Heavy Machinery and Equipment (Storage) uses; however, four parking spaces are allocated for 1616 Sunset Drive (SDR-76576) and six parking spaces are allocated for 1622 and 1630 Sunset Drive (SDR-76578).

Staff has determined the proposed project is not compatible with surrounding development in the area, as residential uses abut the subject sites to the west, and is not compatible as demonstrated by the associated Variances. Therefore, staff recommends denial of this project with conditions.

FINDINGS (GPA-76573)

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

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

   The proposed density and intensity of the proposed LI/R (Light Industry/Research) General Plan designation is not compatible with the adjoining R (Rural) land use designation and R-E (Residence Estates) zoning district to the west.

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

   The proposed LI/R (Light Industry/Research) General Plan designation allows the M (Industrial) zoning district. Due to the subject sites proximity to rural and residential neighborhoods to the west, the proposed zoning designation would be incompatible with existing adjacent land uses and zoning districts.

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

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

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

   Amending the existing General Plan designation to Light Industrial/Research does not conform to the intent of the Commercial and Industrial Development Standards, Title 19.08.020, which strives to "to encourage sensitive design and planning of commercial and industrial development which enhances compatibility between the built environment and the natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties."

FINDINGS (ZON-76574)

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

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

   The proposed Rezoning (ZON-76574) application from C-2 (General Commercial) to M (Industrial) on the subject site is consistent with the proposed LI/R (Light Industry/Research) General Plan Amendment.

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

   The proposed land use on the subject site is not compatible with the surrounding land uses and zoning districts. There are no adjacent industrial zones. The request for a rezoning would create an island of industrial use within a commercial and residential zoned area.

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

Growth and development factors in the surrounding community do not indicate the need for industrial zoning adjoining rural neighborhoods west of Sunset Drive.

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.

Sunset Drive, a 50-foot wide Local Street, is adequate in size and capacity to serve the proposed zoning district.

FINDINGS (VAR-76575 and VAR-76577)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a front yard wall that is taller than permitted in Title 19. Alternatively, a reduction of the front yard wall height to five feet would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-76576 and SDR-76578)

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 Heavy Machinery and Equipment (Storage) uses are not compatible with adjacent development, particularly with the adjoining rural land use designation and R-E (Residence Estates) zoning district to the west. Variances are required for both developments as the heights of the front yard walls exceed Title 19 standards.

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 Development Standards, as it requires Variances for front yard wall heights. In addition, 1616 Sunset Drive does not comply with the lot width standards set out in Title 19.

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

   Access to the sites is provided by Sunset Drive. Circulation around the site is acceptable.

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

   No buildings are proposed as part of the development. Detailed landscape plans, designed to be compliant with the landscape standards of Title 19.08, will be required prior to the issuance of building permits.

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;**

   No buildings are proposed as part of the Heavy Machinery and Equipment (Storage) uses.

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

   Development of the site will be subject to inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/31/18	A Code Enforcement case (#185849) was initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1630 Sunset Drive. The case is yet to be resolved.
01/31/18	A Code Enforcement case (#185850) was initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1622 Sunset Drive. The case is yet to be resolved.
01/31/18	A Code Enforcement case (#185851) was initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1616 Sunset Drive. The case is yet to be resolved.

Most Recent Change of Ownership	
07/16/10	A deed was recorded for a change in ownership (1616 Sunset Drive).
02/15/07	A deed was recorded for a change in ownership (1622 and 1630 Sunset Drive).

Related Building Permits/Business Licenses	
c.1954	First record of construction on 1616 Sunset Drive.
06/24/05	A building permit (#C-45645) was issued for demolition at 1630 Sunset Drive. The permit was abandoned.
05/26/11	A building permit (#C-188574) was issued to demolish a house but retain a casita at 1616 Sunset Drive. The permit was abandoned.

Pre-Application Meeting	
04/17/19	A pre-application meeting was conducted with the applicants to discuss the submittal requirements of a General Plan Amendment, Rezoning, Variances and Site Development Plan Reviews.

Neighborhood Meeting	
07/01/19	A required neighborhood meeting is to be held at the Amalgamated Safety Company, 2222 W. Bonanza Road, at 6:00pm. Staff will be in attendance.

Field Check	
05/23/19	A number of vehicles, shipping containers and materials were observed behind chain link fencing across the three subject sites during a routine field check. 1616 Sunset Drive also contained a building which appeared to be a house with a detached casita to the rear, although it was unclear if the building was in use.

Details of Application Request	
Site Area	
Gross Acres	1.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Storage Yard	GC (General Commercial)	C-2 (General Commercial)
North	Mini-Storage	GC (General Commercial)	C-2 (General Commercial)
South	Retail Office 2 x Single Family, Detached	GC (General Commercial)	C-2 (General Commercial)
East	Storage Yard Retail 2 x Single Family, Detached	GC (General Commercial)	C-2 (General Commercial)
West	Single Family, Detached	R (Rural)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 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)	Y
Project of Regional Significance	Y

CC

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
M (Industrial)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R (Light Industry/Research)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards (SDR-76576 – APN 139-19-812-011)				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	7 Trees	N
• South	1 Tree / 20 Linear Feet	8 Trees	6 Trees	N
• East	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	3 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**25 Trees**	**22 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
WALL HEIGHT				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	5 Feet		8 Feet	N**

* A condition will be imposed requiring the submission of a detailed landscape plan, compliant with the standards of Title 19.08, prior to the issue of a business license.
** A Variance (VAR-76575) is requested to allow an eight-foot tall front yard wall where five foot is the maximum allowed.

Landscaping and Open Space Standards (SDR-76578 – APNs 139-19-812-012 & 013)				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	5 Trees	N
• South	1 Tree / 20 Linear Feet	10 Trees	7 Trees	N
• East	1 Tree / 20 Linear Feet	9 Trees	7 Trees	N
• West	1 Tree / 20 Linear Feet	5 Trees	7 Trees	Y
TOTAL PERIMETER TREES		**31 Trees**	**26 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
WALL HEIGHT				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	5 Feet		8 Feet	N**

* A condition will be imposed requiring the submission of a detailed landscape plan, compliant with the standards of Title 19.08, prior to the issue of a business license.
** A Variance (VAR-76577) is requested to allow an eight-foot tall front yard wall where five feet is the maximum allowed.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sunset Drive	Local Street	Title 13	50	Y

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

Parking Requirement (SDR-76576 – APN 139-19-812-011)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Heavy Machinery and Equipment (Storage)	Zero	One space per employee on the largest shift, plus one space per facility vehicle.	0				
TOTAL SPACES REQUIRED			0		4		Y

Parking Requirement (SDR-76578 – APNs 139-19-812-012 & 013)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Heavy Machinery and Equipment (Storage)	Zero	One space per employee on the largest shift, plus one space per facility vehicle.	0				
TOTAL SPACES REQUIRED			0		6		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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 George T. López

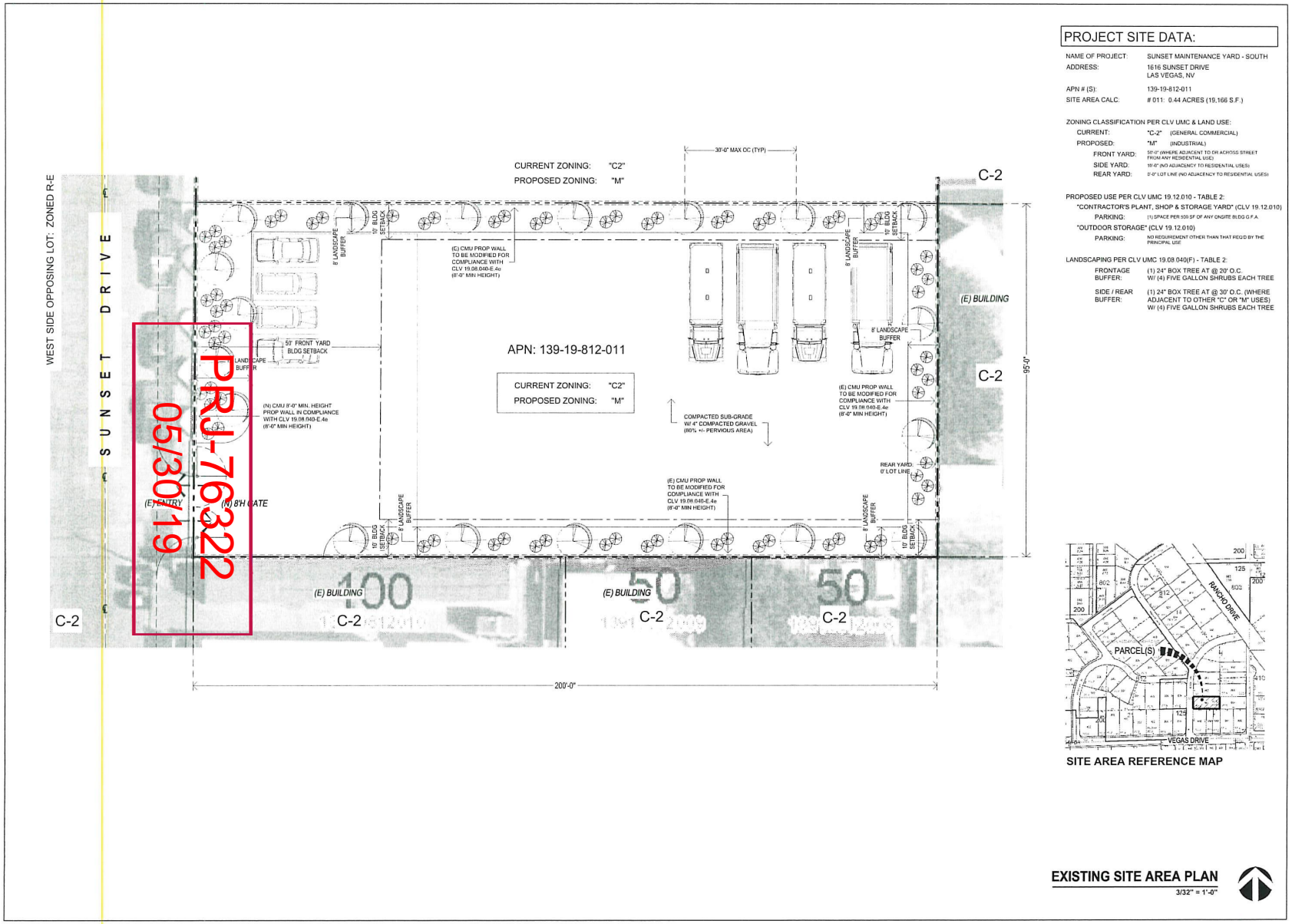
Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19



PROJECT SITE DATA:

NAME OF PROJECT: SUNSET MAINTENANCE YARD - SOUTH
ADDRESS: 1616 SUNSET DRIVE LAS VEGAS, NV
APN # (S): 139-19-812-011
SITE AREA CALC: # 011: 0.44 ACRES (19,166 S.F.)

ZONING CLASSIFICATION PER CLV UMC & LAND USE:
CURRENT: "C-2" (GENERAL COMMERCIAL)
PROPOSED: "M" (INDUSTRIAL)
FRONT YARD: 50'-0" (WHERE ADJACENT TO OR ACROSS STREET FROM ANY RESIDENTIAL USE)
SIDE YARD: 15'-0" (NO ADJACENCY TO RESIDENTIAL USES)
REAR YARD: 0'-0" LOT LINE (NO ADJACENCY TO RESIDENTIAL USES)

PROPOSED USE PER CLV UMC 19.12.010 - TABLE 2:
"CONTRACTOR'S PLANT, SHOP & STORAGE YARD" (CLV 19.12.010)
PARKING: (1) SPACE PER 500 SF OF ANY ONSITE BLDG G.F.A.
"OUTDOOR STORAGE" (CLV 19.12.010)
PARKING: NO REQUIREMENT OTHER THAN THAT REQ'D BY THE PRINCIPAL USE

LANDSCAPING PER CLV UMC 19.08.040(F) - TABLE 2:
FRONTAGE BUFFER: (1) 24" BOX TREE AT @ 20' O.C. W/ (4) FIVE GALLON SHRUBS EACH TREE
SIDE / REAR BUFFER: (1) 24" BOX TREE AT @ 30' O.C. (WHERE ADJACENT TO OTHER "C" OR "M" USES) W/ (4) FIVE GALLON SHRUBS EACH TREE

SITE AREA REFERENCE MAP

EXISTING SITE AREA PLAN
3/32" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
8858 WEST SAHARA AVE. STE. #100, LAS VEGAS, NV 89117
OFFICE (702) 893-3700 FAX (702) 893-3797

SUNSET MAINTENANCE YARD - SOUTH LOT
1616 SUNSET DRIVE - APN: 139-19-812-011
LAS VEGAS, NEVADA 89108

EXISTING OVERALL SITE PLAN

Date: 01 / 03 / 19
Job No.: 19010
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet
AS1.0
of

© 2019 WINSTON H. HENDERSON ARCHITECTS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki BARLOW

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name William Ross

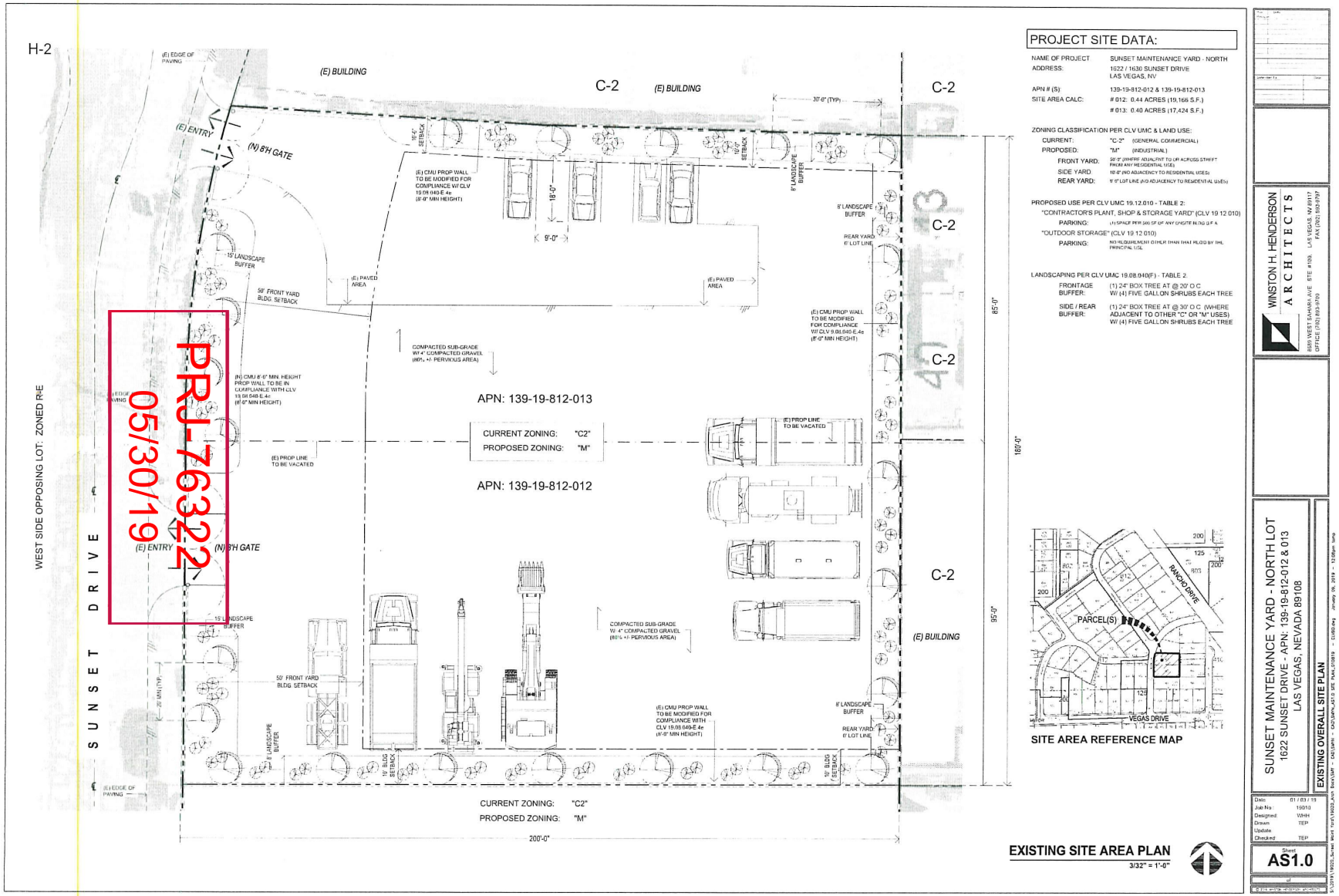
Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19



PRJ-76322
05/30/19

PROJECT SITE DATA:

NAME OF PROJECT	SUNSET MAINTENANCE YARD - NORTH
ADDRESS:	1622 / 1630 SUNSET DRIVE LAS VEGAS, NV
APN # (S)	139-19-812-012 & 139-19-812-013
SITE AREA CALC:	# 012: 0.44 ACRES (19,166 S.F.)
	# 013: 0.40 ACRES (17,424 S.F.)

ZONING CLASSIFICATION PER CLV UMC & LAND USE:

CURRENT:	"C-2" (GENERAL COMMERCIAL)
PROPOSED:	"M" (INDUSTRIAL)
FRONT YARD:	50'-0" (WHERE ADJACENT TO OR ACROSS STREET FROM ANY RESIDENTIAL USE)
SIDE YARD:	10'-0" (NO ADJACENCY TO RESIDENTIAL USES)
REAR YARD:	0' 0" LOT LINE (NO ADJACENCY TO RESIDENTIAL USES)

PROPOSED USE PER CLV UMC 19.12.010 - TABLE 2:

"CONTRACTOR'S PLANT, SHOP & STORAGE YARD" (CLV 19.12.010)

PARKING: (1) SPACE PER 500 SF OF ANY ONSITE BLDG S.F. A

"OUTDOOR STORAGE" (CLV 19.12.010)

PARKING: NO REQUIREMENT OTHER THAN THAT REQ'D BY THE PRINCIPAL USE.

LANDSCAPING PER CLV UMC 19.08.040(F) - TABLE 2:

FRONTAGE BUFFER:	(1) 24" BOX TREE AT @ 20' O C W/ (4) FIVE GALLON SHRUBS EACH TREE
SIDE / REAR BUFFER:	(1) 24" BOX TREE AT @ 30' O C (WHERE ADJACENT TO OTHER "C" OR "M" USES) W/ (4) FIVE GALLON SHRUBS EACH TREE

SITE AREA REFERENCE MAP

EXISTING SITE AREA PLAN
3/32" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
8280 WEST SAHARA AVE STE #100, LAS VEGAS, NV 89117
OFFICE (702) 893-9700 FAX (702) 893-9797

SUNSET MAINTENANCE YARD - NORTH LOT
1622 SUNSET DRIVE - APN: 139-19-812-012 & 013
LAS VEGAS, NEVADA 89108

EXISTING OVERALL SITE PLAN

Date: 01 / 03 / 19
Job No.: 19010
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet
AS1.0

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) VAR/SDR

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3272 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail Ricki Barlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name William Ross

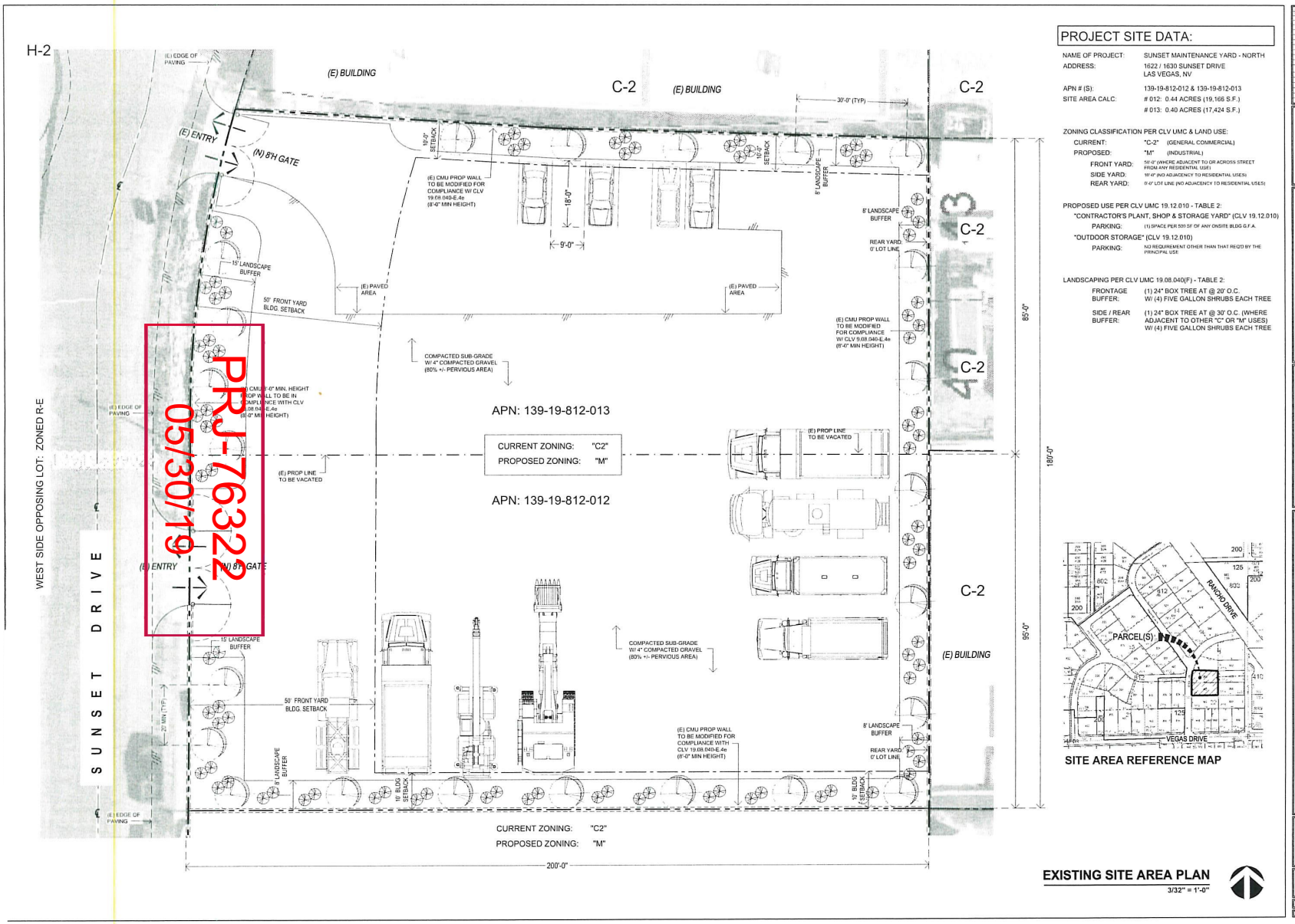
Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19



PRJ-76322
05/30/19

PROJECT SITE DATA:

NAME OF PROJECT:	SUNSET MAINTENANCE YARD - NORTH
ADDRESS:	1622 / 1630 SUNSET DRIVE LAS VEGAS, NV
APN # (S):	139-19-812-012 & 139-19-812-013
SITE AREA CALC:	# 012: 0.44 ACRES (19,166 S.F.) # 013: 0.40 ACRES (17,424 S.F.)

ZONING CLASSIFICATION PER CLV UMC & LAND USE:
- CURRENT: "C-2" (GENERAL COMMERCIAL)
- PROPOSED: "M" (INDUSTRIAL)
  - FRONT YARD: 50'-0" (WHERE ADJACENT TO OR ACROSS STREET FROM ANY RESIDENTIAL USE)
  - SIDE YARD: 16'-0" (NO ADJACENCY TO RESIDENTIAL USES)
  - REAR YARD: 0'-0" LOT LINE (NO ADJACENCY TO RESIDENTIAL USES)

PROPOSED USE PER CLV UMC 19.12.010 - TABLE 2:
- "CONTRACTOR'S PLANT, SHOP & STORAGE YARD" (CLV 19.12.010)
  - PARKING: (1) SPACE PER 500 SF OF ANY ONSITE BLDG G.F.A.
- "OUTDOOR STORAGE" (CLV 19.12.010)
  - PARKING: NO REQUIREMENT OTHER THAN THAT REQ'D BY THE PRINCIPAL USE

LANDSCAPING PER CLV UMC 19.08.040(F) - TABLE 2:
- FRONTAGE BUFFER: (1) 24" BOX TREE AT @ 20' O.C. W/ (4) FIVE GALLON SHRUBS EACH TREE
- SIDE / REAR BUFFER: (1) 24" BOX TREE AT @ 30' O.C. (WHERE ADJACENT TO OTHER "C" OR "M" USES) W/ (4) FIVE GALLON SHRUBS EACH TREE

SITE AREA REFERENCE MAP

EXISTING SITE AREA PLAN
3/32" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
8669 WEST SAHARA AVE. STE. #100, LAS VEGAS, NV 89117
OFFICE (702) 893-9700 FAX (702) 833-9797

SUNSET MAINTENANCE YARD - NORTH LOT
1622 SUNSET DRIVE - APN: 139-19-812-012 & 013
LAS VEGAS, NEVADA 89108

EXISTING OVERALL SITE PLAN

Date: 01 / 03 / 19
Job No.: 19010
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet AS1.0 of

© 2019 WINSTON HENDERSON ARCHITECTS



GPA-76573 [PRJ-76322] - GENERAL PLAN AMENDMENT RELATED TO ZON-76574, VAR-76575, SDR-76576, VAR-76577 AND SDR-76578 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL
1616, 1622 AND 1630 SUNSET DRIVE

05/23/19



GPA-76573 [PRJ-76322] - GENERAL PLAN AMENDMENT RELATED TO ZON-76574, VAR-76575, SDR-76576, VAR-76577 AND SDR-76578 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL
1616, 1622 AND 1630 SUNSET DRIVE

05/23/19



GPA-76573 [PRJ-76322] - GENERAL PLAN AMENDMENT RELATED TO ZON-76574, VAR-76575, SDR-76576, VAR-76577 AND SDR-76578 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL
1616, 1622 AND 1630 SUNSET DRIVE

05/23/19

LV ACCESS LLC.

3172 N. Rainbow Blvd. Suite 202 | 702-461-3121 | RickiBarlow@LVAccess.com

May 16, 2019

To: City of Las Vegas

As the representative of the said Parcel's: 139-19-812-011, I am requesting the land use be rezoned from Commercial (C2) to Industrial (M) zone for the sole purpose of "Light Industrial/Storage Yard use."

The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations to include zoning designations all of which will be compatible with the existing adjacent land uses or zoning districts. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed GPA and conforms to other applicable adopted plans and policies. The landscape, wall and buffer standards and most importantly ingress/egress, do not negatively impact adjacent roadways or neighborhood traffic.

We have spoken with the adjacent neighbors to the north, south, east and west property lines and none have opposed this application as the applicant works toward improving and beautifying the said property.

Should you require any further information, please contact me accordingly.

Sincerely,

Ricki Y. Barlow, MBA
LVAccess.com
702-461-3121

PRJ-76322
05/30/19

LV ACCESS LLC.

3172 N. Rainbow Blvd. Suite 202 | 702-461-3121 | RickiBarlow@LVAccess.com

May 16, 2019

To: City of Las Vegas

As the representative of the said Parcel's: 139-19-812-012 and 013, I am requesting the land use be rezoned from Commercial (C2) to Industrial (M) zone for the sole purpose of "Light Industrial/Storage Yard use."

The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations to include zoning designations all of which will be compatible with the existing adjacent land uses or zoning districts. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed GPA and conforms to other applicable adopted plans and policies. The landscape, wall and buffer standards and most importantly ingress/egress, do not negatively impact adjacent roadways or neighborhood traffic.

We have spoken with the adjacent neighbors to the north, south, east and west property lines and none have opposed this application as the applicant works toward improving and beautifying the said property.

Should you require any further information, please contact me accordingly.

Sincerely,

Ricki Y. Barlow, MBA
LVAccess.com
702-461-3121

PRJ-76322
05/30/19

Supplemental Staff Report
July 9, 2019 - Planning Commission Meeting

BACKGROUND

Neighborhood Meeting	
07/01/19	A mandatory neighborhood meeting was held at the Amalgamated Safety Company, 2222 W. Bonanza Road in Las Vegas to discuss the project. No members of the public, two (2) applicants, one (1) consultant, and one (1) staff member of the Department of Planning were in attendance. No concerns or issues were raised during the meeting.

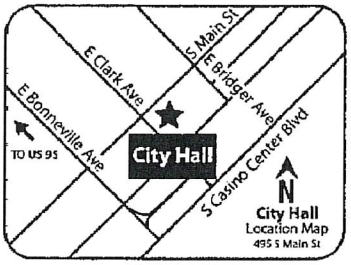
Submitted after final agenda
Items: 45-50

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

Families w/small children live in this area. Their walk to & from school on Sunset Dr. goes right past this property. Heavy Machinery being moved on/off this property's a safety hazzard for these children.

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76573 and ZON-76574 [PRJ-76322]
Planning Commission Meeting of **07/09/2019**

PRJ-76322
13919812043
ARROYO MICHAEL P & LAURA M
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

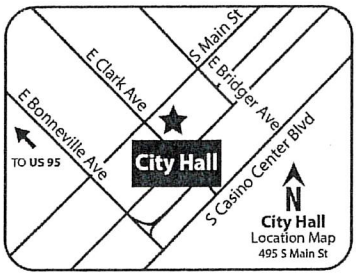
99 ORDCNP1

45-46P

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
JUL 06 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76573 and ZON-76574 [PRJ-76322]

Planning Commission Meeting of **07/09/2019**

PRJ-76322
13929111083
KETTLER LANCE
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

34 DRDGNP1

45P
46P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
46

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

SUBJECT:
ZON-76574 - REZONING RELATED TO GPA-76573 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

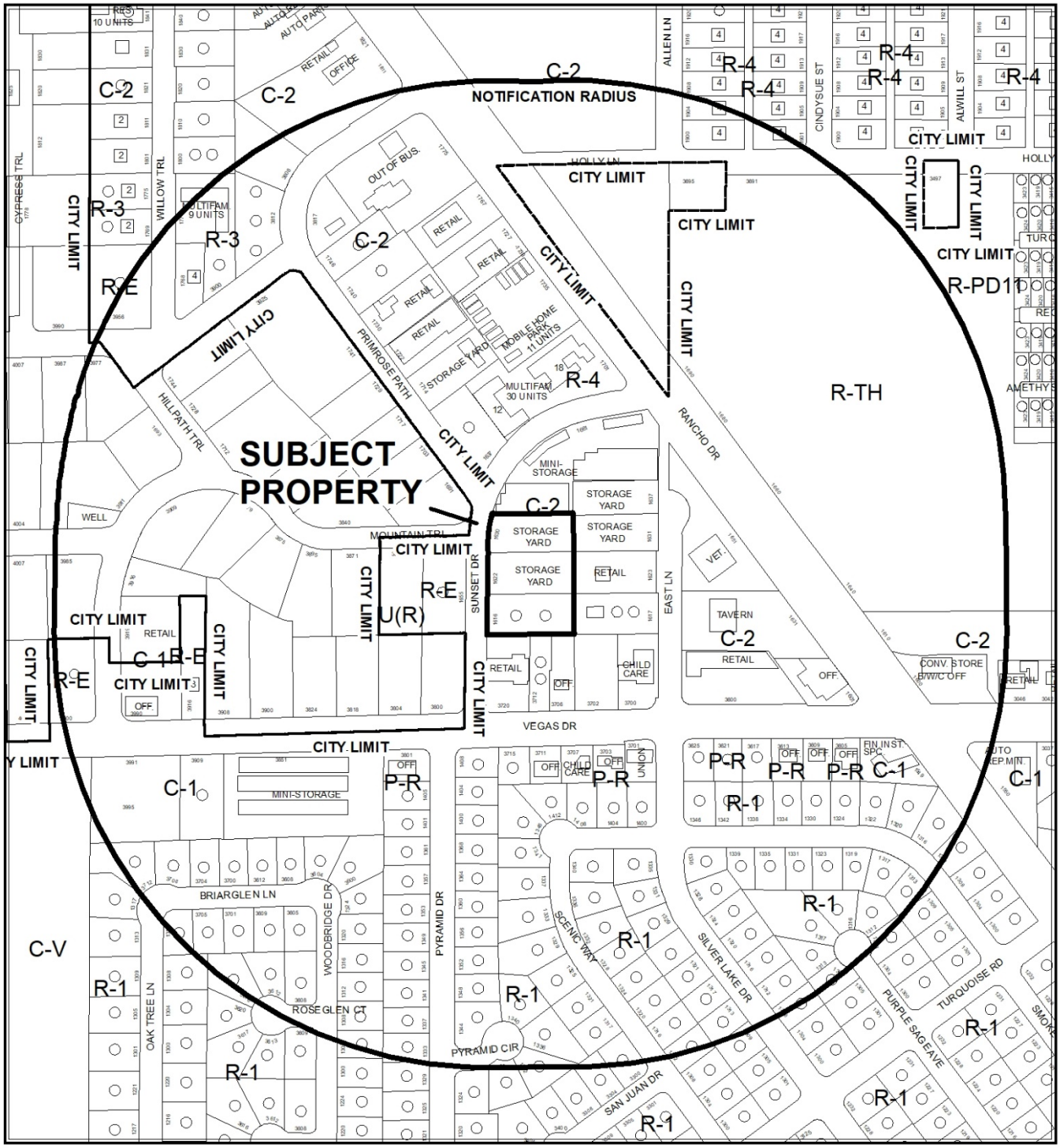
C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]

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



CASE: **ZON-76574 (PRJ-76322)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



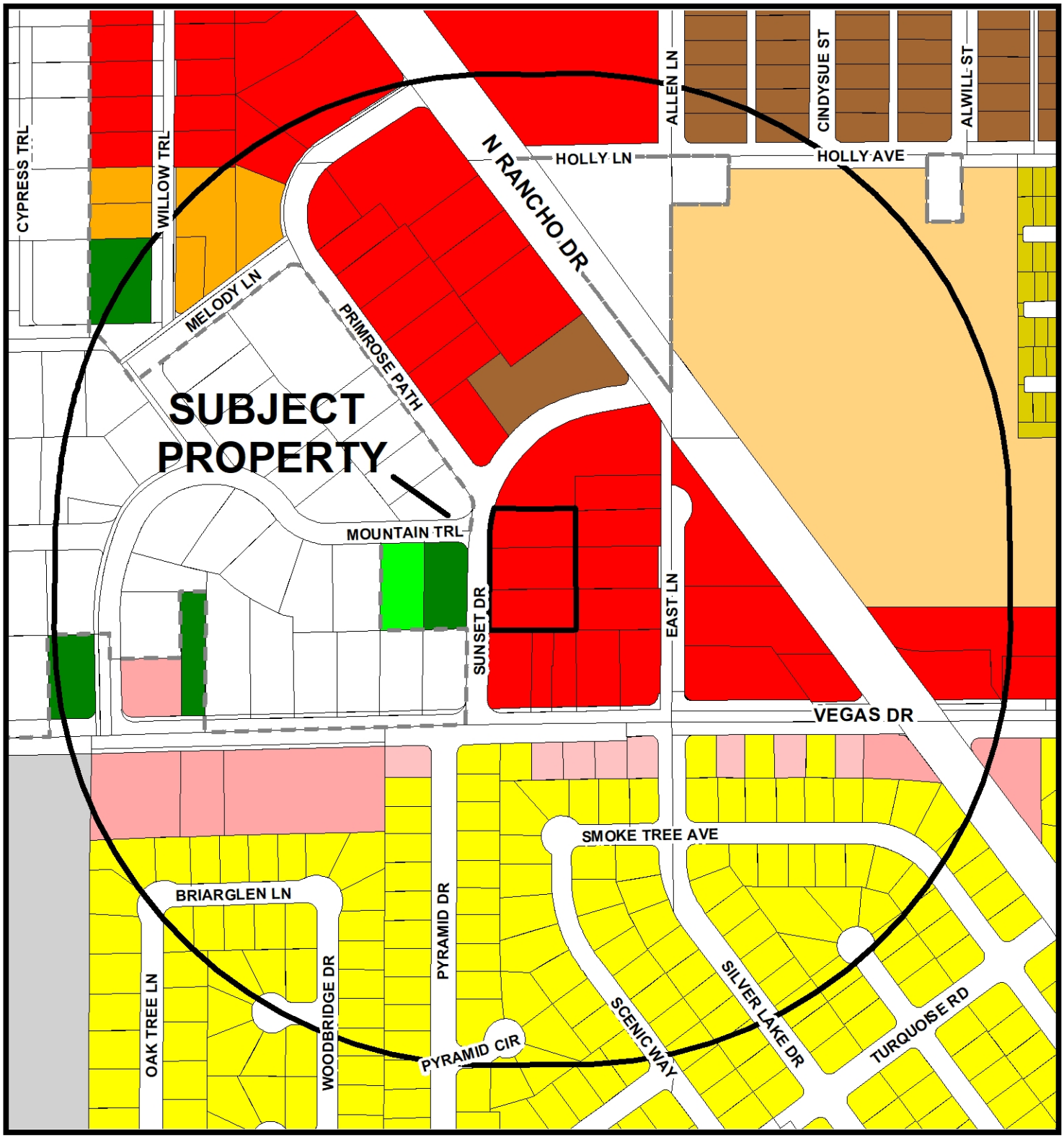
CASE: **ZON-76574 (PRJ-76322)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

ZON-76574



Zoning

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

FROM C-2 TO M

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, May 28, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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 George T. López

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki Barlow

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3272 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
47

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

SUBJECT:
VAR-76575 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - APPLICANT/OWNER: GEORGE TONY LOPEZ - For possible action on a request for a Variance TO ALLOW A 95-FOOT WIDE LOT WIDTH WHERE 100 FEET IS REQUIRED; AND TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

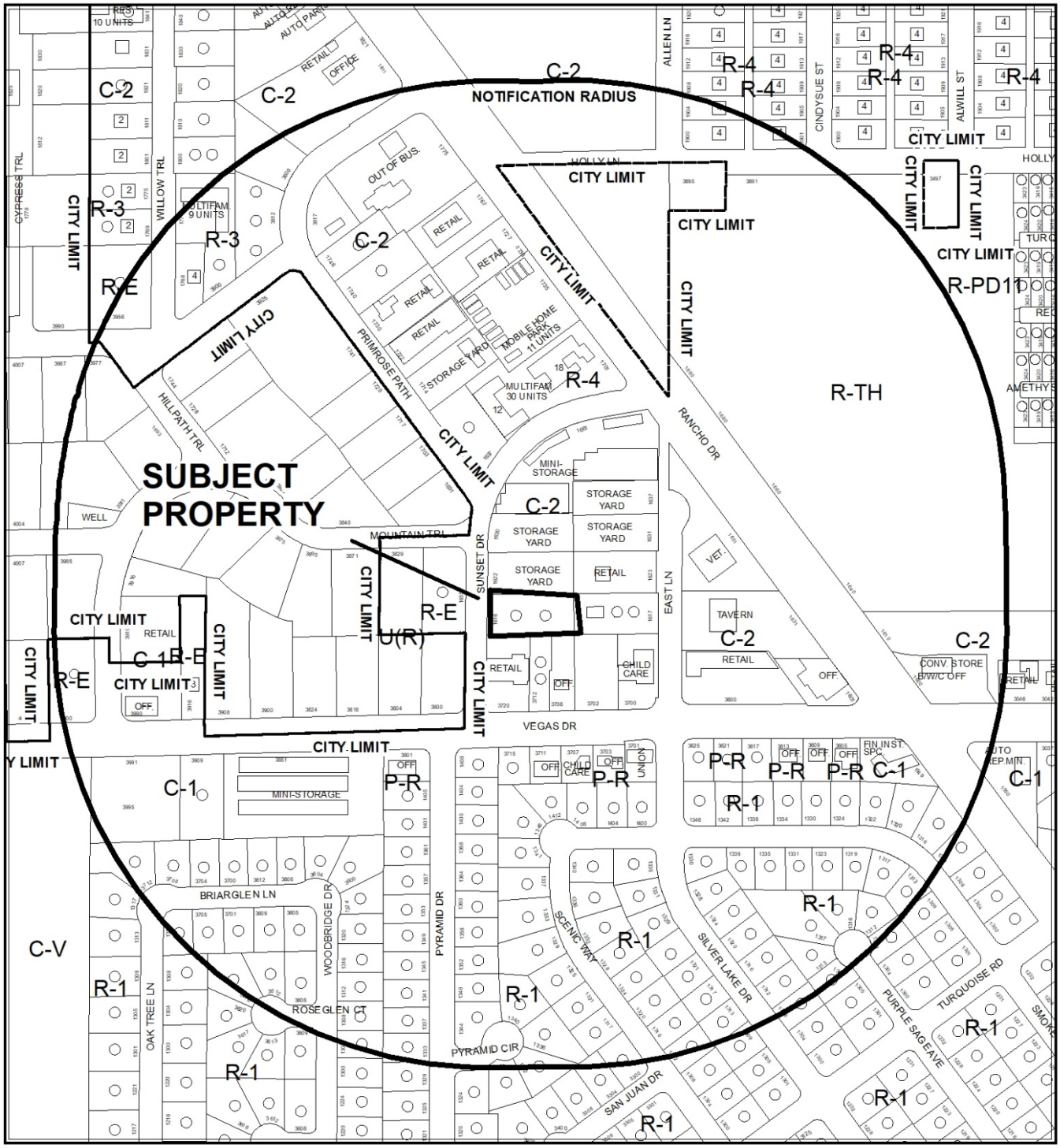
C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-76575 and SDR-76576 [PRJ-76322]
3. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
4. Submitted after Final Agenda –Protest Postcards for VAR-76575 and SDR-76576 [PRJ-76322]

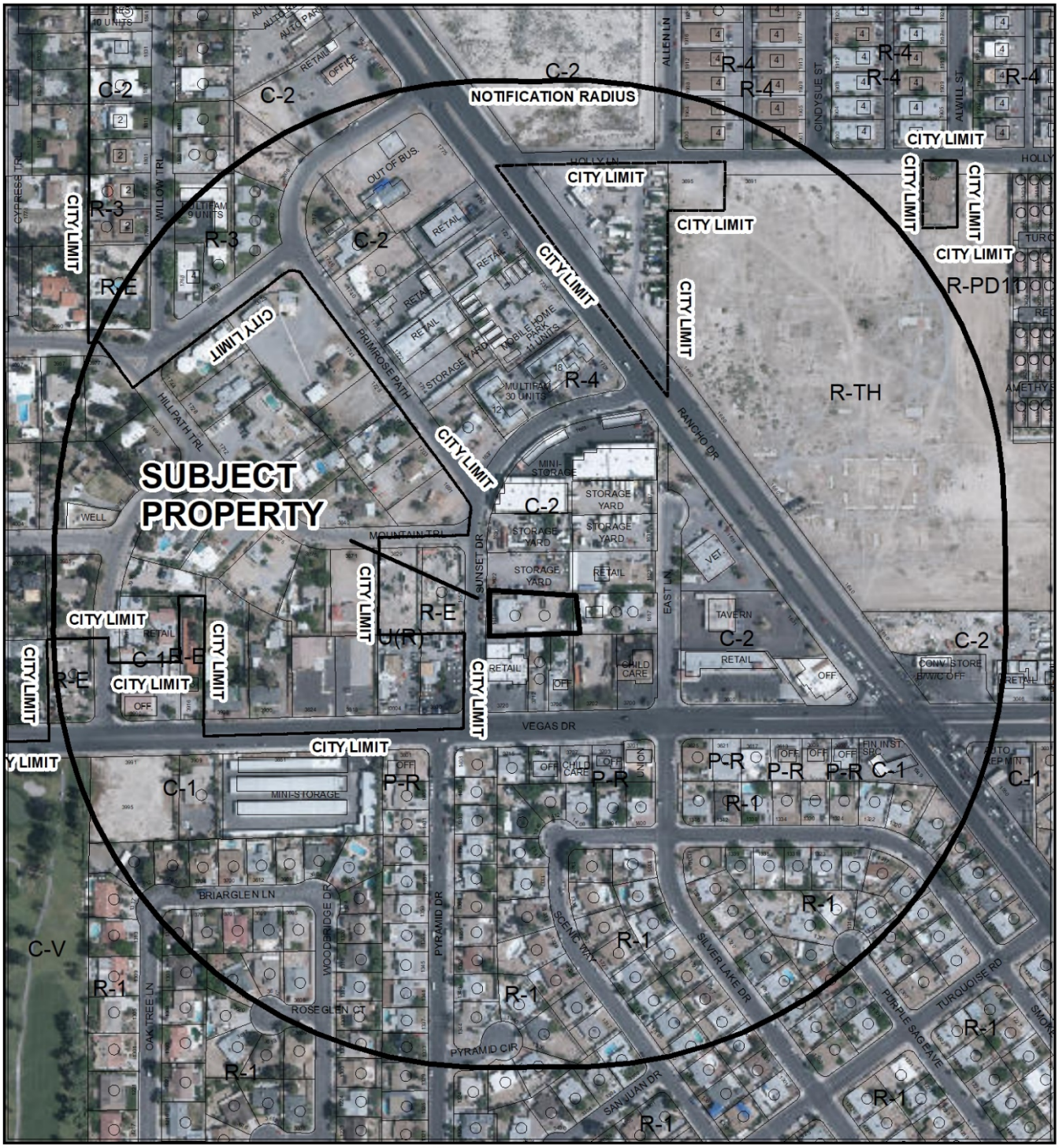
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **VAR-76575, SDR-76576 (PRJ-76322)**

RADIUS: 1000 FEET

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



CASE: **VAR-76575, SDR-76576 (PRJ-76322)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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 George T. López

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki BARLOW

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3272 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail Ricki Barlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

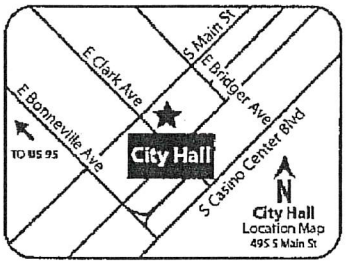
Jul 01 19, 08:14a Laura M Hitchcock Arroyo 702 647 0080 p.1

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

Families w/small children live in this area. Their walk to & from school on Sunset Dr. goes right past this property. Heavy Machinery being moved on/off this property is a safety hazzard for these children.

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 0 8 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-76575 and SDR-76576 [PRJ-76322]
Planning Commission Meeting of **07/09/2019**

PRJ-76322
13919812043
ARROYO MICHAEL P & LAURA M
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

99 ORDCNF1

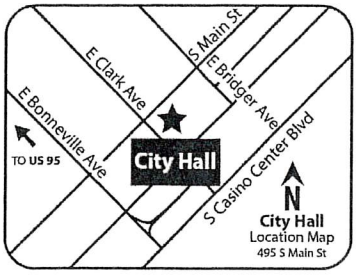
Submitted after final agenda

47-48P

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
JUL 08 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-76575 and SDR-76576 [PRJ-76322]

Planning Commission Meeting of **07/09/2019**

PRJ-76322
13929111083
KETTLER LANCE
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

34 ORDGNP1

47P
48P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
48

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

SUBJECT:
SDR-76576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76575 - APPLICANT/OWNER: GEORGE TONY LOPEZ - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.44 acres at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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 George T. López

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki BARLOW

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VAR/SDR

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3272 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
49

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-76577 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

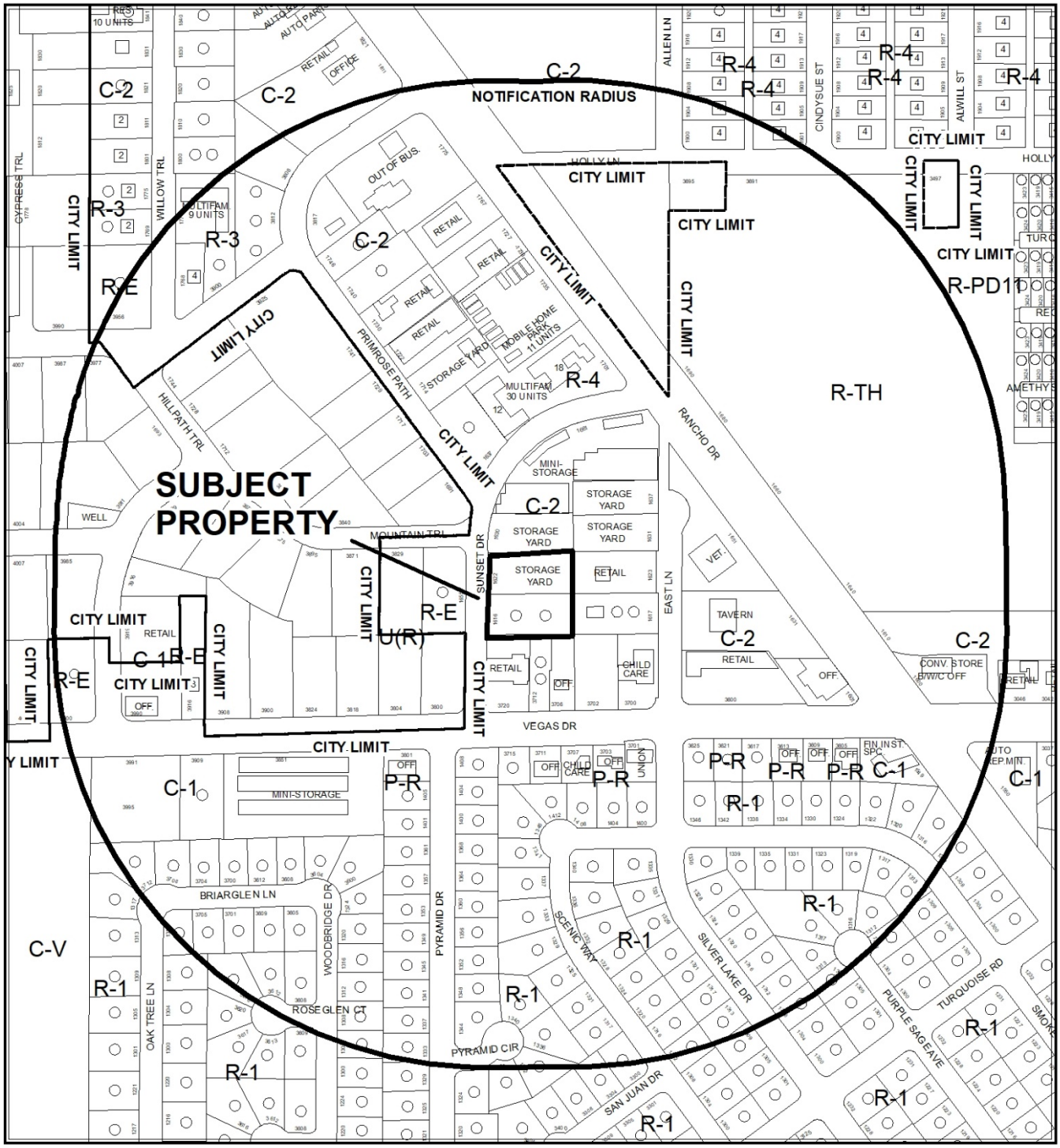
C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-76577 and SDR-76578 [PRJ-76322]
3. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
4. Submitted after Final Agenda –Protest Postcards for VAR-76577 and SDR-76578 [PRJ-76322]

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: **VAR-76577, SDR-76578 (PRJ-76322)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **VAR-76577, SDR-76578 (PRJ-76322)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ~~SDR~~ VAR and SDR

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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 George T. López

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA / ZON

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki BARLOW

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VAR/SDR

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3272 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail Ricki Barlow@LVAccess.com Phone (702) 461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

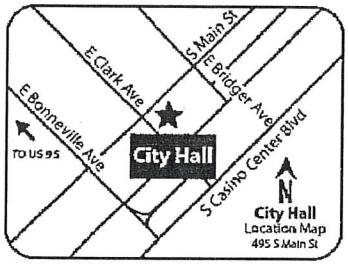
PRJ-76322
05/30/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Families w/small children live in this area. Their walk to & from school on Sunset Dr. goes right past this property. Heavy Machinery being moved on/off this property is a safety hazzard for these children.

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 0 8 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-76577 and SDR-76578 [PRJ-76322]
Planning Commission Meeting of **07/09/2019**

PRJ-76322
13919812043
ARROYO MICHAEL P & LAURA M
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

99 DRDCNP1

Submitted after final agenda

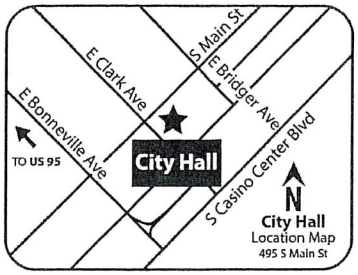
49-50P

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
JUL 08 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-76577 and SDR-76578 [PRJ-76322]

Planning Commission Meeting of **07/09/2019**

PRJ-76322
13929111083
KETTLER LANCE
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

34 DRDGNP1

497
SOP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
50

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76578 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76577 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ~~SDR~~ VAR and SDR

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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 George T. López

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA/ZON

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki BARLOW

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VAR/SDR

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3272 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail Ricki Barlow@LVAccess.com Phone (702) 461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
51

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

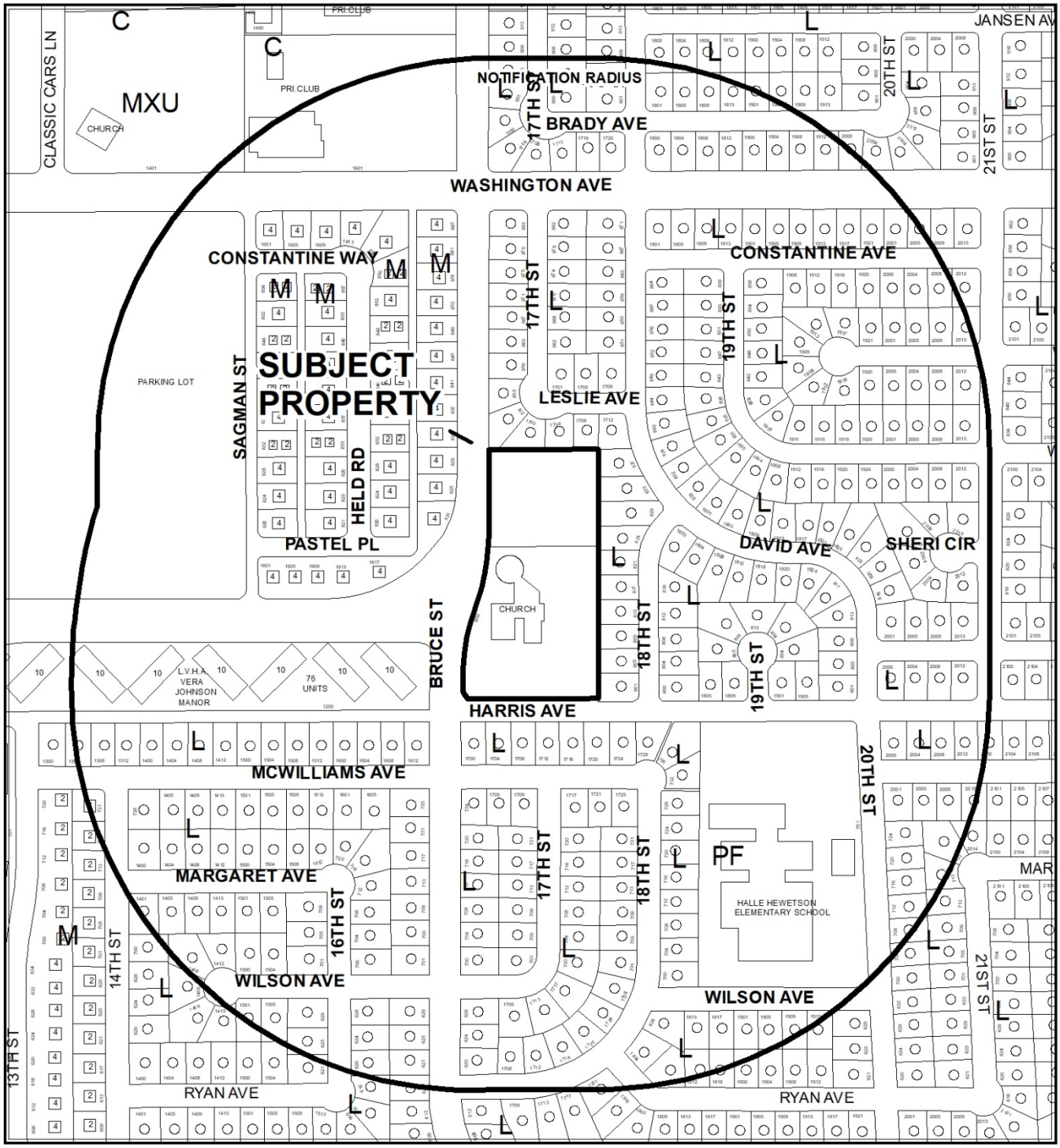
SUBJECT:
GPA-76580 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.50 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 3 (Coffin) [PRJ-76325]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Staff Report - GPA-76580 and ZON-76581 [PRJ-76325]
4. Supporting Documentation - GPA-76580 and ZON-76581 [PRJ-76325]
5. Photo(s) - GPA-76580 and ZON-76581 [PRJ-76325]
6. Justification Letter - GPA-76580 and ZON-76581 [PRJ-76325]
7. Submitted after Final Agenda - Supplemental Staff Report – Neighborhood Meeting Information and Support Postcard for GPA-76580 and ZON-76581 [PRJ-76325]

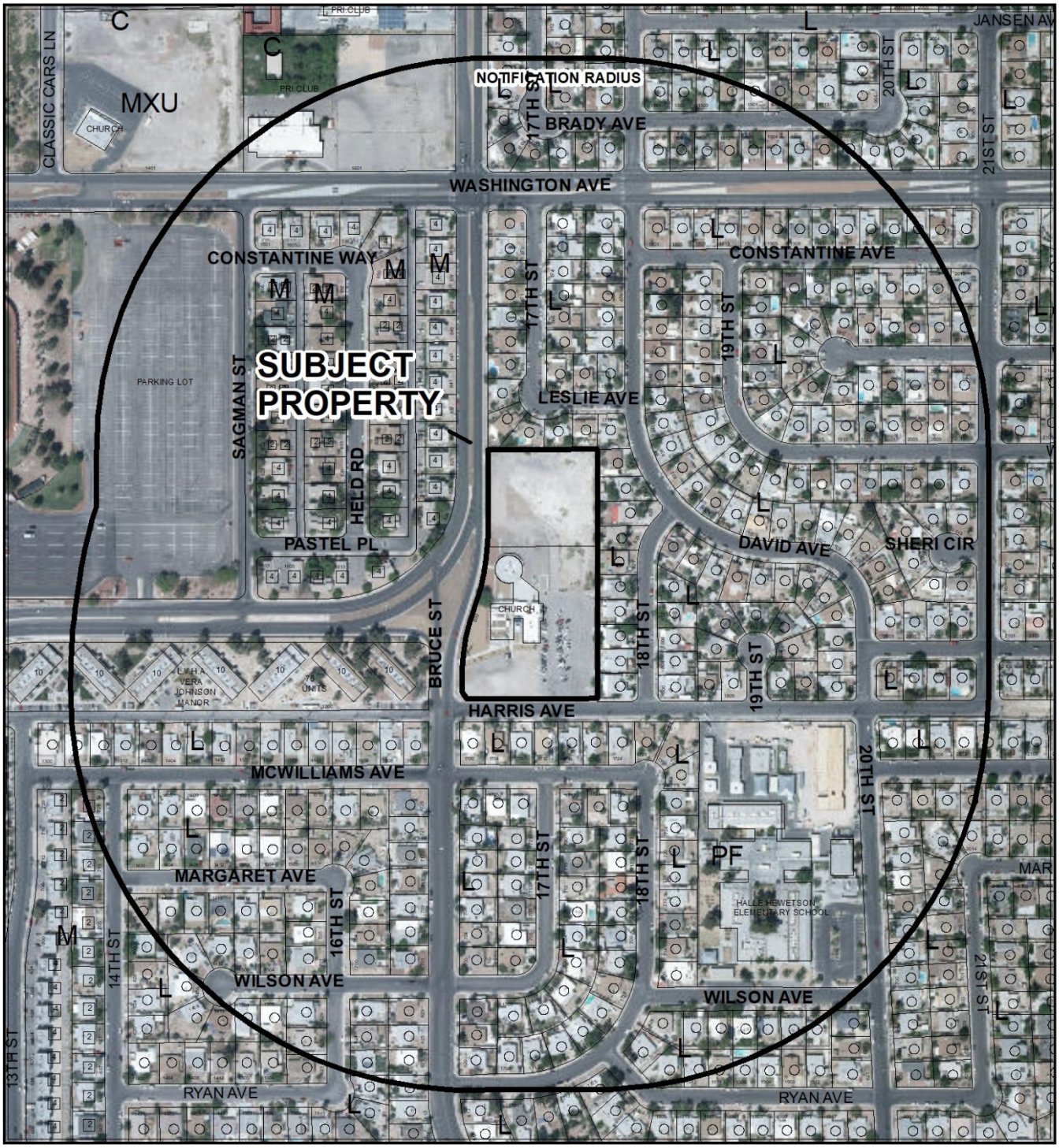


CASE: **GPA-76580 (PRJ-76325)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



0 290 580 Feet

CASE: **GPA-76580 (PRJ-76325)**

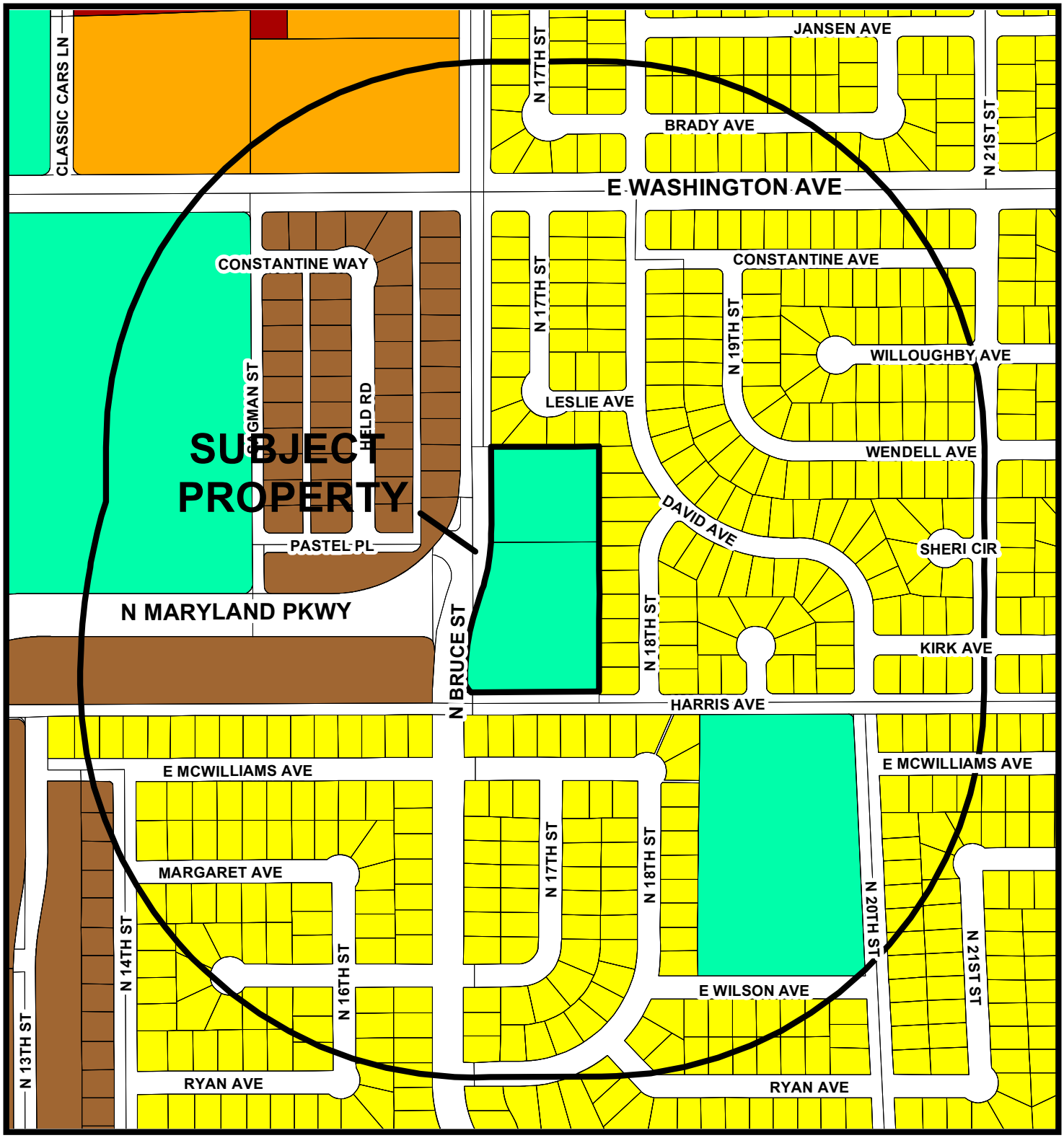
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

GPA-76580



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research Park
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial Center (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM PF TO SC

- 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: Wednesday, May 22, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: 4HIM4LIFE, INC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-76580	Staff recommends DENIAL.	
ZON-76581	Staff recommends DENIAL.	GPA-76580

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 431 (By Planning)

PROTESTS 0

APPROVALS 0

CC

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to change the land use designation and rezone 4.50 acres over two parcels at 800 North Bruce Street.

ISSUES

- A General Plan Amendment is requested to change the land use designation on this site from PF (Public Facilities) to SC (Service Commercial). Staff recommends denial.
- A Rezoning is requested from C-V (Civic) to C-1 (Limited Commercial). Staff recommends denial.
- A Site Development Plan Review for development on this site has not been submitted. However, the applicant's justification letter indicates that west portion of the site would be developed with commercial uses and the east portion with multi-family residential uses.

ANALYSIS

The site consists of two parcels; the northern parcel is undeveloped, the southern parcel contains a Church/House of Worship (Transformation Church) on land in the northeast corner of Harris Avenue and Bruce Street. The site is surrounded by single family, detached uses to the north, east and south, predominantly, with land adjoining to the west containing multi-family residential uses. A Site Development Plan Review has not been submitted for any specific development on this site at this time.

The applicant has requested a General Plan Amendment to designate the subject site from PF (Public Facilities) to SC (Service Commercial). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. The SC (Service Commercial) category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

CC

The subject site is currently zoned C-V (Civic). The purpose of the C-V zoning district is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

The proposed 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 subject site is located at the confluence of North Bruce Street, an 80-foot wide Collector street and North Maryland Parkway, a 100-foot wide Primary Arterial; however, the nearest commercial-zoned area is 1,180 feet to the northwest on Gragson Avenue. The proposed SC (Service Commercial) general land use designation and proposed C-1 (Limited Commercial) zoning district is consistent with the existing Church/House of Worship development on the subject site.

Staff finds the proposed SC (Service Commercial) General Plan designation and C-1 (Limited Commercial) zoning district would permit land uses too intense for direct residential developments. These uses such as restaurants and general personal services are typically open past normal business hours and would introduce public activity adjacent to a residential neighborhood that are incompatible and not capable of being operated in a harmonious manner with detached, single family residences that exist in the immediate area; therefore, staff recommends denial of the request.

FINDINGS (GPA-76580)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The density and intensity of the proposed SC (Service Commercial) land use designation is not compatible with the adjoining L (Low Density Residential) and M (Medium Density Residential) land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

CC

The proposed SC (Service Commercial) General Plan designation allows the C-1 (Limited Commercial), O (Office), and P-O (Professional Office) zoning districts. Due to the subject sites adjacency to single-family and multi-family residential neighborhoods, the P-O zoning district would be the only district compatible with the adjacent residential zoning districts, not the proposed C-1 zoning district.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation and utility facilities to accommodate the uses permitted by the proposed Service Commercial General Plan designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   Amending the existing General Plan designation to SC (Service Commercial) does not conform to the intent of the Commercial and Industrial Development Standards, Title 19.08.020, which strives to "to encourage sensitive design and planning of commercial and industrial development which enhances compatibility between the built environment and the natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties."

FINDINGS (ZON-76581)

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 would conform to the proposed SC (Service Commercial) General Plan Designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed within the proposed C-1 (Limited Commercial) zoning district are not compatible with the adjoining single family residential land uses, and zoning districts to the north and east of the subject site.

CC

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Growth and development factors in the surrounding community do not indicate the need for commercial zoning to adjoin the single family residential neighborhoods east of Bruce Street.

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 sites are accessed by Bruce Street, an 80-foot wide Collector street, and Harris Avenue, a 60-foot wide Local Street, which are both adequate in size to meet the requirements of the proposed C-1 (Limited Commercial) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
26/11/85	The Planning Commission denied a request for a Rezoning (Z-0077-85) from R-1 (Single Family Residential) to R-3 (Limited Multiple Residence) on land generally located on the east side of Bruce Street, between Harris Avenue and Washington Avenue.
06/07/06	The City Council approved a request to amend a portion of the Southeast Sector Plan of the Master Plan (GPA-12366) from L (Low Density Residential) to PF (Public Facilities) on 4.52 acres at 800 North Bruce Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-12371) from R-1 (Single Family Residential) to C-V (Civic) on 4.52 acres at 800 North Bruce Street. The Planning Commission and staff recommended approval.
	The applicant pulled a request for a Site Development Plan Review (SDR-12372) for an existing Church on 4.52 acres at 800 North Bruce Street. The SDR was replaced by SUP-12681.
	The City Council approved a request for a Special Use Permit (SUP-12681) for an existing Social Service Provider on 4.52 acres at 800 North Bruce Street. The Planning Commission and staff recommended approval.
08/07/14	Staff approved a request for a Minor Site Development Plan Review (SDR-55223) for a proposed 2,834 square-foot expansion of an existing church on 2.90 acres at 800 North Bruce Street.

Most Recent Change of Ownership	
01/15/14	A deed was recorded for a change in ownership.

CC

Related Building Permits/Business Licenses
There are no relevant related building permits/business licenses on file associated with the subject sites.

Pre-Application Meeting	
04/18/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a General Plan Amendment and a Rezoning.

Neighborhood Meeting	
07/02/19	A required neighborhood meeting is to be held at the Transformation Church, 800 Bruce Street, at 6:00pm. Staff will be in attendance.

Field Check	
05/23/19	A church/house of worship is contained on the south parcel, while the north parcel is undeveloped.

Details of Application Request	
Site Area	
Gross Acres	4.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Single Family, Detached	L (Low Density)	R-1 (Low Density Residential)
South	Single Family, Detached	L (Low Density)	R-1 (Low Density Residential)
East	Single Family, Detached	L (Low Density)	R-1 (Low Density Residential)
West	Multi-Family Residential	M (Medium Density)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/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 would apply to future development for the proposed C-1 zoning district:

Standard	***Required/Allowed***
Min. Setbacks*	
• Front	10 Feet
• Side	10 Feet
• Corner	10 Feet
• Rear	20 Feet

*Residential Adjacency could increase the minimum distance required for each setback requirement.

Existing Zoning	***Permitted Density***	***Units Allowed***
C-V (Civic)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
PF (Public Facilities)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Harris Avenue	Local Street	Title 13	60	Y
Bruce Street	Major Collector	Master Plan of Streets and Highways	80	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) 800 N. BRUCE ST.

Project Name FOUR FOURS LLC **Proposed Use** MIXED USE - FAMILY

Assessor's Parcel #(s) 139 26 701 002, 001 **Ward #** 3

General Plan: Existing ~~RNDCV~~ Proposed C-1/MIX **Zoning:** Existing ~~RNDCV~~ Proposed C-1/MIX

Additional Information

Property Owner 4HIM4LIFE **Contact** CREIGHTON NADY
Address 1500 SEARLES AVE, LV. City LV State NV Zip 89104
E-mail CJNOVI@YAHOO.COM Phone

Applicant FOUR FOURS, LLC **Contact**
Address SAME City State Zip
E-mail Phone

Representative LVACCESS, LLC **Contact** RICKI BARLOW
Address 3172 N. RAINBOW BLVD #202 City LAS VEGAS State NV Zip 89108
E-mail RICKIBARLOW@LVACCESS.COM Phone 702-461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert Poole, Jr. 4HIM4LIFE

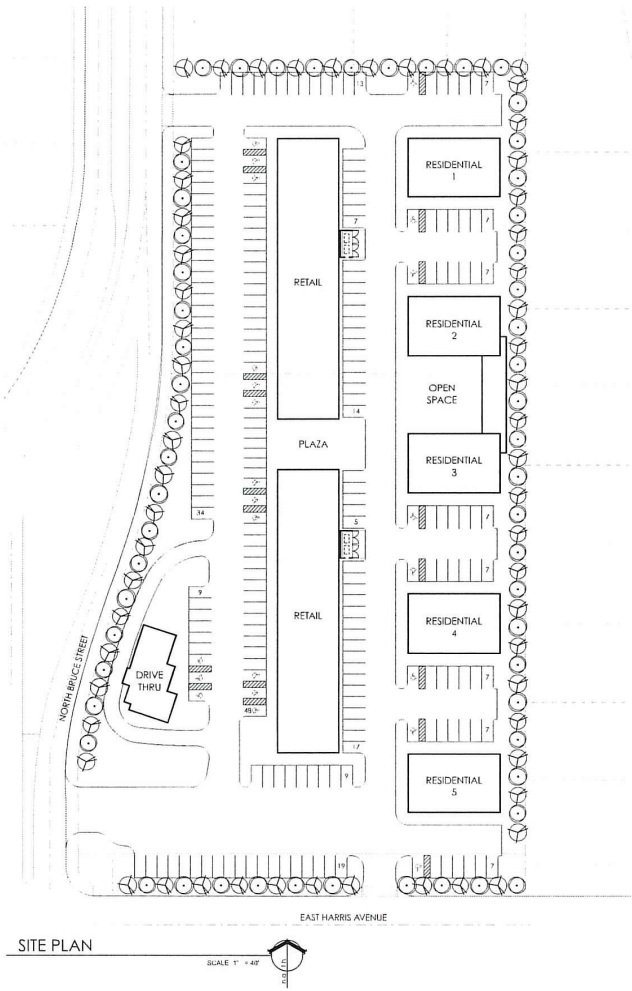
Subscribed and sworn before me

This 10 day of May, 20 19

Notary Public in and for said County and State

NOTARY PUBLIC
SUSAN R. BILLOW
STATE OF NEVADA, COUNTY OF CLARK
MY APPOINTMENT EXP. JAN 30, 2021
No: 97-0296-1

PR-76325
05/30/19



SITE PLAN

SCALE 1" = 40'

PROGRAM:	SQ. FT.:	1-BED UNITS:	2-BED UNITS:
RESIDENTIAL 1-5	17,760 SF	30 UNITS	20 UNITS
RETAIL	22,500 SF	---	---
DRIVE THRU	2,500 SF		

PARKING SPACES (TOTAL):	STANDARD SPACES:	H.C. SPACES:
231 SPACES	208 SPACES	23 SPACES

PRJ-76325
05/30/19

800 North Bruce Street - Mixed Use

Site Plan
800 North Bruce Street
Las Vegas, Nevada, 89101

Owner Review 2.19.19

SITE PLAN
SDR100

aptus



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19



GPA-76580 [PRJ-76325] - GENERAL PLAN AMENDMENT RELATED TO ZON-76581 - APPLICANT/OWNER: 4HIM4LIFE, INC
800 NORTH BRUCE STREET

05/23/19

LV ACCESS LLC.

3172 N. Rainbow Blvd. Suite 202 | 702-461-3121 | RickiBarlow@LVAccess.com

April 8, 2019

To: City of Las Vegas

As the representative of the said Parcel's: 139-26-701-001 and 002, I am requesting the land use be rezoned from Commercial (C-V) to Commercial (C-1) for the use sole purpose of "Commercial and Multi-Family use."

The current use of the land is for religious purposes and we are working toward maximizing the overall use by developing commercial retail on the west portion of the property and multi-family use on the east portion of the property.

We have spoken with the neighbors on the north, south, east and west property lines and they are all in support of our application as they look forward to a higher and best use of the said property.

Additionally, site plans have been submitted with this formal request.

Should you require any additional information, I may be reached at the number listed below.

Sincerely,

Ricki Y. Barlow, MBA
LVAccess.com
702-461-3121

Supplemental Staff Report
July 9, 2019 - Planning Commission Meeting

BACKGROUND

Neighborhood Meeting	
07/02/19	A mandatory neighborhood meeting was held at the Transformation Church, 800 Bruce Street in Las Vegas to discuss the project. Five (5) members of the public, two (2) representatives from the applicant's development team, one (1) staff member from the City Council Office representing Ward 5, and one (1) staff member of the Department of Planning were in attendance. Concerns included the following: • Neighbors voiced preference for single family residential on the parcel • Concerns about 2-story residential units having visibility into yards of adjacent residential properties • Concerns about existing traffic and the poor design of the intersection at Bruce Street and Maryland Parkway • Not enough speed bumps and street lights in the neighborhood compromising safety, particularly for children and pets • Attachment to having a church on the subject site for many years • Concerns that the proposed retail component will eventually fail and become blighted.

Submitted after final agenda

Items: 51-52

Jul.03.2019 12:59 PM guy & loretta oakes 3194950 PAGE. 1/ 1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-76580 and ZON-76581 [PRJ-76325]
Planning Commission Meeting of **07/09/2019**

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

PRJ-76325
13926310045
OAKES LORETTA & GUY HOWARD
9146 AQUEDUCT ST
LAS VEGAS NV 89123

95 DRDCMP1

51-52A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
52

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ZON-76581 - REZONING RELATED TO GPA-76580 - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.50 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 3 (Coffin) [PRJ-76325]. Staff recommends DENIAL.

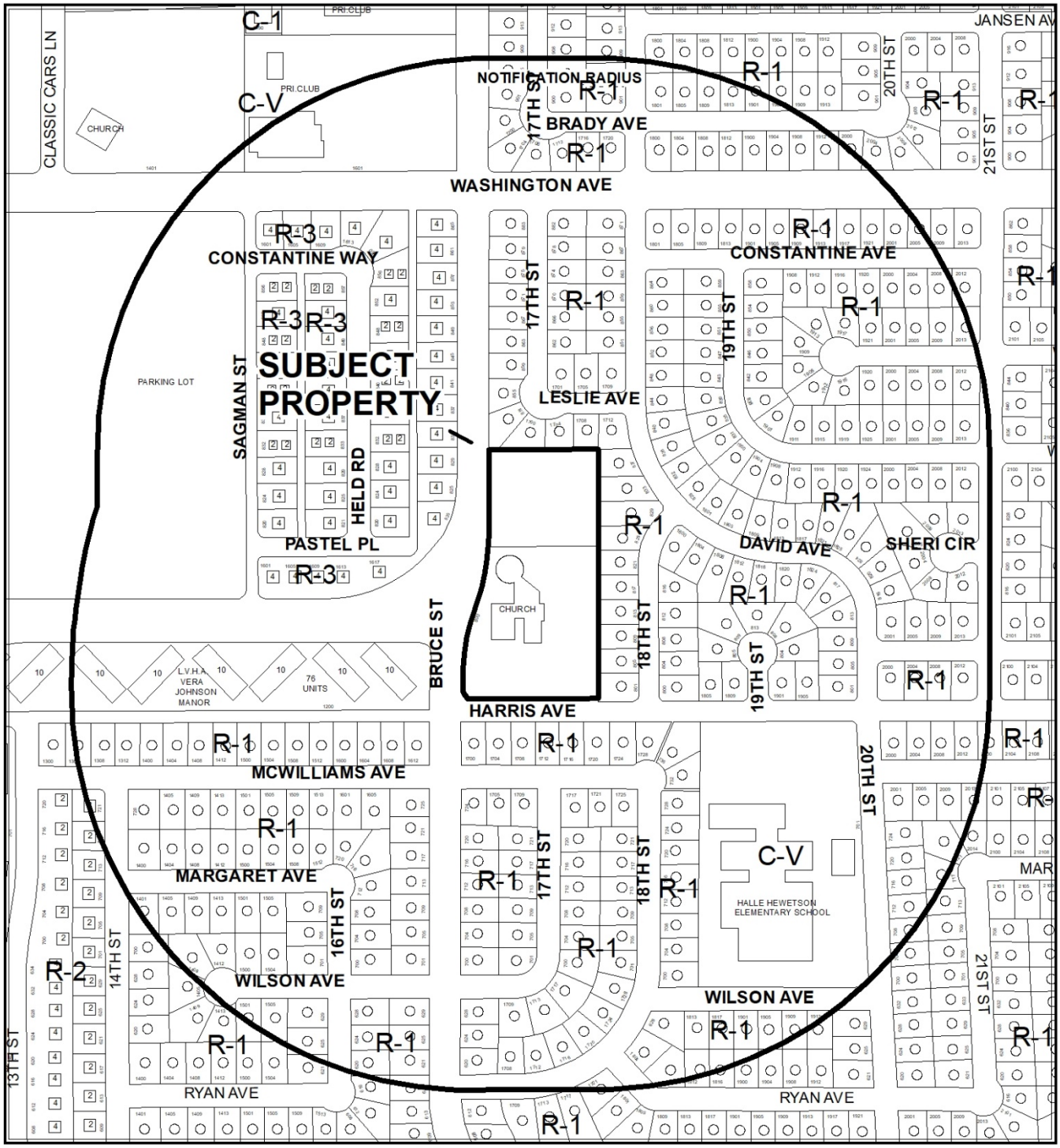
C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

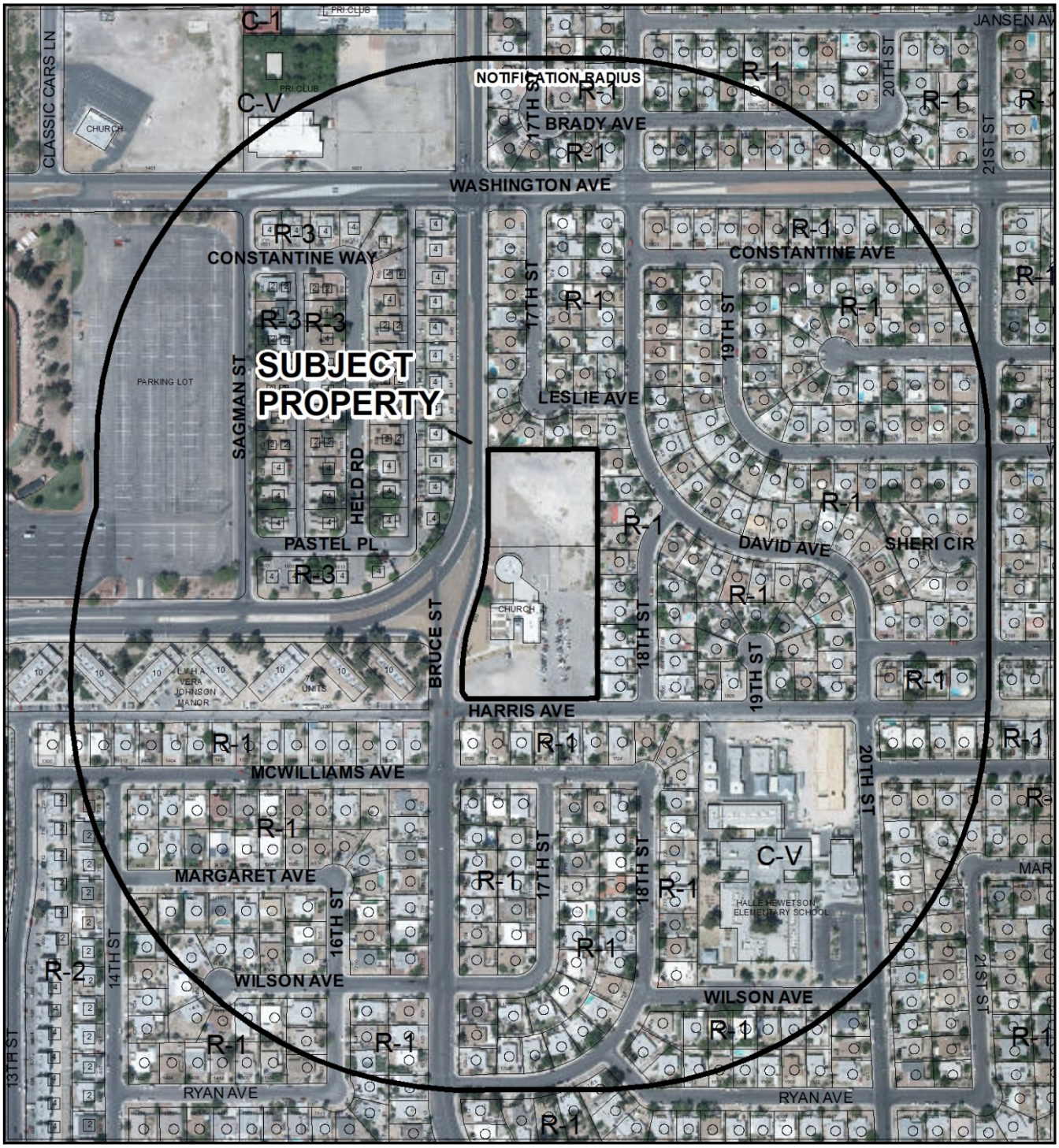


CASE: ZON-76581 (PRJ-76325)

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



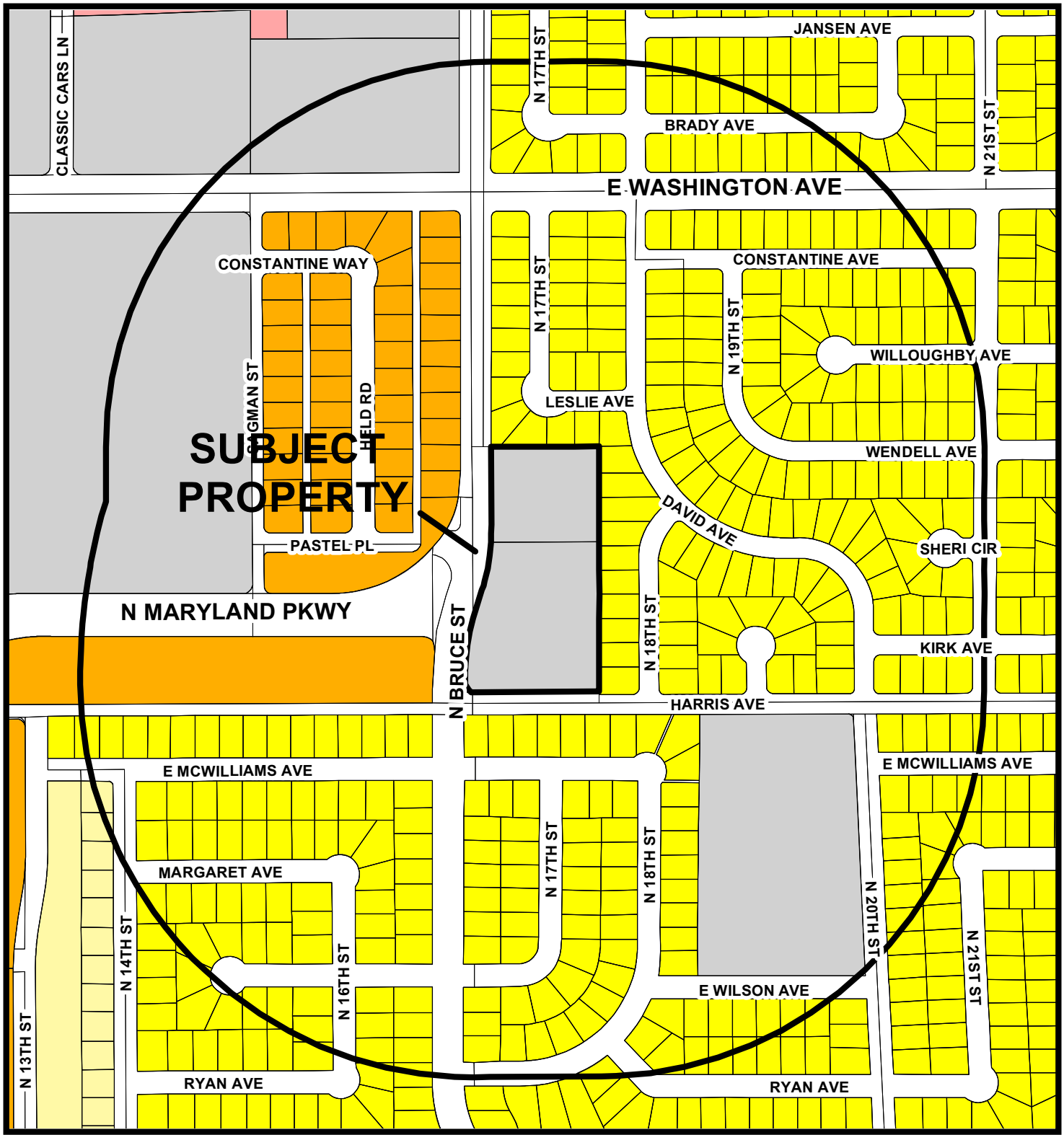
CASE: **ZON-76581 (PRJ-76325)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C-V (CIVIC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

ZON-76581



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-V 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: Wednesday, May 22, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) REZONING

Project Address (Location) 800 N. BRUCE ST.

Project Name FOUR FOURS LLC **Proposed Use** MIXED USE - FAMILY

Assessor's Parcel #(s) 139 26 701 002, 001 **Ward #** 3

General Plan: Existing ~~RNDCV~~ Proposed C-1/MIX **Zoning:** Existing ~~RNDCV~~ Proposed C-1/MIX

Additional Information

Property Owner 4HIM4LIFE **Contact** CREIGHTON NADY
Address 1500 SEARLES AVE, LV. City LV State NV Zip 89104
E-mail CJNOVI@YAHOO.COM Phone

Applicant FOUR FOURS, LLC **Contact**
Address SAME City State Zip
E-mail Phone

Representative LVACCESS, LLC **Contact** RICKI BARLOW
Address 3172 N. RAINBOW BLVD #202 City LAS VEGAS State NV Zip 89108
E-mail RICKIBARLOW@LVACCESS.COM Phone 702-461-3121

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert Poole, Jr. 4HIM4LIFE

Subscribed and sworn before me

This 10 day of May, 20 19

Notary Public in and for said County and State

NOTARY PUBLIC SUSAN R. BARLOW STATE OF NEVADA - COUNTY OF CLARK MY APPOINTMENT EXP. JAN 30, 2021 No: 97-0296-1

PR-76325 05/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
53

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

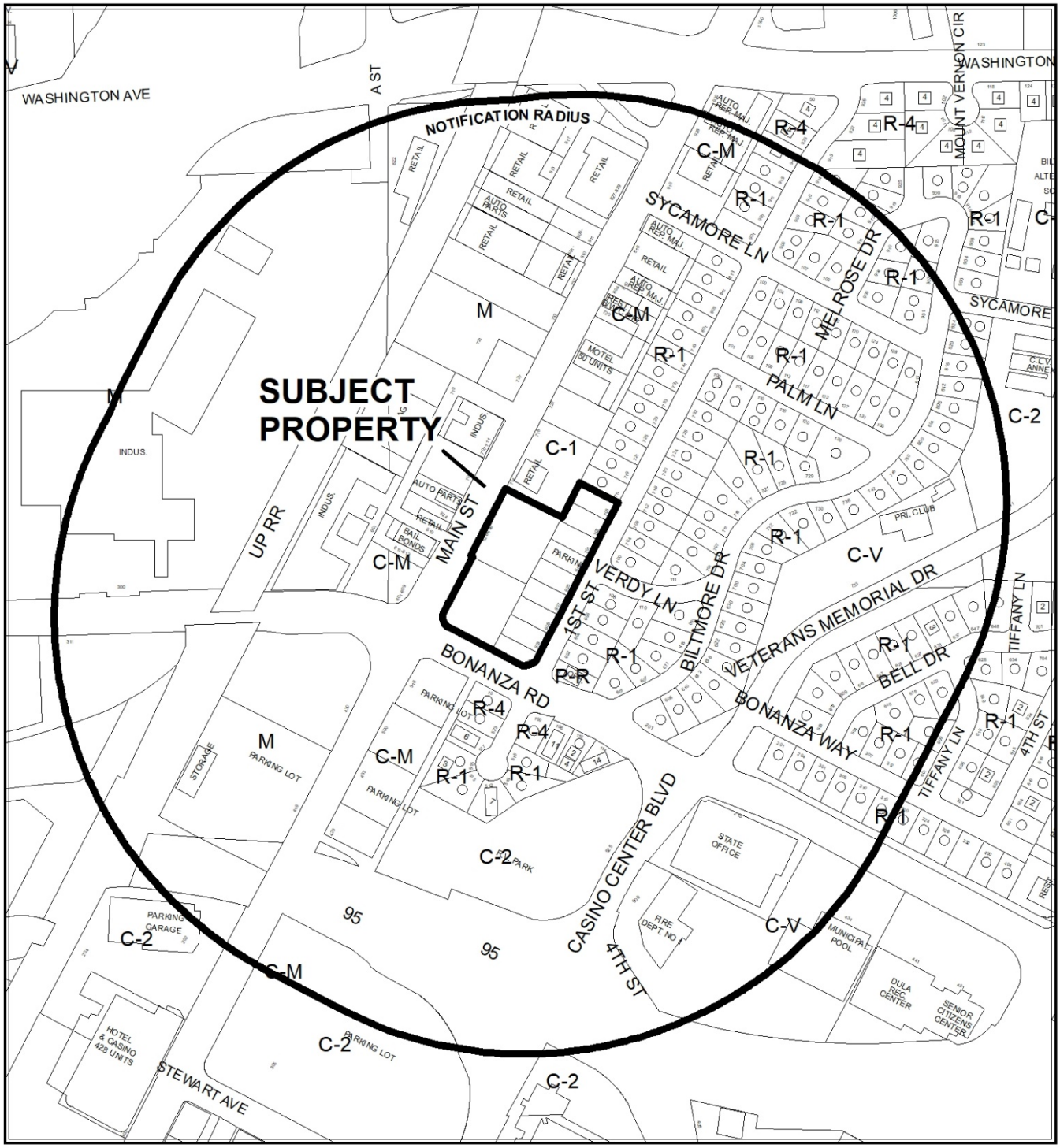
SUBJECT:
GPA-76598 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-76598, ZON-76599 and SDR-76600 [PRJ-76561]
4. Supporting Documentation - GPA-76598, ZON-76599 and SDR-76600 [PRJ-76561]
5. Photo(s) - GPA-76598, ZON-76599 and SDR-76600 [PRJ-76561]
6. Justification Letter - GPA-76598, ZON-76599 and SDR-76600 [PRJ-76561]
7. Submitted after Final Agenda - Conditions and Staff Report for GPA-76598, ZON-76599 and SDR-76600, Protest Postcard for GPA-76598 and ZON-76599, and Documentation Not Vetted – Protest Comment Log for GPA-76598, ZON-76599 and SDR-76600 [PRJ-76561]
8. Submitted at Meeting – Benjamin Moore Paint Color Samples by Heidi Swank

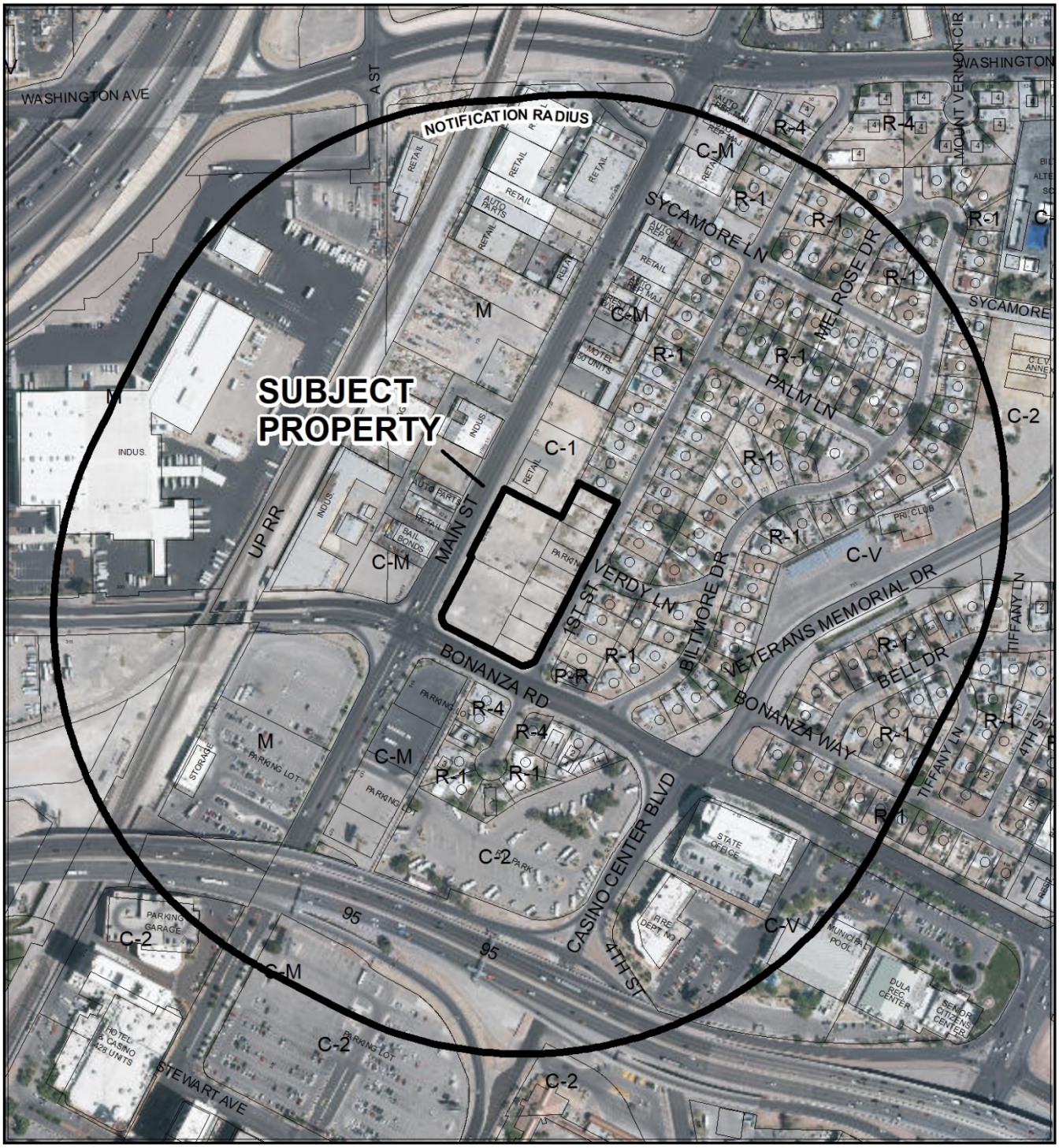


CASE: **GPA-76598 (PRJ-76561)**

RADIUS: 1000 FEET

0 295 590 Feet

N



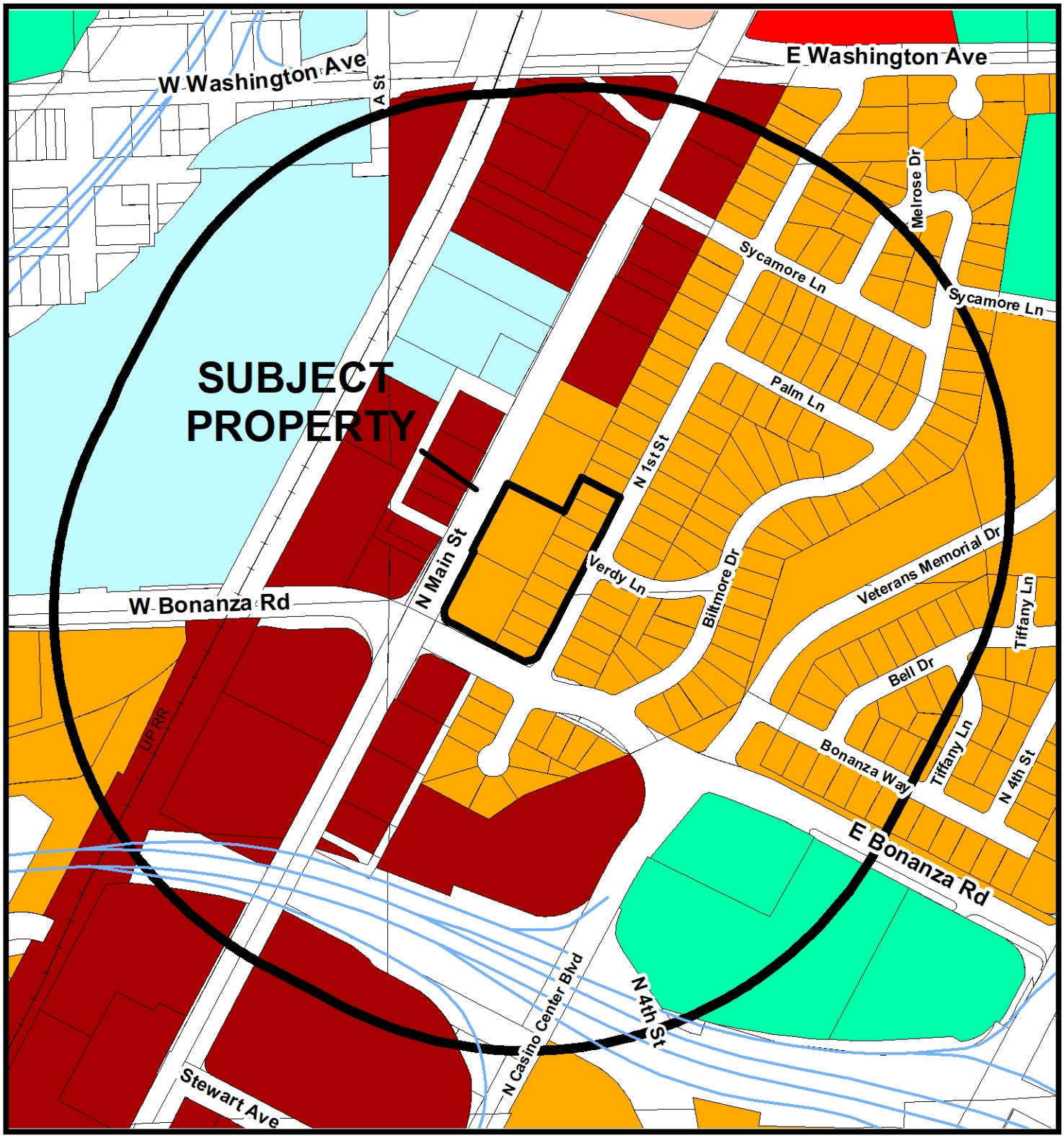
CASE: **GPA-76598 (PRJ-76561)**

RADIUS: 1000 FEET

0 295 590 Feet

N

GPA-76598



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM MXU TO LI/R

- 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, May 30, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 634 N. MAIN STREET, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-76598	Staff recommends DENIAL.	
ZON-76599	Staff recommends DENIAL.	GPA-76598
SDR-76600	Staff recommends DENIAL, if approved subject to conditions:	GPA-76598 ZON-76599

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 224 - GPA-76598 and ZON-76599
224 - SDR-76600

PROTESTS 0 - GPA-76598 and ZON-76599
0 - SDR-76600

APPROVALS 0 - GPA-76598 and ZON-76599
0 - SDR-76600

JB

** CONDITIONS **

SDR-76600 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76598) and Rezoning (ZON-76599) 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 06/05/19, except as amended by conditions herein.

4. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved:
   a. To allow 38 parking spaces where 63 parking spaces are required for a proposed 62,976 square-foot warehouse development.
   b. To allow a zero-foot front yard setback from Bonanza Road where 10 feet is required.
   c. To allow a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required.
   d. To allow an 11-foot rear yard setback from the north property line where 20 feet is required.
   e. To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15-feet in the minimum required.
   f. To allow a nine-foot landscape buffer adjacent to Bonanza Road where 15-feet in the minimum required.
   g. To allow a nine-foot landscape buffer adjacent to Main Street where 15-feet in the minimum required.
   h. To allow a zero-foot landscape buffer adjacent to the interior north property line, where eight feet is the minimum required.
   i. To allow a 15-foot tall wall/fence in the front yard setback area where a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area.
   j. To allow a 15-foot tall wall/fence on the perimeter of the site where a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.
   k. To allow a 50-foot residential adjacency setback where 113 feet is required.
   l. To allow a 58% lot coverage, where 50% is the maximum allowed.

JB

5. An Exception from Title 19.08.040 is hereby approved:
   a. To allow one 20-foot tall Mexican Fan Palm trees with four shrubs every 40 linear feet adjacent to Main Street, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   b. To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   c. To allow zero 24-inch box trees adjacent to 1st Street; with only a combination of shrubs, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   d. To allow zero 24-inch box trees and shrubs adjacent to interior north property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   e. To allow zero interior parking lot islands and end caps trees, where 13 trees are required, where one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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.

9. All utility or mechanical equipment shall comply with the provisions of the Appendix F Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

10. 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.

11. 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.

JB

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Prior to the issuance of any permits, dedicate the appropriate right-of-way for a total 45-foot wide half street dedication on Main Street. Confirm the right-of-way width of Main Street in relation to the NDOT "O" line and the centerline of Main Street, discrepancies with NDOT Resolution of Relinquishment 20021120:00572 and 2011042200:00844 to clarify illegible maps, Parcel Map Page 66, Book 34. The ultimate width of Main Street shall be 90-feet with 45 feet coming from each side. Additionally, dedicate the appropriate additional width for a bus turnout and grant the associated bus shelter pad easement prior to the issuance of permits for this site or concurrent with a mapping action for this site, whichever may occur first. Construction of the bus turn out is not required.

14. Construct all incomplete half street improvements (sidewalk) on First Street adjacent to this site and correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk along Main Street and Bonanza Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. The new driveway on Main Street shall be ADA compliant.

15. The proposed gate may be closed during business hours, however if patterns of vehicles queuing in the public right-of-way develops, it shall remain open during normal business hours as required by the City Traffic Engineer.

16. Coordinate with Sanitary Sewer Planning Section of the Department of Public Works to determine wastewater capacity improvements, if any, based upon proposed internal improvements to the Warehouse.

17. 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.

18. 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.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a proposed 62,976 square-foot warehouse development and 10,000 square-foot shade structure on a 2.60-acre undeveloped property located on the northeast corner of Bonanza Road and Main Street. In addition, to the standard Site Development Plan Review and associated waivers, the applicant is requesting a General Plan Amendment and Rezoning for this project to accommodate the proposed Warehouse/Distribution Center land use.

ISSUES

- A General Plan Amendment (GPA-76598) from MXU (Mixed Use) to LI/R (Light Industry/Research) has been requested for the subject site. Staff does not support this request.
- A Rezoning (ZON-76599) from C-1 (Limited Commercial) to C-M (Commercial/Industrial) has been requested for the subject site. Staff does not support this request.
- The applicant has requested the following Waivers of Appendix F Interim Downtown Las Vegas Development Standards. Staff does not support the applicant's request:
    - To allow 38 parking spaces where 63 parking spaces are required for a proposed 62,976 square-foot warehouse development.
    - To allow a zero-foot front yard setback from Bonanza Road where 10 feet is required.
    - To allow a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required.
    - To allow an 11-foot rear yard setback from the north property line where 20 feet is required.
    - To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15 feet is the minimum required.
    - To allow a nine-foot landscape buffer adjacent to Bonanza Road where 15 feet in the minimum required.
    - To allow a nine-foot landscape buffer adjacent to Main Street where 15 feet is the minimum required.
    - To allow a zero-foot landscape buffer adjacent to the interior north property line, where eight feet is the minimum required.
    - To allow a 15-foot tall wall/fence in the front yard setback area where a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area.

JB

  - To allow a 15-foot tall wall/fence on the perimeter of the site where a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.
  - To allow a 50-foot residential adjacency setback where 113 feet is required.
  - To allow 58% lot coverage, where 50% is the maximum allowed.
- The applicant has requested the following Exceptions from Title 19.08.040 development standards. Staff does not support the applicant's request:
  - To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Main Street, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow zero 24-inch box trees adjacent to 1st Street with only a combination of shrubs, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow zero 24-inch box trees and shrubs adjacent to the interior north property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow zero interior parking lot islands and end cap trees, where 13 trees are required, based on one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces.

ANALYSIS

The subject site is approximately 2.60 acres and consist of 11 parcels zoned C-1 (Limited Commercial) with a MXU (Mixed Use) General Plan land use designation. The applicant has proposed a General Plan Amendment (GPA-76598) from MXU (Mixed Use) to LI/R (Light Industry/Research), which will allow low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. The LI/R (Light Industry/Research) General Plan land use designation allows the M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning districts.

In addition, the applicant has proposed to Rezone (ZON-76599) the subject site from C-1 (Limited Commercial) to C-M (Commercial/Industrial) zoning district, which allows the proposed warehouse/distribution center and outdoor storage as permitted land uses. Existing single family detached dwellings are located across 1st Street to the east of the subject site and adjacent to the northeast perimeter of the subject site, which are zoned R-1 (Single Family Residential) and C-1 (Limited Commercial). Also, the subject site is

JB

located directly adjacent to C-M (Commercial/Industrial) and M (Industrial) zoning to the west, which fronts Main Street. The C-M (Commercial/Industrial) zoning district is designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. Staff has determined that although the proposed C-M (Commercial/Industrial) zoning district is consistent with the proposed LI/R (Light Industry/Research) General Plan land use designation, the allowable land uses associated with the proposed C-M (Commercial/Industrial) zoning district are not compatible with the adjacent C-2 (General Commercial) zoning district to the north and west and single-family residential properties located to the north and east of the subject site. Therefore, staff recommends denial of this request.

The subject site is located within the Downtown Las Vegas – Cashman District (Area 2), which allows all deviations from Title 19 development standards to be addressed as waivers associated with the Site Development Plan Review (SDR-76600). A Warehouse/Distribution Center use is described in Title 19.12 as: "An enclosed structure for the storage of goods for distribution or transfer to another location", which is a permitted use in the proposed C-M (Commercial/Industrial) zoning district. The applicant has proposed a Site Development Plan Review (SDR-76600) for a proposed 62,976 square-foot warehouse development and 10,000 square-foot shade structure on the 2.60-acre subject site. The proposed 62,976 square-foot warehouse building has been oriented to the southern perimeter of the site and the proposed 10,000 square-foot shade structure is located on the northeast perimeter of the subject site. The applicant has proposed multiple waivers of Title 19 development standards associated with the proposed development which are listed below:

- To allow 38 parking spaces where 63 parking spaces are required for a proposed 62,976 square-foot warehouse development.
- To allow a zero-foot front yard setback from Bonanza Road where 10 feet is required.
- To allow a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required.
- To allow an 11-foot rear yard setback from the north property line where 20 feet is required.
- To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15 feet is the minimum required.
- To allow a nine-foot landscape buffer adjacent to Bonanza Road where 15 feet is the minimum required.
- To allow a nine-foot landscape buffer adjacent to Main Street where 15 feet is the minimum required.
- To allow a zero-foot landscape buffer adjacent to the interior north property line, where eight feet is the minimum required.
- To allow a 15-foot tall wall/fence in the front yard setback area where a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area.

JB

- To allow a 15-foot tall wall/fence on the perimeter of the site where a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.
- To allow a 50-foot residential adjacency setback where 113 feet is required.
- To allow 58% lot coverage, where 50% is the maximum allowed.

In addition, the applicant has proposed the following exceptions to Title 19 development standards, which are listed below:

- To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Main Street, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow zero 24-inch box trees adjacent to 1st Street with only a combination of shrubs, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow zero 24-inch box trees and shrubs adjacent to the interior north property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow zero interior parking lot islands and end cap trees, where 13 trees are required, based on one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces.

The Department of Public Works has determined that this project will add approximately 110 trips per day on Bonanza Road and Main Street. Currently, Bonanza Road is at about 78 percent of capacity and Main Street is at about 41 percent of capacity. With this project, Bonanza Road is expected to remain unchanged and Main Street to be at about 42 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 12 additional cars, or about one every five minutes.

The Appendix F Interim Downtown Las Vegas Development Standards indicate that the Cashman District's primary goal is to create, "A community of entrepreneurs anchored by sports culture." The documents further states, "There is tremendous redevelopment potential to create a new mixed community that provides a sports and entertainment core of activity, including a new soccer stadium complex, and the 2018 expansion of the United Soccer League to include a Las Vegas team represents a major step towards this objective. Connected to this facility would be a number of mixed-use blocks that include workforce housing and creative and incubator office space that caters to the high tech uses such as Zappos employees, Unmanned Aerial Vehicle (UAV) researchers, and other creatives looking for cool, hip and affordable places to live and work." It has been determined by staff that the proposed warehouse development does not fall in line with

JB

the vision for the Cashman District. Furthermore, due to the multiple waivers and exceptions of Title 19 development standards associated with this project, staff has determined the proposed project is not compatible with surrounding development in the area and will have a negative impact to the adjacent single-family residential properties located to the north and east of the subject site. Therefore, staff recommends denial of this project.

FINDINGS (GPA-76598)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed LI/R (Light Industry/Research) General Plan designation will allow low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories, which is inconsistent with the adjacent single-family residential properties located to the north and east of the subject site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The applicant has proposed a Rezoning (ZON-76599) from C-1 (Limited Commercial) to C-M (Commercial/Industrial) on the subject site, which is consistent with the proposed LI/R (Light Industry/Research) General Plan designation. However, the proposed land use is not compatible with the adjacent single-family residential properties located to the east of the subject site.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

JB

The proposed amendment does not conform to the vision of the Appendix F Interim Downtown Las Vegas Cashman District's primary goals.

FINDINGS (ZON-76599)

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 Rezoning from C-1 (Limited Commercial) to C-M (Commercial/ Industrial) would be in conformance with the proposed LI/R (Light Industry/Research) General Plan Designation under the Southeast Sector Plan of the General Plan.

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.**

   Staff has determined that although the proposed C-M (Commercial/ Industrial) zoning district is consistent with the proposed LI/R (Light Industry/Research) general plan land use designation, the allowable industrial land uses are not compatible with the existing single family detached dwellings located on the northern and eastern perimeter of the subject site.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   There are no development factors in the community that would warrant the proposed C-M (Commercial/ Industrial) zoning district on the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The site is accessed by Main Street, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which will provide adequate capacity to serve the subject site.

JB

FINDINGS (SDR-76600)

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 warehouse development is not compatible with the adjacent single-family residential developments in the area, as evidenced by the multiple waivers and exceptions to address insufficient building setbacks, insufficient perimeter landscaping, to allow perimeter wall/fences which exceed the maximum height, to allow insufficient residential adjacency setbacks, to exceed the maximum allowable lot coverage and deviations from required perimeter and interior parking lot planting materials. These standards were put in place to protect adjacent residential development and create a more aesthetically pleasing project.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed warehouse development does not comply with established Title 19 Appendix F Interim Downtown Las Vegas Area 2 development standards, which require conformance to Title 19.08 and 19.12 development standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Primary site access is from Main Street, which is classified as a 100-foot Primary Arterial street pursuant to the Master Plan of Streets and Highways, which is appropriate for this site. The submitted plan indicates a 15-foot tall perimeter wall will be installed on the perimeter of the subject site; no vehicular or pedestrian access has been proposed to Bonanza Road or 1st Street.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The project design and style is not appropriate for the subject location and will not be harmonious with adjacent single-family residential properties located to the north and east of the subject site. The submitted building elevations indicate building facades will have a combination of “White”, “Grey” and “Dark Brown” metal panels. The proposed landscape buffers will have a combination of 20-foot tall Mexican Fan Palm trees and shrubs which are consistent with the Southern Nevada Regional Plant List.

JB

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious. However the proposed warehouse development scale and building placement is not compatible with the existing adjacent single-family residential properties located to the north and east of the subject site, as evidenced by the requested waivers to address insufficient building setbacks, insufficient perimeter landscaping, to allow perimeter wall/fences which exceed the maximum height, to allow insufficient residential adjacency setbacks, to exceed the maximum allowable lot coverage and deviations from required perimeter and interior parking lot planting materials.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed warehouse 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.	
11/20/02	The City Council approved a request for a Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review [Z-0046-02(1)] and a Reduction of the on-site Landscape Requirements for a 256-unit Multi-Family Senior Apartment Complex with 20,000 square feet of commercial development adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Special Use Permit (U-0114-02) for a Multi-Family Senior Apartment complex adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Variance (V-0072-02) to allow lot coverage in excess of 50% for a Senior Apartment complex adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.
11/17/04	The City Council approved a request for an Extension of Time (EOT-5402) of a previously approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
	The City Council approved a related request for an Extension of Time (EOT-5403) of a previously approved Site Development Plan Review [Z-0046-02(1)] and a reduction of the on-site landscape requirements for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development.
	The City Council approved a related request for an Extension of Time (EOT-5404) of a previously approved Special Use Permit (U-0114-02) for a multi-family senior apartment complex.
11/02/05	The City Council approved a request for a Site Development Plan Review (SDR-8649) for a Mixed-Use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is required adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-8814) for a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission and staff recommended approval of the request.
08/24/06	The Planning Commission approved a request for a Tentative Map (TMP-15044) for a Mixed-Use Subdivision consisting of 296 residential condominium units and one commercial lot on 2.47 acres at the northeast corner of Main Street and Bonanza Road. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/20/06	The City Council approved a request for an Extension of Time (EOT-15724) of a previously approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
01/17/07	The City Council approved a request for a Review of Condition Number 3 (ROC-18046) of a previously approved Rezoning (Z-0046-02) to allow a radius of 30 feet where 54 feet was required on the northwest corner of Bonanza Road and Main Street.
	The City Council approved a related request for a Major Modification (SDR-18025) to a previously approved Site Development Plan Review (SDR-8649) for a proposed addition of a 2,600 square-foot restaurant; addition of 40 feet in height of an approved mixed-use development; and to allow a residential adjacency setback of 57 feet where 357 feet is the minimum required.
09/19/07	The City Council approved a request for an Extension of Time (EOT-23631) of a previously approved Special Use Permit (SUP-8814) for a proposed mixed-use commercial and residential development adjacent to the northeast corner of Main Street and Bonanza Road.
12/19/07	The City Council approved a request for an Extension of Time (EOT-25467) of a previously approved Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street.
	The City Council approved a related request for an Extension of Time (EOT-25466) of a previously approved Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249 feet from residential property is required.
01/07/09	The City Council approved a request for an Extension of Time (EOT-32355) of a previously approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
	The City Council approved a related request for an Extension of Time (EOT-31350) of a previously approved Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet.
	The City Council approved a related request for an Extension of Time (EOT-31907) of a previously approved Special Use Permit (SUP-8814) for a proposed mixed-use commercial and residential development.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/04/09	The City Council approved a request for an Extension of Time (EOT-31906) of a previously approved Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249 feet from residential property is required on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
11/17/10	The City Council approved a request for an Extension of Time (EOT-39851) of a previously approved Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street.
	The City Council approved a request for an Extension of Time (EOT-39852) of a previously approved Special Use Permit (SUP-8814) for a proposed mixed-use commercial and residential development adjacent to the northeast corner of Main Street and Bonanza Road.
	The City Council approved a related request for an Extension of Time (EOT-39854) of a previously approved Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249 feet from residential property is required.
10/28/14	The City Council approved a request for a Site Development Plan Review (SDR-55270) for a proposed 6,222 square-foot Medical Marijuana Dispensary at the northeast corner of Bonanza Road and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-55271) for a proposed 6,222 square-foot Medical Marijuana Dispensary at the northeast corner of Bonanza Road and Main Street. The Planning Commission and staff recommended approval of the request. This request expired on 04/28/16.

Most Recent Change of Ownership	
03/29/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

JB

Pre-Application Meeting	
05/16/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review for a proposed warehouse development on the subject site.

Neighborhood Meeting	
06/12/19	A neighborhood meeting was held at the West Las Vegas Library at 951 West Lake Mead Boulevard, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning and Site Development Plan Review on property located at the northeast corner of Bonanza Road and Main Street. The meeting was attended by one staff member; there were two (2) members of the public at the meeting who raised the following concerns to the proposed development. **Concerns:** 1. Concerns were raised about if vehicular access would be allowed onto 1st Street a. The applicants' representative indicated all vehicular and pedestrian traffic would be accessed onto Main Street. 2. A suggestion was made to add larger rock material to the landscape buffer areas to prevent vandalism and to prevent people from sleeping in the buffer areas. a. The applicants' representative indicated large rocks would be grouted into the ground with a combination of cactus and desert friendly landscape would be utilized in the perimeter landscape buffer areas to prevent vandalism. 3. Concerns were raised about how perimeter wall graffiti would be handled. a. The applicants' representative indicated the perimeter screen wall has been designed with a combination of CMU block materials that can easily be cleaned and maintained. 4. Concerns were raised about what would be stored at the facility. a. The applicants' representative indicated that the facility would store goods and materials for the three hotels that the facility will service.

JB

Neighborhood Meeting	
	5. Concerns were raised about the aesthetics of the structure and proposed signage for the facility. a. The applicants' representative indicated that the facility was designed with a desert friendly color palette and architectural elements such as a sloped roof and cupolas which will make the structure less intrusive to the residential neighborhood to the east. He also mentioned that the facility did not have any proposed signage at this time.

Field Check	
05/23/19	The subject site is currently undeveloped, partial paved and surrounded by a perimeter chain-link fence. Staff noted that high weeds are present within the portions of the interior of the subject site.

Details of Application Request	
Site Area	
Net Acres	2.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Family Detached Dwellings		
South	Parking Lot	C (Commercial)	C-M (Commercial/Industrial)
	Single Family Detached Dwellings	MXU (Mixed Use)	R-4 (High Density Residential)
East	Office, Other than Listed	MXU (Mixed Use)	P-R (Professional Office & Parking)
	Single Family Detached Dwellings		R-1 (Single Family Residential)

JB

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
West	Auto Parts	C (Commercial)	M (Industrial)
	General Retail		
	Undeveloped		
	Bail Bonds		C-M (Commercial/Industrial)
	Undeveloped		

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 & 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	N*
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 Appendix F Interim Downtown Las Vegas Development Standards the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	221 Feet	Y
Min. Setbacks			
• Front	10 Feet	0 Feet	N*
• Corner (West)	10 Feet	0 Feet	N*
• Corner (East)	10 Feet	0 Feet	N*
• Rear	20 Feet	11 Feet	N*

JB

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Lot Coverage	50 %	58 %	N**
Max. Building Height	N/A	37.42 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant has requested a waiver to allow a zero-foot front yard setback from Bonanza Road where 10 feet is required; a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required and 11-foot rear yard setback from the north property line where 20 feet is required.
** The applicant has requested a waiver to allow a 58% lot coverage, where 50% is the maximum allowed

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	113 Feet	50 Feet	N*
Trash Enclosure	50 Feet	50 Feet	Y

* The applicant has requested a waiver to allow a 50-foot residential adjacency setback where 113 feet is required.

Existing Zoning	*Permitted Density*	*Units Allowed*
C-1 (Limited Commercial)	N/A	0
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-M (Commercial / Industrial)	N/A	0
Existing General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed Use)	N/A	0
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R (Light Industry / Research)	N/A	0

JB

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	18 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	14 Trees	7 Trees	N*
• East	1 Tree / 20 Linear Feet	25 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	17 Trees	9 Trees	N*
TOTAL PERIMETER TREES		**74 Trees**	**16 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	13 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	15 Feet		4 Feet	N*
• East	15 Feet		9 Feet	N*
• West	15 Feet		9 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		15 Feet	N*

*The applicant has requested exceptions and waivers to Appendix F Interim Downtown Las Vegas Development Standards pertaining to perimeter landscaping, interior parking lot landscaping and perimeter wall height.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets & Highways	100	Y
1st Street	Local Street	Title 13	50	Y
Bonanza Road	Primary Arterial	Master Plan of Streets & Highways	90	Y

JB

Parking Requirement – Downtown (Area 2)							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Warehouse	62,976 SF	1:1,000	63				
TOTAL SPACES REQUIRED			63		38		N*
Regular and Handicap Spaces Required			60	3	35	3	N*

*The applicant has requested a Waiver to allow 38 parking spaces where 63 parking spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.12 the proposed 62,976 square-foot warehouse development	To allow 38 parking spaces where 63 parking spaces are required.	Denial
Pursuant to Title 19.08.090 a 10-foot front yard setback is required	To allow a zero-foot front yard setback from Bonanza Road.	Denial
Pursuant to Title 19.08.090 a 10-foot corner side yard setback is required.	To allow a zero-foot corner side yard setback from 1st Street and Main Street.	Denial
Pursuant to Title 19.08.090 a 20-foot rear yard setback is required.	To allow a 11-foot rear yard setback from the north property line.	Denial
Pursuant to Title 19.08.090 a 15-foot landscape buffer is required adjacent rights-of way.	To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way.	Denial
	To allow a nine-foot landscape buffer adjacent to Bonanza Road.	Denial
	To allow a nine-foot landscape buffer adjacent to Main Street.	Denial

JB

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.090 an eight-foot landscape buffer is required adjacent the interior lot lines.	To allow a zero-foot landscape buffer adjacent to the interior north property line.	Denial
Pursuant to Title 19.08.090 a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area	To allow a 15-foot tall wall/fence in the front yard setback area	Denial
Pursuant to Title 19.08.090 a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.	To allow a 15-foot tall wall/fence on the perimeter of the site.	Denial
Pursuant to Title 19.08.040 a 3:1 building setback is required from property zoned R-1 (Single Family Residential)	To allow a 50-foot residential adjacency setback where 113 feet is required.	Denial
Pursuant to Title 19.08.090 the maximum allowed lot coverage is 50%	To allow 58% lot coverage.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.040 one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.	To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Main Street.	Denial
	To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road.	Denial
	To allow zero 24-inch box trees adjacent to 1st Street; with only a combination of shrubs.	Denial

JB

Exceptions		
Requirement	***Request***	***Staff Recommendation***
	To allow zero 24-inch box trees and shrubs adjacent to interior north property line	Denial
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero trees, where 13 trees should be required within parking lot islands or at the end of a row of parking spaces	Denial

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, GPA, Rezone, Waivers

Project Address (Location) 604 N Main Street; Las Vegas, NV 89101

Project Name D Remote Warehouse **Proposed Use**

Assessor's Parcel #(s) 139-27-810-001 to -004; 139-27-712-046 to -051; 139-27-707-008 **Ward #** 5-Crear

General Plan: Existing MXU Proposed LIR **Zoning:** Existing C-1 Proposed C-M

Additional Information

Property Owner 634 N Main Street, LLC Contact Susan Hitch

Address 1 Fremont Street City Las Vegas State NV Zip 89101

E-mail susan.hitch@goldengatecasino.com Phone 702-777-6912

Applicant same Contact

Address City State Zip

E-mail Phone

Representative Todd Kessler Contact

Address PO Box 1570 City Las Vegas State NV Zip 89125

E-mail Todd@rgglv.com Phone 702-296-2600

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 Derek J. Stevens

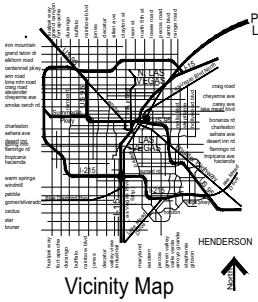
Subscribed and sworn before me

This 17th day of May, 20 19

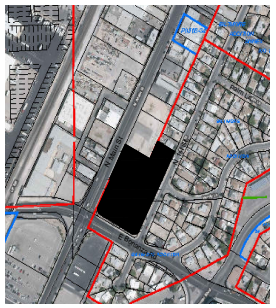
Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My Appt. Expires 03-16-2021

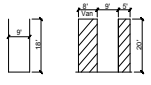
PRJ-76561
05/20/19



Vicinity Map



Location Map



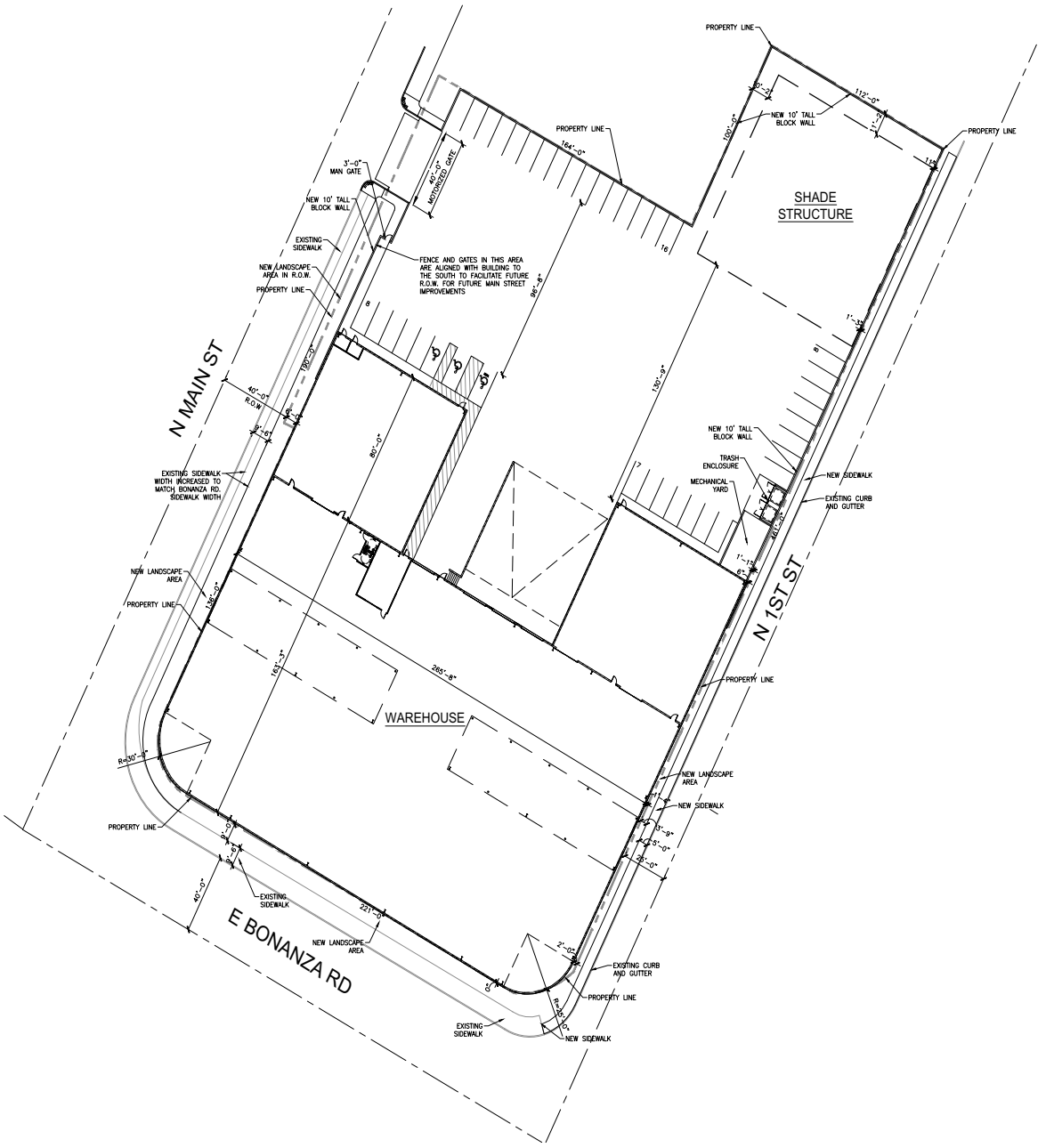
Typical Parking Spaces



Fire Turning Radius



Existing Wall Detail



SITE INFORMATION

Remote Warehouse, 634 N Main St, Las Vegas 89101

JURISDICTION:	Las Vegas – 89101, NV
ZONING:	C1 – Limited Commercial District
LANDUSE:	
APN #:	139-27-810-001 / 139-27-810-002 / 139-27-810-003 / 139-27-810-004 / 139-27-712-046 / 139-27-712-047 / 139-27-712-048 / 139-27-712-049 / 139-27-712-050 / 139-27-712-051 / 139-27-707-008

AREA (APPROXIMATE, TO BE VERIFIED)

GROSS AREA:	160,092 S.F.	3.67 ACRES
NET AREA:	114,696 S.F.	2.63 ACRES

BUILDING AREA	USE	GROSS
BUILDING	WAREHOUSE	56486 S.F.
SHADE STRUCTURE	STORAGE	10,000 S.F.
		66,486 S.F. TOTAL

BUILDING LOT COVERAGE: 66,486/ 114,696 = 58.00%

SETBACK	REQUIRED	PROVIDED
FRONT – N. MAIN ST.	10 ft	0 ft
SIDE STREET (CORNER)	10 ft	0 ft
REAR	20 ft	0 ft
HEIGHT	2 Stories	1 Story with Mezzanine

PARKING ANALYSIS

REQUIRED:	ONE SPACE PER 1000 SF = 63.8 X 1
TOTAL:	64 PARKING SPACES
PROVIDED:	
WAREHOUSE	39 PARKING SPACES
TOTAL:	39 PARKING SPACES
ACCESSIBLE SPACES	51 TO 75 SPACES – 3 SPACE REQUIRED
	3 SPACES PROVIDED

DIMENSIONS SHOWN ARE BASED ON FIELD OBSERVATIONS AND WILL BE VERIFIED BY A SURVEY

NORTH

Site Plan : Sheet Title
19-011 : Project Number
5-20-19 : Date

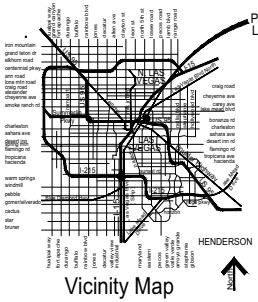
REMOTE WAREHOUSE

634 N Main St, Las Vegas 89101

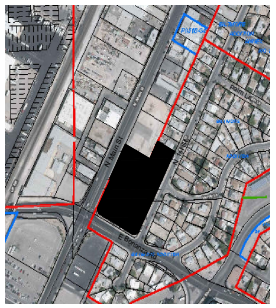
Scale: 1" = 30'

PRJ-76561
05/20/19

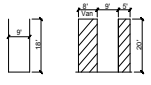
MOSER architecture studio



Vicinity Map



Location Map



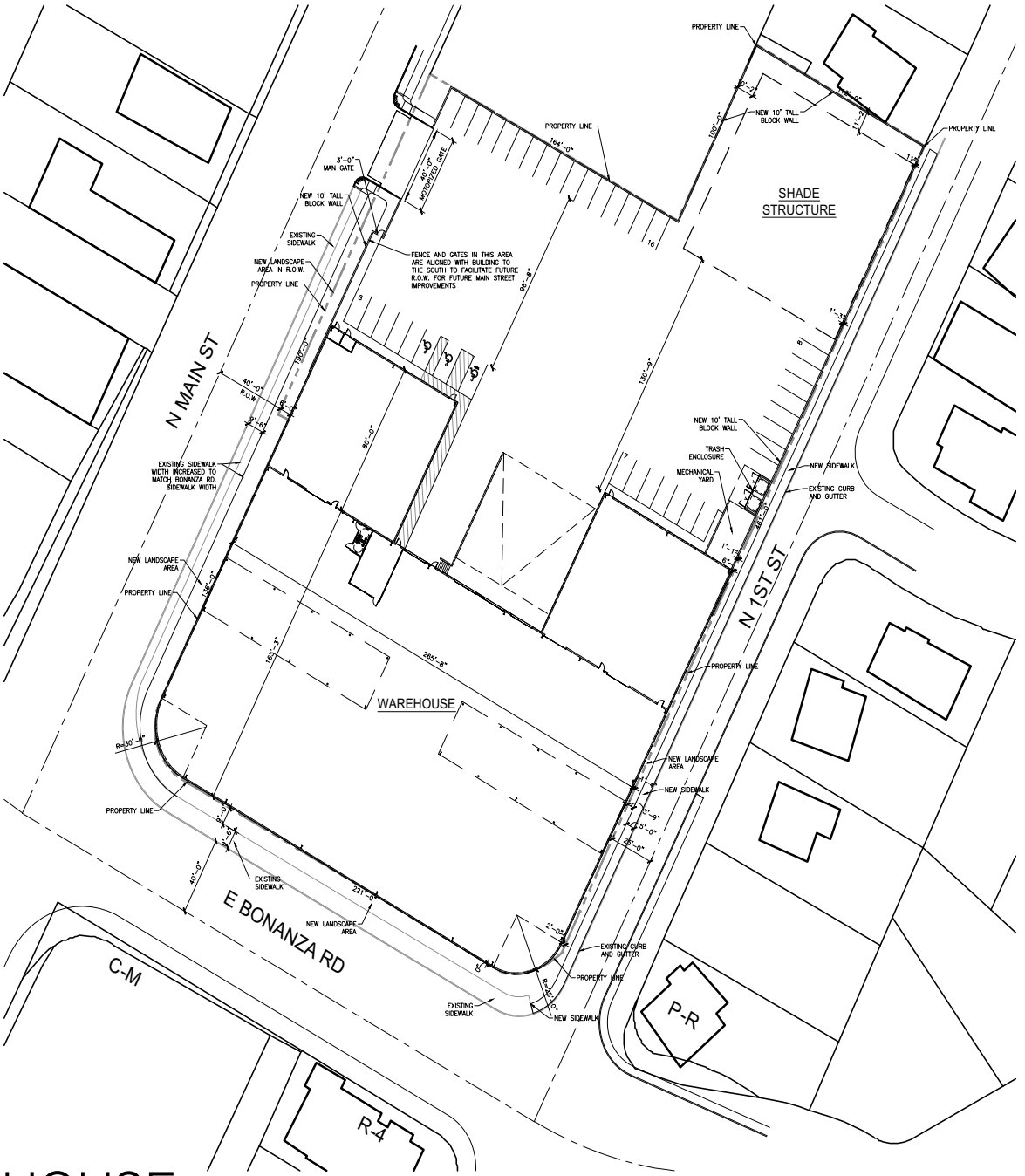
Typical Parking Spaces



Fire Turning Radius



Existing Wall Detail



SITE INFORMATION

Remote Warehouse, 634 N Main St, Las Vegas 89101

JURISDICTION:	Las Vegas – 89101, NV
ZONING:	C1 – Limited Commercial District
LANDUSE:	
APN #:	139-27-810-001 / 139-27-810-002 / 139-27-810-003 / 139-27-810-004 / 139-27-712-046 / 139-27-712-047 / 139-27-712-048 / 139-27-712-049 / 139-27-712-050 / 139-27-712-051 / 139-27-707-008

AREA (APPROXIMATE, TO BE VERIFIED)

GROSS AREA:	160,092 S.F.	3.67 ACRES
NET AREA:	114,696 S.F.	2.63 ACRES

BUILDING AREA	USE	GROSS
BUILDING	WAREHOUSE	56486 S.F.
SHADE STRUCTURE	STORAGE	10,000 S.F.
		66,486 S.F. TOTAL

BUILDING LOT COVERAGE: 66,486/ 114,696 = 58.00%

SETBACK	REQUIRED	PROVIDED
FRONT – N. MAIN ST.	10 ft	0 ft
SIDE STREET (CORNER)	10 ft	0 ft
REAR	20 ft	0 ft
HEIGHT	2 Stories	1 Story with Mezzanine

PARKING ANALYSIS

REQUIRED:	ONE SPACE PER 1000 SF = 63.8 X 1
TOTAL:	64 PARKING SPACES
PROVIDED:	
WAREHOUSE	39 PARKING SPACES
TOTAL:	39 PARKING SPACES
ACCESSIBLE SPACES	51 TO 75 SPACES – 3 SPACE REQUIRED 3 SPACES PROVIDED

DIMENSIONS SHOWN ARE BASED ON FIELD OBSERVATIONS AND WILL BE VERIFIED BY A SURVEY

NORTH

Site Plan : Sheet Title
19-011 : Project Number
5-20-19 : Date

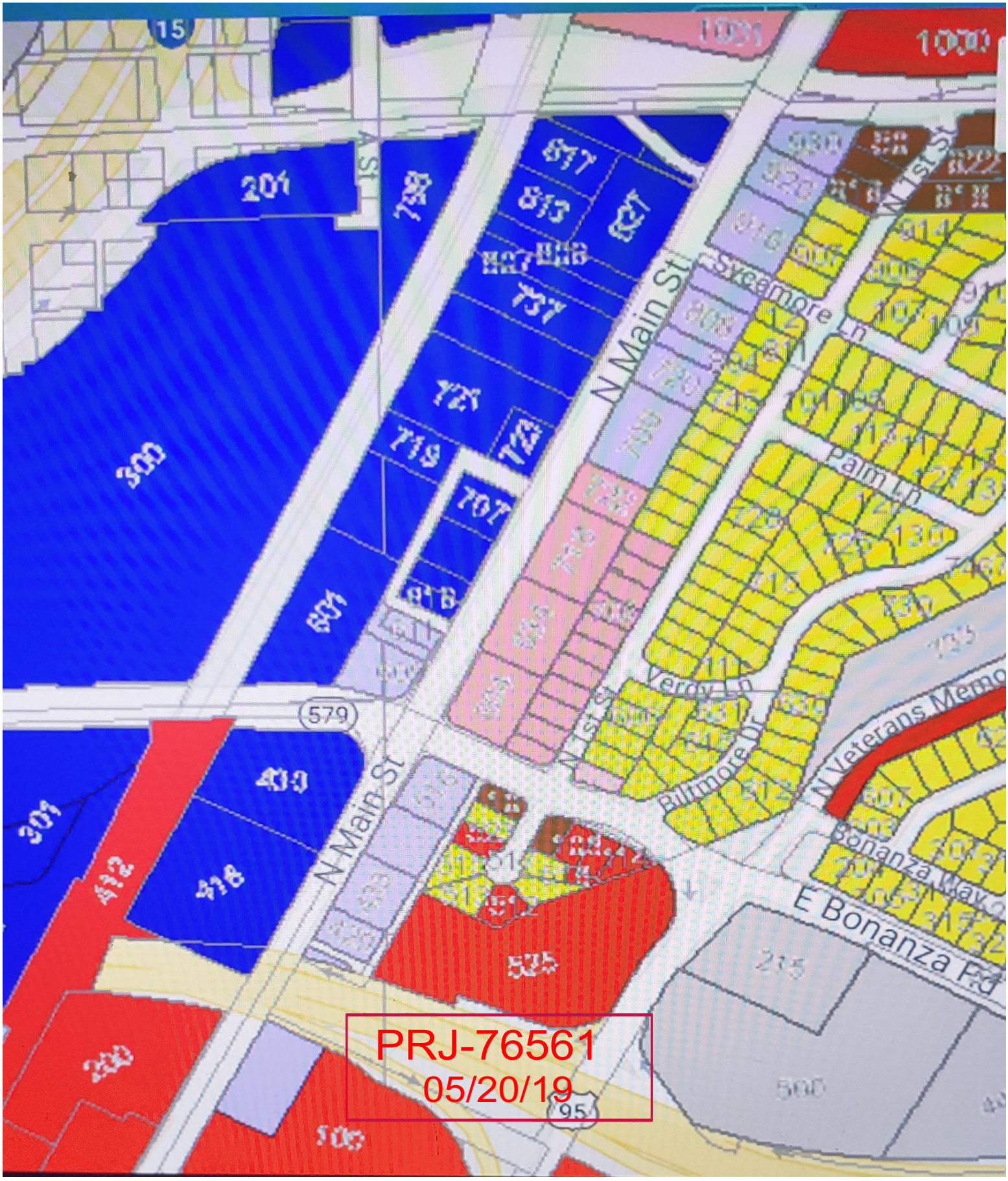
REMOTE WAREHOUSE

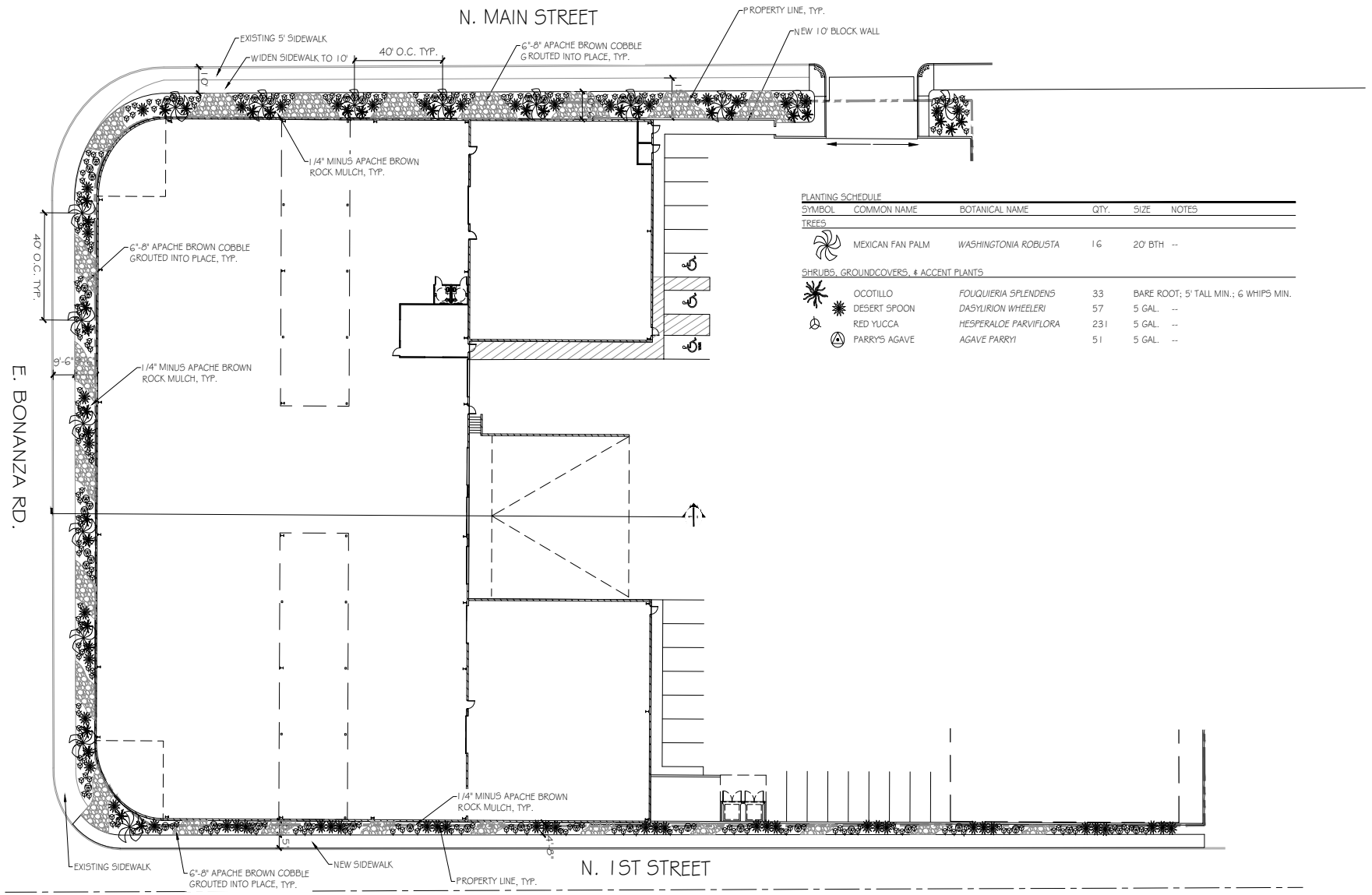
634 N Main St, Las Vegas 89101

Scale: 1" = 30'

PRJ-76561
05/20/19

MOSER architecture studio


N Main St
Sycamore Ln
Palm Ln
Verde Ln
Biltmore Dr
N Veterans Memo
Bonanza Way
E Bonanza Rd
579
95
PRJ-76561
05/20/19



PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	NOTES
TREES					
	MEXICAN FAN PALM	*WASHINGTONIA ROBUSTA*	16	20' BTH	--
SHRUBS, GROUNDCOVERS, & ACCENT PLANTS					
	OCOTILLO	*FOUQUIERIA SPLENDENS*	33	BARE ROOT; 5' TALL MIN.; 6 WHIPS MIN.	
	DESERT SPOON	*DASYLIRION WHEELERI*	57	5 GAL.	--
	RED YUCCA	*HESPERALOE PARVIFLORA*	231	5 GAL.	--
	PARRYS AGAVE	*AGAVE PARRYI*	51	5 GAL.	--

Landscape Architecture
1813 BLACKHAWK ROAD
LAS VEGAS NV. 89108
702.596.3222
aria@arialandscape.com

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCLUDED WITHIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ARIA LANDSCAPE ARCHITECTURE, AND IS NOT TO BE USED OR REPRODUCED BY ANY MEANS IN WHOLE OR IN PART, WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ARIA LANDSCAPE ARCHITECTURE, A NEVADA LIMITED LIABILITY CORPORATION. THIS DOCUMENT IS NOT FINAL, READY TO USE OR VALID UNLESS IT IS SEALED, SIGNED AND DATED.

Landscape Plan : Sheet Title
19-011 : Project Number
5-20-19 : Date

REMOTE WAREHOUSE

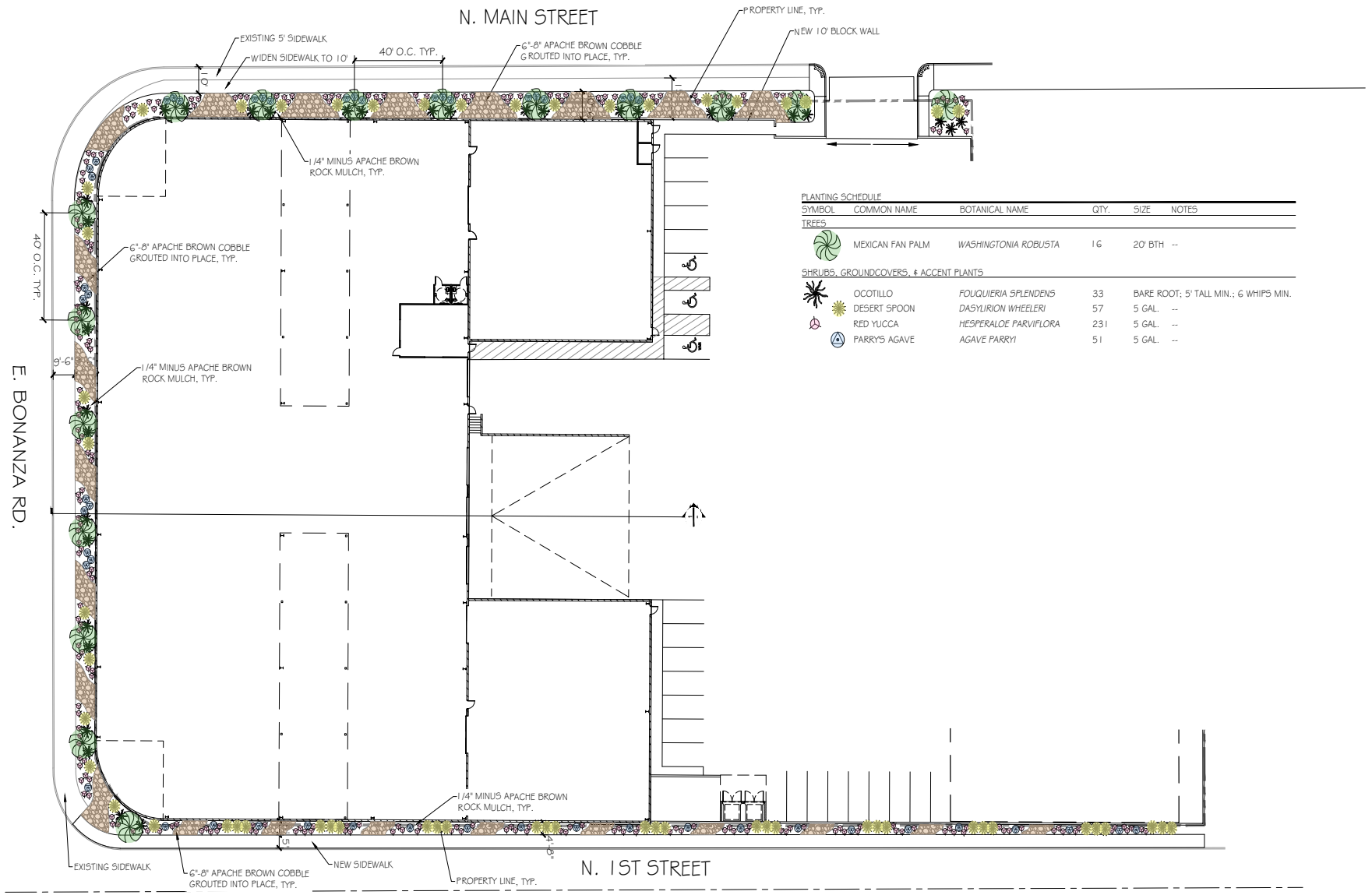
634 N Main St, Las Vegas 89101

preliminary | not for construction

Scale: 1" = 20'

PRJ-76561
05/20/19

MOSER architecture studio



PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	NOTES
TREES					
	MEXICAN FAN PALM	*WASHINGTONIA ROBUSTA*	16	20' BTH	--
SHRUBS, GROUNDCOVERS, & ACCENT PLANTS					
	OCOTILLO	*FOUQUIERIA SPLENDENS*	33	BARE ROOT; 5' TALL MIN.; 6 WHIPS MIN.	
	DESERT SPOON	*DASYLIRION WHEELERI*	57	5 GAL.	--
	RED YUCCA	*HESPERALOE PARVIFLORA*	231	5 GAL.	--
	PARRYS AGAVE	*AGAVE PARRYI*	51	5 GAL.	--

Landscape Architecture
1813 BLACKHAWK ROAD
LAS VEGAS NV. 89108
702.596.3222
aria@arialandscape.com

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCLUDED WITHIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ARIA LANDSCAPE ARCHITECTURE, AND IS NOT TO BE USED OR REPRODUCED BY ANY MEANS IN WHOLE OR IN PART, WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ARIA LANDSCAPE ARCHITECTURE, A NEVADA LIMITED LIABILITY CORPORATION. THIS DOCUMENT IS NOT FINAL, READY TO USE OR VALID UNLESS IT IS SEALED, SIGNED AND DATED.

Landscape Plan : Sheet Title
19-011 : Project Number
5-20-19 : Date

REMOTE WAREHOUSE

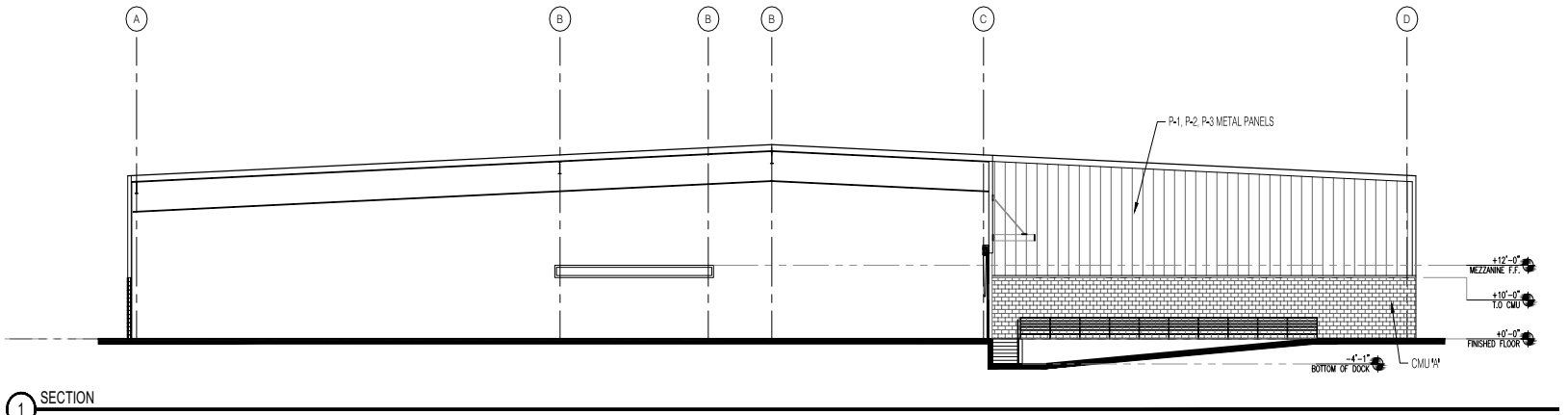
634 N Main St, Las Vegas 89101

preliminary | not for construction

Scale: 1" = 20'

PRJ-76561
05/20/19

MOSER architecture studio



1 SECTION
SCALE: 3/32" = 1'-0"

SECTIONS : Sheet Title
19-011 : Project Number
5-20-19 : Date

REMOTE WAREHOUSE

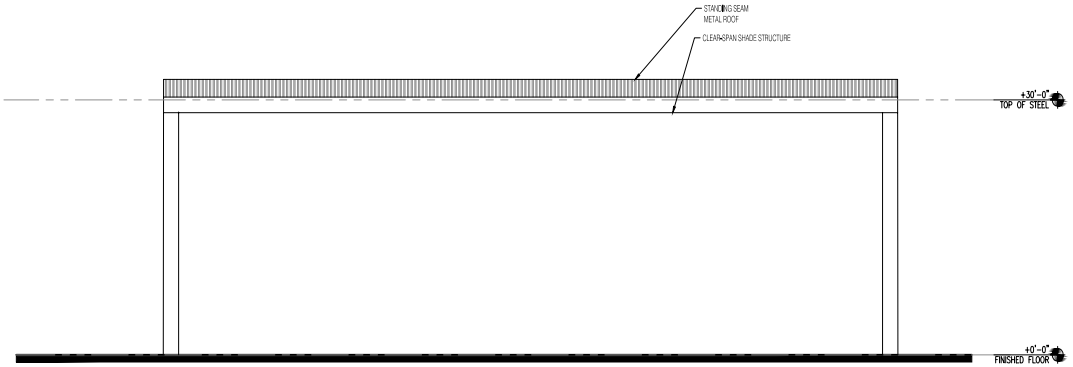
634 N Main St, Las Vegas 89101

Planning Commission - Page 708

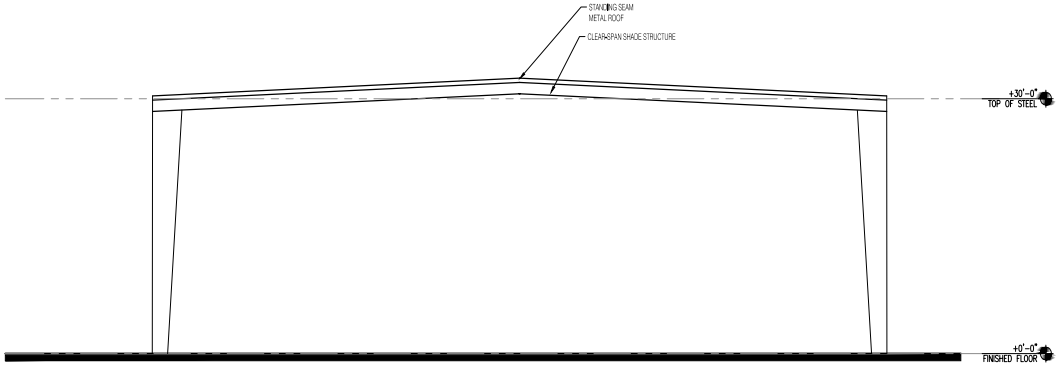
Scale: 3/32" = 1'-0"

PRJ-76561
05/20/19

MUSLER architecture studio



1&3 ELEVATION - NORTH/ SOUTH EXTERIOR
SCALE: 1/8" = 1'-0"



2&4 ELEVATION - EAST/ WEST EXTERIOR
SCALE: 1/8" = 1'-0"

REMOTE WAREHOUSE

634 N Main St, Las Vegas 89101

Planning Commission - Page 709

Scale: 1/8" = 1'-0"

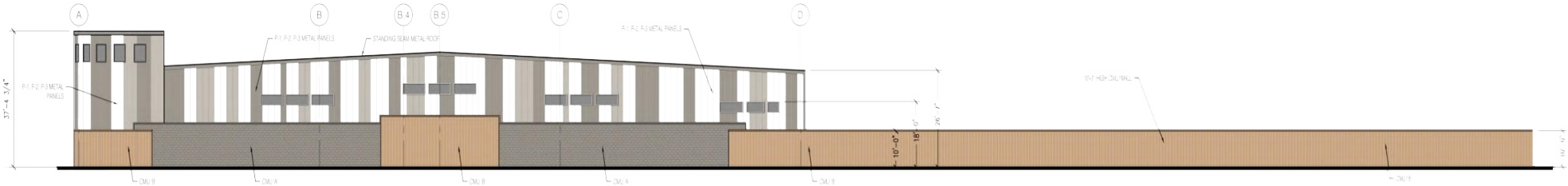
SHADE
STRUCTURE ELEVATION : Sheet Title
19-011 : Project Number
5-20-19 : Date

PRJ-76561
05/20/19

MUSLER architecture studio



1 ELEVATION - NORTH EXTERIOR
SCALE: 1/16" = 1'-0"



2 ELEVATION - EAST EXTERIOR
SCALE: 1/16" = 1'-0"

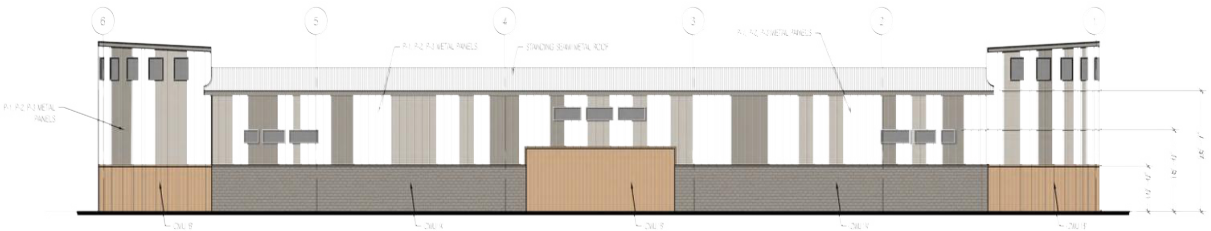
FINISH LEGEND

P-1 SHERWIM WILLIAMS - WHITE

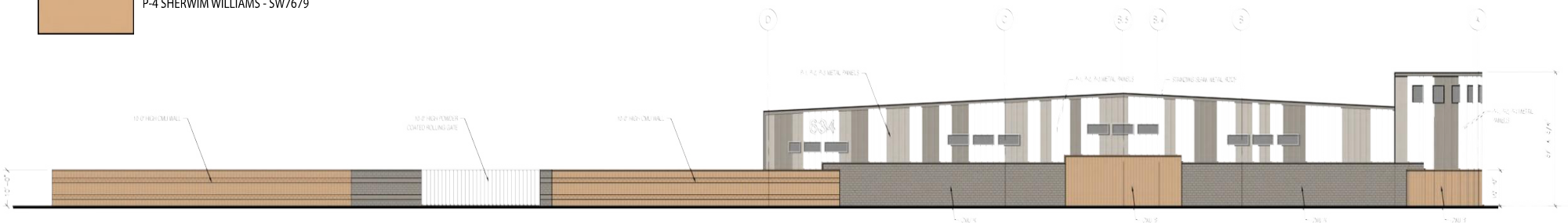
P- 2 SHERWIM WILLIAMS - SW7641

P-3 SHERWIM WILLIAMS - SW7642

P-4 SHERWIM WILLIAMS - SW7679



3 ELEVATION - SOUTH EXTERIOR
SCALE: 1/16" = 1'-0"



4 ELEVATION - WEST EXTERIOR
SCALE: 1/16" = 1'-0"

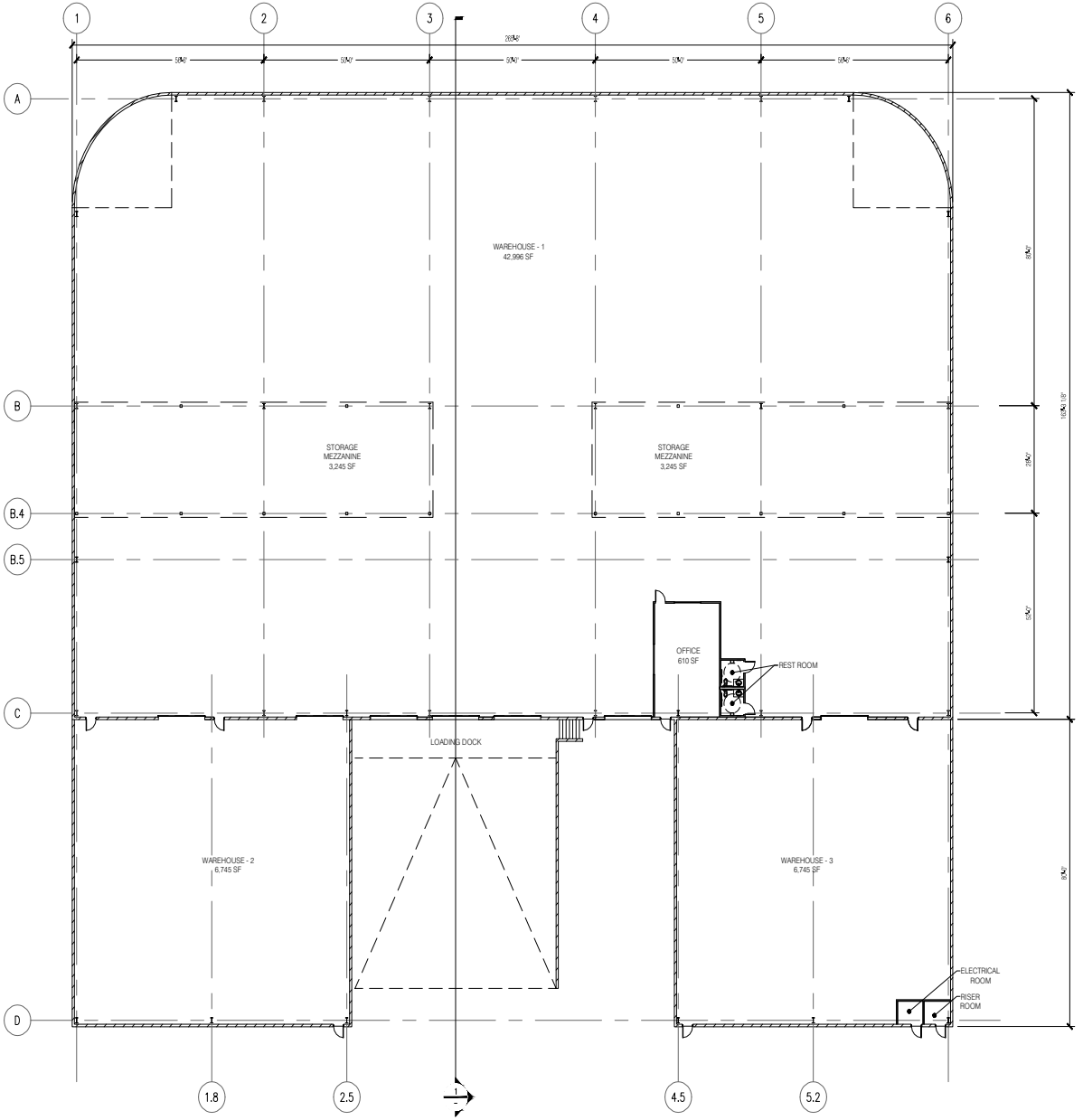
REMOTE WAREHOUSE

634 N Main St, Las Vegas 89101

PRJ-76561
05/20/19

Scale: 1/16" = 1'-0"

MOSER architecture studio



AREAS:

WAREHOUSE 1	42,276 SF
WAREHOUSE 2	6,745 SF
WAREHOUSE 3	6,745 SF
OFFICE	610 SF
RESTROOMS	110 SF
MEZZANINE 1	3,245 SF
MEZZANINE 2	3,245 SF
TOTAL	62,976 SF

Floor Plan : Sheet Title
19-011 : Project Number
5-20-19 : Date

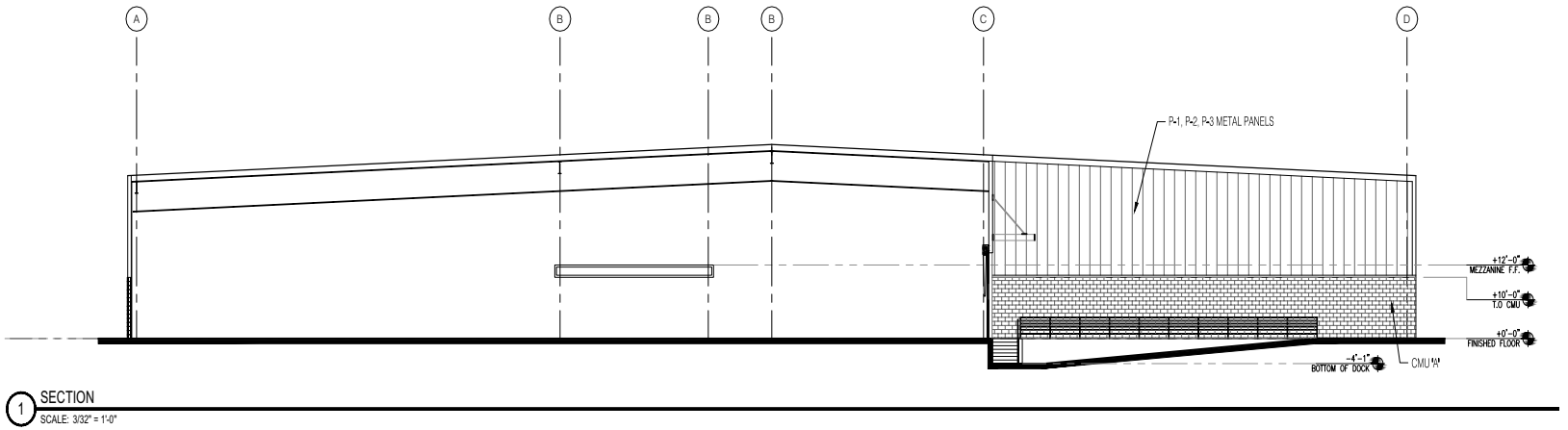
REMOTE WAREHOUSE

604 N Main St, Las Vegas 89101

Scale: 1/16" = 1'-0"

PRJ-76561
05/20/19

MOSER architecture studio



1 SECTION
SCALE: 3/32" = 1'-0"

SECTIONS : Sheet Title
19-011 : Project Number
5-20-19 : Date

REMOTE WAREHOUSE

634 N Main St, Las Vegas 89101

Planning Commission - Page 712

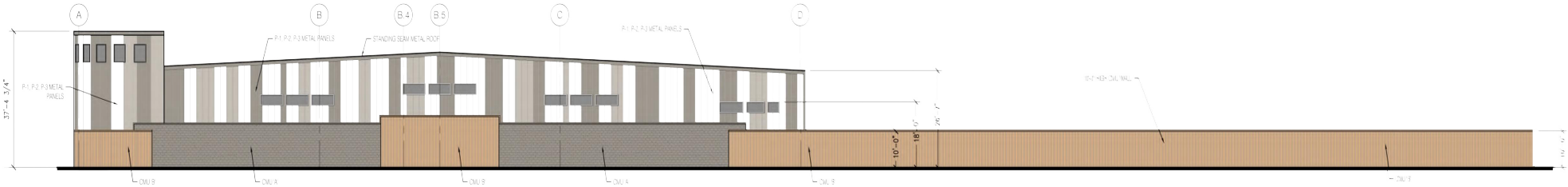
Scale: 3/32" = 1'-0"

PRJ-76561
05/20/19

MUSLER architecture studio



1 ELEVATION - NORTH EXTERIOR
SCALE: 1/16" = 1'-0"



2 ELEVATION - EAST EXTERIOR
SCALE: 1/16" = 1'-0"

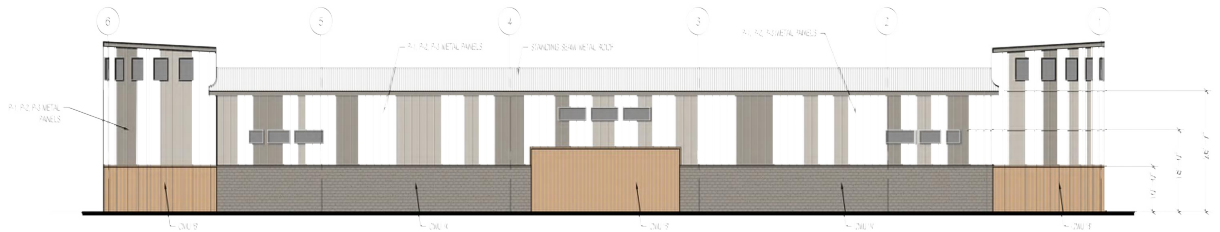
FINISH LEGEND

P-1 SHERWIM WILLIAMS - WHITE

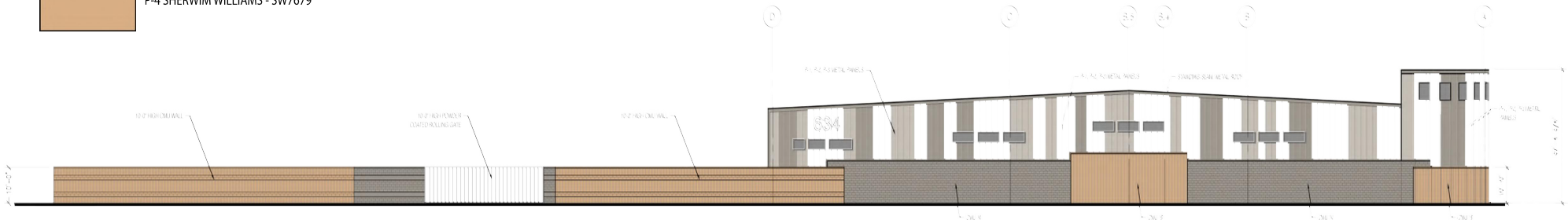
P- 2 SHERWIM WILLIAMS - SW7641

P-3 SHERWIM WILLIAMS - SW7642

P-4 SHERWIM WILLIAMS - SW7679



3 ELEVATION - SOUTH EXTERIOR
SCALE: 1/16" = 1'-0"



4 ELEVATION - WEST EXTERIOR
SCALE: 1/16" = 1'-0"

REMOTE WAREHOUSE

634 N Main St, Las Vegas 89101

PRJ-76561
05/20/19

Scale: 1/16" = 1'-0"

MOSER architecture studio

Todd Kessler

May 20, 2019

Robert Summerfield
City of Las Vegas
Planning & Development
333 N. Rancho Dr.
Las Vegas, NV 89106

Re: JUSTIFICATION LETTER FOR A GENERAL PLAN AMENDMENT (GPA), A REZONING (ZON) AND A SITE DEVELOPMENT REVIEW (SDR) –APNS: 139-27-712-046 to 051, 139-27-810-001 to 004 and 139-27-707-008

Dear. Mr. Summerfield:

Please accept this as an official justification letter regarding the Applicants request for a General Plan Amendment (GPA) from MXU (Mixed Use) to LI/R (Light Industry/Research), a Rezoning (ZON) from C-1 (Limited Commercial) to C-M (Commercial/Industrial) and a Site Development Review (SDR) for a proposed 63,802 square foot Warehouse Development with associated Waivers on 2.60 acres at 604 N. Main Street, Las Vegas, NV 89106, Assessor Parcel Numbers:139-27-712-046 to 051, 139-27-810-001 to 004 and 139-27-707-008, Ward 5 (Crear).

I am pleased to present this warehouse development at the northeast corner of Main Street and Bonanza Road. This intersection is zoned C-M on all other three hard corners across from the subject property. Additionally, the entire west side of Main Street north to Washington Avenue of the C-M hard corner is zoned M (Industrial) and the entire east side of Main Street north of the subject property to Washington Avenue is also zoned C-M.

Architecturally, the Design elements were primarily influenced by the residential neighborhood to the East. We are proposing a sloped roof design which is atypical of Las Vegas warehouses but more compatible with the roofs of the neighboring homes. We've also softened the corners of the building by rounding them at Main and Bonanza and 1st and Bonanza. The painted masonry wainscot and fences are designed using two different textures and two different paint colors in order to break up the length of the building.

The split face masonry is reminiscent of the slump block brick used in many of the mid-century buildings in the Downtown and Biltmore areas. Metal panels in three different colors will be used above the masonry. The color variation also contributes to make the building visually pleasing. The 10' high masonry site fence will screen the trucks and activity within the warehouse yard from view. Desert landscape will be provided to soften the pedestrian areas around the perimeter of the site.

The requested Waivers are due to the unique makeup of Downtown pedestrians and their related issues. Therefore, we have created a design that addresses security concerns, allows for ease of maintenance while also providing a better pedestrian experience. With 39 parking spaces, which

PRJ-76561
05/20/19

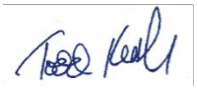
is dramatically less than the maximum number of three staff members that will be on site at the warehouse, the Applicant is confident there is more than enough parking needed under any operational circumstance.

The Applicant also requests to be allowed to shut the entry gate along Main St during business day hours and will be vigilant in monitoring delivery access through the latest technology including gate entry cameras with appropriate sensors, a high speed gate, a smart phone based tracking application with entry capabilities and other control measures to ensure Main Street will not be negatively impacted.

This Warehouse Development is an integral part of and extremely critical to the overall success of the Circa Resort & Casino as well as the other two Casino Hotels owned by the Applicant it will service The D and The Golden Gate Hotel & Casinos.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler

PRJ-76561
05/20/19

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 634 N. MAIN STREET, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-76598	Staff recommends DENIAL.	
ZON-76599	Staff recommends DENIAL.	GPA-76598
SDR-76600	Staff recommends DENIAL, if approved subject to conditions:	GPA-76598 ZON-76599

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED
224 - GPA-76598 and ZON-76599
224 - SDR-76600

PROTESTS
0 - GPA-76598 and ZON-76599
0 - SDR-76600

APPROVALS
0 - GPA-76598 and ZON-76599
0 - SDR-76600

JB

Submitted after final agenda
Items: 53-55

** CONDITIONS **

SDR-76600 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76598) and Rezoning (ZON-76599) 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 06/05/19, except as amended by conditions herein.

4. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved:
   a. To allow 38 parking spaces where 63 parking spaces are required for a proposed 62,976 square-foot warehouse development.
   b. To allow a zero-foot front yard setback from Bonanza Road where 10 feet is required.
   c. To allow a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required.
   d. To allow an 11-foot rear yard setback from the north property line where 20 feet is required.
   e. To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15-feet in the minimum required.
   f. To allow a nine-foot landscape buffer adjacent to Bonanza Road where 15-feet in the minimum required.
   g. To allow a nine-foot landscape buffer adjacent to Main Street where 15-feet in the minimum required.
   h. To allow a zero-foot landscape buffer adjacent to the interior north property line, where eight feet is the minimum required.
   i. To allow a 15-foot tall wall/fence in the front yard setback area where a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area.
   j. To allow a 15-foot tall wall/fence on the perimeter of the site where a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.
   k. To allow a 50-foot residential adjacency setback where 113 feet is required.
   l. To allow a 58% lot coverage, where 50% is the maximum allowed.

JB

5. An Exception from Title 19.08.040 is hereby approved:
   a. To allow one 20-foot tall Mexican Fan Palm trees with four shrubs every 40 linear feet adjacent to Main Street, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   b. To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   c. To allow zero 24-inch box trees adjacent to 1st Street; with only a combination of shrubs, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   d. To allow zero 24-inch box trees and shrubs adjacent to interior north property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
   e. To allow zero interior parking lot islands and end caps trees, where 13 trees are required, where one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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.

9. All utility or mechanical equipment shall comply with the provisions of the Appendix F Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

10. 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.

11. 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.

JB

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Prior to the issuance of any permits, dedicate the appropriate right-of-way for a total 45-foot wide half street dedication on Main Street. Confirm the right-of-way width of Main Street in relation to the NDOT "O" line and the centerline of Main Street, discrepancies with NDOT Resolution of Relinquishment 20021120:00572 and 2011042200:00844 to clarify illegible maps, Parcel Map Page 66, Book 34. The ultimate width of Main Street shall be 90-feet with 45 feet coming from each side. Additionally, dedicate the appropriate additional width for a bus turnout and grant the associated bus shelter pad easement prior to the issuance of permits for this site or concurrent with a mapping action for this site, whichever may occur first. Construction of the bus turn out is not required.

14. Construct all incomplete half street improvements (sidewalk) on First Street adjacent to this site and correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk along Main Street and Bonanza Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. The new driveway on Main Street shall be ADA compliant.

15. The proposed gate may be closed during business hours, however if patterns of vehicles queuing in the public right-of-way develops, it shall remain open during normal business hours as required by the City Traffic Engineer.

16. Coordinate with Sanitary Sewer Planning Section of the Department of Public Works to determine wastewater capacity improvements, if any, based upon proposed internal improvements to the Warehouse.

17. 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.

18. 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.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a proposed 62,976 square-foot warehouse development and 10,000 square-foot shade structure on a 2.60-acre undeveloped property located on the northeast corner of Bonanza Road and Main Street. In addition, to the standard Site Development Plan Review and associated waivers, the applicant is requesting a General Plan Amendment and Rezoning for this project to accommodate the proposed Warehouse/Distribution Center land use.

ISSUES

- A General Plan Amendment (GPA-76598) from MXU (Mixed Use) to LI/R (Light Industry/Research) has been requested for the subject site. Staff does not support this request.
- A Rezoning (ZON-76599) from C-1 (Limited Commercial) to C-M (Commercial/Industrial) has been requested for the subject site. Staff does not support this request.
- The applicant has requested the following Waivers of Appendix F Interim Downtown Las Vegas Development Standards. Staff does not support the applicant's request:
    - To allow 38 parking spaces where 63 parking spaces are required for a proposed 62,976 square-foot warehouse development.
    - To allow a zero-foot front yard setback from Bonanza Road where 10 feet is required.
    - To allow a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required.
    - To allow an 11-foot rear yard setback from the north property line where 20 feet is required.
    - To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15 feet is the minimum required.
    - To allow a nine-foot landscape buffer adjacent to Bonanza Road where 15 feet in the minimum required.
    - To allow a nine-foot landscape buffer adjacent to Main Street where 15 feet is the minimum required.
    - To allow a zero-foot landscape buffer adjacent to the interior north property line, where eight feet is the minimum required.
    - To allow a 15-foot tall wall/fence in the front yard setback area where a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area.

JB

  - To allow a 15-foot tall wall/fence on the perimeter of the site where a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.
  - To allow a 50-foot residential adjacency setback where 113 feet is required.
  - To allow 58% lot coverage, where 50% is the maximum allowed.
- The applicant has requested the following Exceptions from Title 19.08.040 development standards. Staff does not support the applicant's request:
  - To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Main Street, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow zero 24-inch box trees adjacent to 1st Street with only a combination of shrubs, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow zero 24-inch box trees and shrubs adjacent to the interior north property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow zero interior parking lot islands and end cap trees, where 13 trees are required, based on one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces.

ANALYSIS

The subject site is approximately 2.60 acres and consist of 11 parcels zoned C-1 (Limited Commercial) with a MXU (Mixed Use) General Plan land use designation. The applicant has proposed a General Plan Amendment (GPA-76598) from MXU (Mixed Use) to LI/R (Light Industry/Research), which will allow low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. The LI/R (Light Industry/Research) General Plan land use designation allows the M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning districts.

In addition, the applicant has proposed to Rezone (ZON-76599) the subject site from C-1 (Limited Commercial) to C-M (Commercial/Industrial) zoning district, which allows the proposed warehouse/distribution center and outdoor storage as permitted land uses. Existing single family detached dwellings are located across 1st Street to the east of the subject site and adjacent to the northeast perimeter of the subject site, which are zoned R-1 (Single Family Residential) and C-1 (Limited Commercial). Also, the subject site is

JB

located directly adjacent to C-M (Commercial/Industrial) and M (Industrial) zoning to the west, which fronts Main Street. The C-M (Commercial/Industrial) zoning district is designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. Staff has determined that although the proposed C-M (Commercial/Industrial) zoning district is consistent with the proposed LI/R (Light Industry/Research) General Plan land use designation, the allowable land uses associated with the proposed C-M (Commercial/Industrial) zoning district are not compatible with the adjacent C-2 (General Commercial) zoning district to the north and west and single-family residential properties located to the north and east of the subject site. Therefore, staff recommends denial of this request.

The subject site is located within the Downtown Las Vegas – Cashman District (Area 2), which allows all deviations from Title 19 development standards to be addressed as waivers associated with the Site Development Plan Review (SDR-76600). A Warehouse/Distribution Center use is described in Title 19.12 as: "An enclosed structure for the storage of goods for distribution or transfer to another location", which is a permitted use in the proposed C-M (Commercial/Industrial) zoning district. The applicant has proposed a Site Development Plan Review (SDR-76600) for a proposed 62,976 square-foot warehouse development and 10,000 square-foot shade structure on the 2.60-acre subject site. The proposed 62,976 square-foot warehouse building has been oriented to the southern perimeter of the site and the proposed 10,000 square-foot shade structure is located on the northeast perimeter of the subject site. The applicant has proposed multiple waivers of Title 19 development standards associated with the proposed development which are listed below:

- To allow 38 parking spaces where 63 parking spaces are required for a proposed 62,976 square-foot warehouse development.
- To allow a zero-foot front yard setback from Bonanza Road where 10 feet is required.
- To allow a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required.
- To allow an 11-foot rear yard setback from the north property line where 20 feet is required.
- To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15 feet is the minimum required.
- To allow a nine-foot landscape buffer adjacent to Bonanza Road where 15 feet is the minimum required.
- To allow a nine-foot landscape buffer adjacent to Main Street where 15 feet is the minimum required.
- To allow a zero-foot landscape buffer adjacent to the interior north property line, where eight feet is the minimum required.
- To allow a 15-foot tall wall/fence in the front yard setback area where a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area.

JB

- To allow a 15-foot tall wall/fence on the perimeter of the site where a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.
- To allow a 50-foot residential adjacency setback where 113 feet is required.
- To allow 58% lot coverage, where 50% is the maximum allowed.

In addition, the applicant has proposed the following exceptions to Title 19 development standards, which are listed below:

- To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Main Street, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow zero 24-inch box trees adjacent to 1st Street with only a combination of shrubs, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow zero 24-inch box trees and shrubs adjacent to the interior north property line, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow zero interior parking lot islands and end cap trees, where 13 trees are required, based on one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces.

The Department of Public Works has determined that this project will add approximately 110 trips per day on Bonanza Road and Main Street. Currently, Bonanza Road is at about 78 percent of capacity and Main Street is at about 41 percent of capacity. With this project, Bonanza Road is expected to remain unchanged and Main Street to be at about 42 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 12 additional cars, or about one every five minutes.

The Appendix F Interim Downtown Las Vegas Development Standards indicate that the Cashman District's primary goal is to create, "A community of entrepreneurs anchored by sports culture." The documents further states, "There is tremendous redevelopment potential to create a new mixed community that provides a sports and entertainment core of activity, including a new soccer stadium complex, and the 2018 expansion of the United Soccer League to include a Las Vegas team represents a major step towards this objective. Connected to this facility would be a number of mixed-use blocks that include workforce housing and creative and incubator office space that caters to the high tech uses such as Zappos employees, Unmanned Aerial Vehicle (UAV) researchers, and other creatives looking for cool, hip and affordable places to live and work." It has been determined by staff that the proposed warehouse development does not fall in line with

JB

the vision for the Cashman District. Furthermore, due to the multiple waivers and exceptions of Title 19 development standards associated with this project, staff has determined the proposed project is not compatible with surrounding development in the area and will have a negative impact to the adjacent single-family residential properties located to the north and east of the subject site. Therefore, staff recommends denial of this project.

FINDINGS (GPA-76598)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed LI/R (Light Industry/Research) General Plan designation will allow low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories, which is inconsistent with the adjacent single-family residential properties located to the north and east of the subject site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The applicant has proposed a Rezoning (ZON-76599) from C-1 (Limited Commercial) to C-M (Commercial/Industrial) on the subject site, which is consistent with the proposed LI/R (Light Industry/Research) General Plan designation. However, the proposed land use is not compatible with the adjacent single-family residential properties located to the east of the subject site.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

JB

The proposed amendment does not conform to the vision of the Appendix F Interim Downtown Las Vegas Cashman District's primary goals.

FINDINGS (ZON-76599)

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 Rezoning from C-1 (Limited Commercial) to C-M (Commercial/ Industrial) would be in conformance with the proposed LI/R (Light Industry/Research) General Plan Designation under the Southeast Sector Plan of the General Plan.

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.**

   Staff has determined that although the proposed C-M (Commercial/ Industrial) zoning district is consistent with the proposed LI/R (Light Industry/Research) general plan land use designation, the allowable industrial land uses are not compatible with the existing single family detached dwellings located on the northern and eastern perimeter of the subject site.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   There are no development factors in the community that would warrant the proposed C-M (Commercial/ Industrial) zoning district on the subject site.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The site is accessed by Main Street, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which will provide adequate capacity to serve the subject site.

JB

FINDINGS (SDR-76600)

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 warehouse development is not compatible with the adjacent single-family residential developments in the area, as evidenced by the multiple waivers and exceptions to address insufficient building setbacks, insufficient perimeter landscaping, to allow perimeter wall/fences which exceed the maximum height, to allow insufficient residential adjacency setbacks, to exceed the maximum allowable lot coverage and deviations from required perimeter and interior parking lot planting materials. These standards were put in place to protect adjacent residential development and create a more aesthetically pleasing project.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed warehouse development does not comply with established Title 19 Appendix F Interim Downtown Las Vegas Area 2 development standards, which require conformance to Title 19.08 and 19.12 development standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Primary site access is from Main Street, which is classified as a 100-foot Primary Arterial street pursuant to the Master Plan of Streets and Highways, which is appropriate for this site. The submitted plan indicates a 15-foot tall perimeter wall will be installed on the perimeter of the subject site; no vehicular or pedestrian access has been proposed to Bonanza Road or 1st Street.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The project design and style is not appropriate for the subject location and will not be harmonious with adjacent single-family residential properties located to the north and east of the subject site. The submitted building elevations indicate building facades will have a combination of "White", "Grey" and "Dark Brown" metal panels. The proposed landscape buffers will have a combination of 20-foot tall Mexican Fan Palm trees and shrubs which are consistent with the Southern Nevada Regional Plant List.

JB

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious. However the proposed warehouse development scale and building placement is not compatible with the existing adjacent single-family residential properties located to the north and east of the subject site, as evidenced by the requested waivers to address insufficient building setbacks, insufficient perimeter landscaping, to allow perimeter wall/fences which exceed the maximum height, to allow insufficient residential adjacency setbacks, to exceed the maximum allowable lot coverage and deviations from required perimeter and interior parking lot planting materials.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed warehouse 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.	
11/20/02	The City Council approved a request for a Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review [Z-0046-02(1)] and a Reduction of the on-site Landscape Requirements for a 256-unit Multi-Family Senior Apartment Complex with 20,000 square feet of commercial development adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Special Use Permit (U-0114-02) for a Multi-Family Senior Apartment complex adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Variance (V-0072-02) to allow lot coverage in excess of 50% for a Senior Apartment complex adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission recommended approval of the request.
11/17/04	The City Council approved a request for an Extension of Time (EOT-5402) of a previously approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
	The City Council approved a related request for an Extension of Time (EOT-5403) of a previously approved Site Development Plan Review [Z-0046-02(1)] and a reduction of the on-site landscape requirements for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development.
	The City Council approved a related request for an Extension of Time (EOT-5404) of a previously approved Special Use Permit (U-0114-02) for a multi-family senior apartment complex.
11/02/05	The City Council approved a request for a Site Development Plan Review (SDR-8649) for a Mixed-Use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is required adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-8814) for a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission and staff recommended approval of the request.
08/24/06	The Planning Commission approved a request for a Tentative Map (TMP-15044) for a Mixed-Use Subdivision consisting of 296 residential condominium units and one commercial lot on 2.47 acres at the northeast corner of Main Street and Bonanza Road. Staff recommended approval of the request.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/20/06	The City Council approved a request for an Extension of Time (EOT-15724) of a previously approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
01/17/07	The City Council approved a request for a Review of Condition Number 3 (ROC-18046) of a previously approved Rezoning (Z-0046-02) to allow a radius of 30 feet where 54 feet was required on the northwest corner of Bonanza Road and Main Street.
	The City Council approved a related request for a Major Modification (SDR-18025) to a previously approved Site Development Plan Review (SDR-8649) for a proposed addition of a 2,600 square-foot restaurant; addition of 40 feet in height of an approved mixed-use development; and to allow a residential adjacency setback of 57 feet where 357 feet is the minimum required.
09/19/07	The City Council approved a request for an Extension of Time (EOT-23631) of a previously approved Special Use Permit (SUP-8814) for a proposed mixed-use commercial and residential development adjacent to the northeast corner of Main Street and Bonanza Road.
12/19/07	The City Council approved a request for an Extension of Time (EOT-25467) of a previously approved Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street.
	The City Council approved a related request for an Extension of Time (EOT-25466) of a previously approved Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249 feet from residential property is required.
01/07/09	The City Council approved a request for an Extension of Time (EOT-32355) of a previously approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
	The City Council approved a related request for an Extension of Time (EOT-31350) of a previously approved Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet.
	The City Council approved a related request for an Extension of Time (EOT-31907) of a previously approved Special Use Permit (SUP-8814) for a proposed mixed-use commercial and residential development.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/04/09	The City Council approved a request for an Extension of Time (EOT-31906) of a previously approved Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249 feet from residential property is required on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road.
11/17/10	The City Council approved a request for an Extension of Time (EOT-39851) of a previously approved Variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street.
	The City Council approved a request for an Extension of Time (EOT-39852) of a previously approved Special Use Permit (SUP-8814) for a proposed mixed-use commercial and residential development adjacent to the northeast corner of Main Street and Bonanza Road.
	The City Council approved a related request for an Extension of Time (EOT-39854) of a previously approved Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249 feet from residential property is required.
10/28/14	The City Council approved a request for a Site Development Plan Review (SDR-55270) for a proposed 6,222 square-foot Medical Marijuana Dispensary at the northeast corner of Bonanza Road and Main Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-55271) for a proposed 6,222 square-foot Medical Marijuana Dispensary at the northeast corner of Bonanza Road and Main Street. The Planning Commission and staff recommended approval of the request. This request expired on 04/28/16.

Most Recent Change of Ownership	
03/29/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

JB

Pre-Application Meeting	
05/16/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning and Site Development Plan Review for a proposed warehouse development on the subject site.

Neighborhood Meeting	
06/12/19	A neighborhood meeting was held at the West Las Vegas Library at 951 West Lake Mead Boulevard, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning and Site Development Plan Review on property located at the northeast corner of Bonanza Road and Main Street. The meeting was attended by one staff member; there were two (2) members of the public at the meeting who raised the following concerns to the proposed development. **Concerns:** 1. Concerns were raised about if vehicular access would be allowed onto 1st Street a. The applicants' representative indicated all vehicular and pedestrian traffic would be accessed onto Main Street. 2. A suggestion was made to add larger rock material to the landscape buffer areas to prevent vandalism and to prevent people from sleeping in the buffer areas. a. The applicants' representative indicated large rocks would be grouted into the ground with a combination of cactus and desert friendly landscape would be utilized in the perimeter landscape buffer areas to prevent vandalism. 3. Concerns were raised about how perimeter wall graffiti would be handled. a. The applicants' representative indicated the perimeter screen wall has been designed with a combination of CMU block materials that can easily be cleaned and maintained. 4. Concerns were raised about what would be stored at the facility. a. The applicants' representative indicated that the facility would store goods and materials for the three hotels that the facility will service.

JB

Neighborhood Meeting	
	5. Concerns were raised about the aesthetics of the structure and proposed signage for the facility. a. The applicants' representative indicated that the facility was designed with a desert friendly color palette and architectural elements such as a sloped roof and cupolas which will make the structure less intrusive to the residential neighborhood to the east. He also mentioned that the facility did not have any proposed signage at this time.

Field Check	
05/23/19	The subject site is currently undeveloped, partial paved and surrounded by a perimeter chain-link fence. Staff noted that high weeds are present within the portions of the interior of the subject site.

Details of Application Request	
Site Area	
Net Acres	2.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Family Detached Dwellings		
South	Parking Lot	C (Commercial)	C-M (Commercial/Industrial)
	Single Family Detached Dwellings	MXU (Mixed Use)	R-4 (High Density Residential)
East	Office, Other than Listed	MXU (Mixed Use)	P-R (Professional Office & Parking)
	Single Family Detached Dwellings		R-1 (Single Family Residential)

JB

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
West	Auto Parts	C (Commercial)	M (Industrial)
	General Retail		
	Undeveloped		
	Bail Bonds		C-M (Commercial/Industrial)
	Undeveloped		

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 & 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	N*
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 Appendix F Interim Downtown Las Vegas Development Standards the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	221 Feet	Y
Min. Setbacks			
• Front	10 Feet	0 Feet	N*
• Corner (West)	10 Feet	0 Feet	N*
• Corner (East)	10 Feet	0 Feet	N*
• Rear	20 Feet	11 Feet	N*

JB

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Lot Coverage	50 %	58 %	N**
Max. Building Height	N/A	37.42 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant has requested a waiver to allow a zero-foot front yard setback from Bonanza Road where 10 feet is required; a zero-foot corner side yard setback from 1st Street and Main Street where 10 feet is required and 11-foot rear yard setback from the north property line where 20 feet is required.
** The applicant has requested a waiver to allow a 58% lot coverage, where 50% is the maximum allowed

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	113 Feet	50 Feet	N*
Trash Enclosure	50 Feet	50 Feet	Y

* The applicant has requested a waiver to allow a 50-foot residential adjacency setback where 113 feet is required.

Existing Zoning	*Permitted Density*	*Units Allowed*
C-1 (Limited Commercial)	N/A	0
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-M (Commercial / Industrial)	N/A	0
Existing General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed Use)	N/A	0
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R (Light Industry / Research)	N/A	0

JB

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	18 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	14 Trees	7 Trees	N*
• East	1 Tree / 20 Linear Feet	25 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	17 Trees	9 Trees	N*
TOTAL PERIMETER TREES		**74 Trees**	**16 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	13 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	15 Feet		4 Feet	N*
• East	15 Feet		9 Feet	N*
• West	15 Feet		9 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		15 Feet	N*

*The applicant has requested exceptions and waivers to Appendix F Interim Downtown Las Vegas Development Standards pertaining to perimeter landscaping, interior parking lot landscaping and perimeter wall height.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets & Highways	100	Y
1st Street	Local Street	Title 13	50	Y
Bonanza Road	Primary Arterial	Master Plan of Streets & Highways	90	Y

JB

Parking Requirement – Downtown (Area 2)							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Warehouse	62,976 SF	1:1,000	63				
TOTAL SPACES REQUIRED			63		38		N*
Regular and Handicap Spaces Required			60	3	35	3	N*

*The applicant has requested a Waiver to allow 38 parking spaces where 63 parking spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.12 the proposed 62,976 square-foot warehouse development	To allow 38 parking spaces where 63 parking spaces are required.	Denial
Pursuant to Title 19.08.090 a 10-foot front yard setback is required	To allow a zero-foot front yard setback from Bonanza Road.	Denial
Pursuant to Title 19.08.090 a 10-foot corner side yard setback is required.	To allow a zero-foot corner side yard setback from 1st Street and Main Street.	Denial
Pursuant to Title 19.08.090 a 20-foot rear yard setback is required.	To allow a 11-foot rear yard setback from the north property line.	Denial
Pursuant to Title 19.08.090 a 15-foot landscape buffer is required adjacent rights-of way.	To allow a four-foot landscape buffer adjacent to a portion of the 1st Street right-of way.	Denial
	To allow a nine-foot landscape buffer adjacent to Bonanza Road.	Denial
	To allow a nine-foot landscape buffer adjacent to Main Street.	Denial

JB

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.090 an eight-foot landscape buffer is required adjacent the interior lot lines.	To allow a zero-foot landscape buffer adjacent to the interior north property line.	Denial
Pursuant to Title 19.08.090 a maximum five-foot tall wall/fence with a two-foot solid base is allowed within the front yard setback area	To allow a 15-foot tall wall/fence in the front yard setback area	Denial
Pursuant to Title 19.08.090 a maximum eight-foot tall wall/fence is allowed on the perimeter of the site.	To allow a 15-foot tall wall/fence on the perimeter of the site.	Denial
Pursuant to Title 19.08.040 a 3:1 building setback is required from property zoned R-1 (Single Family Residential)	To allow a 50-foot residential adjacency setback where 113 feet is required.	Denial
Pursuant to Title 19.08.090 the maximum allowed lot coverage is 50%	To allow 58% lot coverage.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.040 one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.	To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Main Street.	Denial
	To allow one 20-foot tall Mexican Fan Palm tree with four shrubs every 40 linear feet adjacent to Bonanza Road.	Denial
	To allow zero 24-inch box trees adjacent to 1st Street; with only a combination of shrubs.	Denial

JB

Exceptions		
Requirement	***Request***	***Staff Recommendation***
	To allow zero 24-inch box trees and shrubs adjacent to interior north property line	Denial
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero trees, where 13 trees should be required within parking lot islands or at the end of a row of parking spaces	Denial

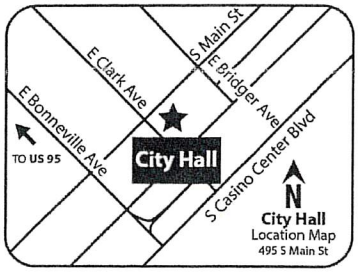
JB

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
JUL 08 2019
Dept of Planning
City of Las Vegas



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76598 and ZON-76599 [PRJ-76561]

Planning Commission Meeting of **07/09/2019**

PRJ-76561
13927810010
A V S LIVING TRUST
REGALADO SAUL & ESMERALDA TRS
4220 PAVO CT
NORTH LAS VEGAS NV 89032

61 DRDCNP1

S3P
S4P

Telephone Protest/ Approval Log

Meeting Date: 07/09/19 **Case Number:** PRJ-76561
GPA-76598 ZON-76599 SDR-76600

Date: 07/09/19 PC.
Name: Ann Marie Roberts
Address: 6000 N. 1st Street
LV NV 89101
Phone: (702) 292-1373
[X] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

53-54P

Benjamin Moore® Three Centuries of Color



PRINTED COLORS CAN ONLY APPROXIMATE THE COLORS OF ACTUAL PAINT. PLEASE USE ACTUAL BENJAMIN MOORE® COLOR SYSTEM CHIPS WHEN MAKING A COLOR SELECTION.

Submitted At Meeting
Date 7/9/19
Item 53
by: Heidi Swank

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
54

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ZON-76599 - REZONING RELATED TO GPA-76598 - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.

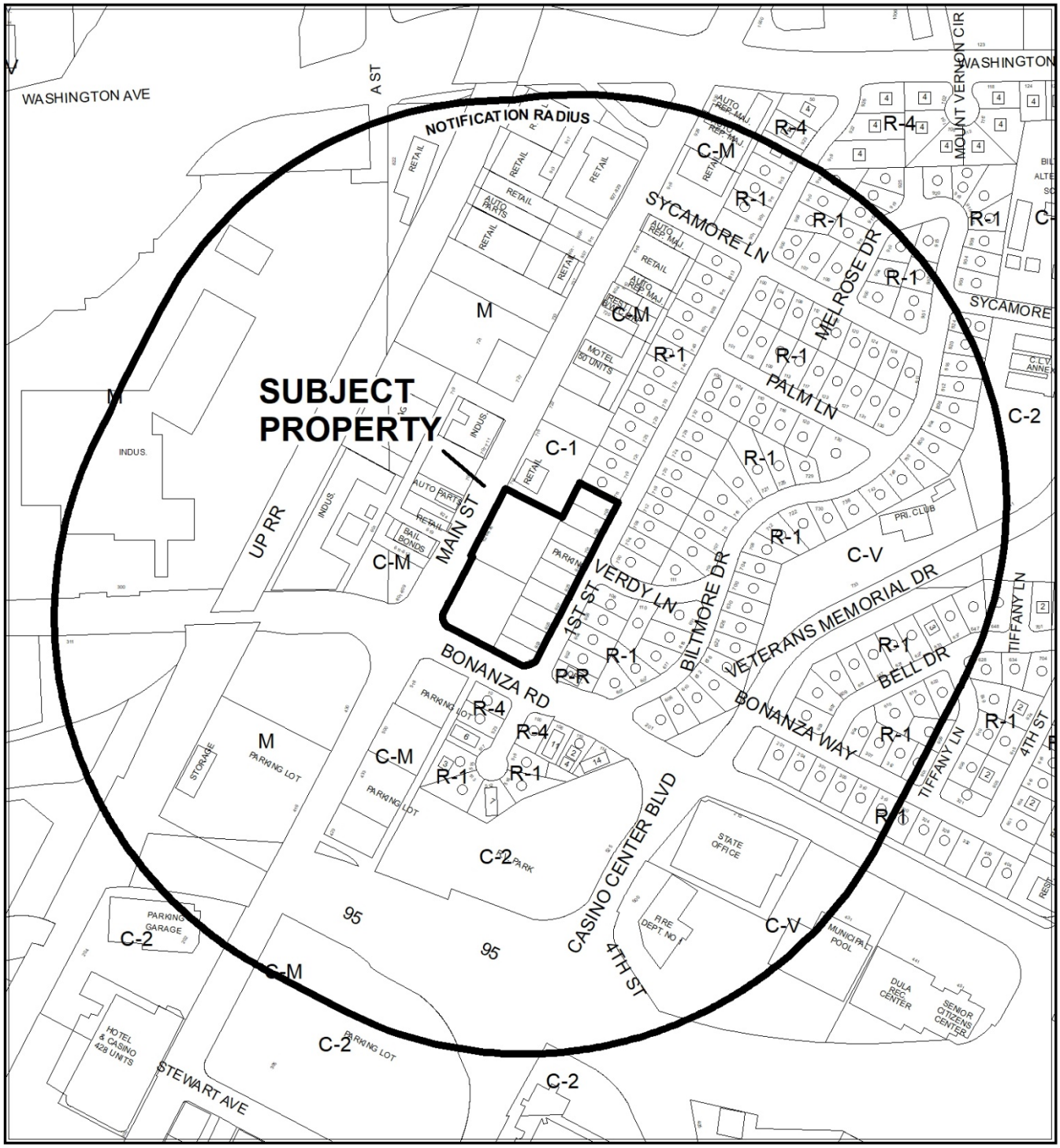
C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-76599 and SDR-76600 [PRJ-76561]
3. Land Use Map
4. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



0 295 590 Feet

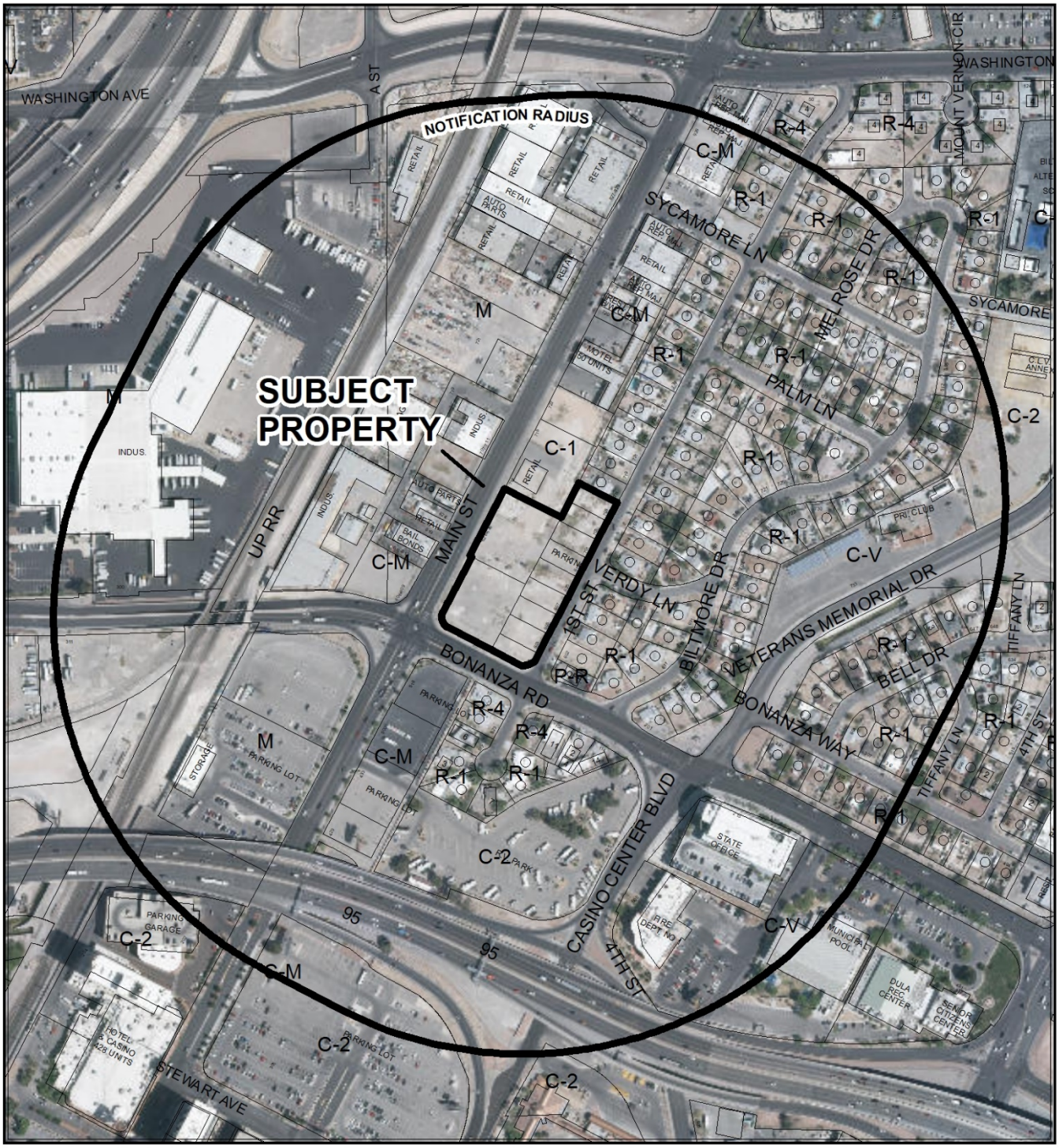
CASE: **ZON-76599, SDR-76600 (PRJ-76561)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL /INDUSTRIAL)

N



0 295 590 Feet

CASE: **ZON-76599, SDR-76600 (PRJ-76561)**

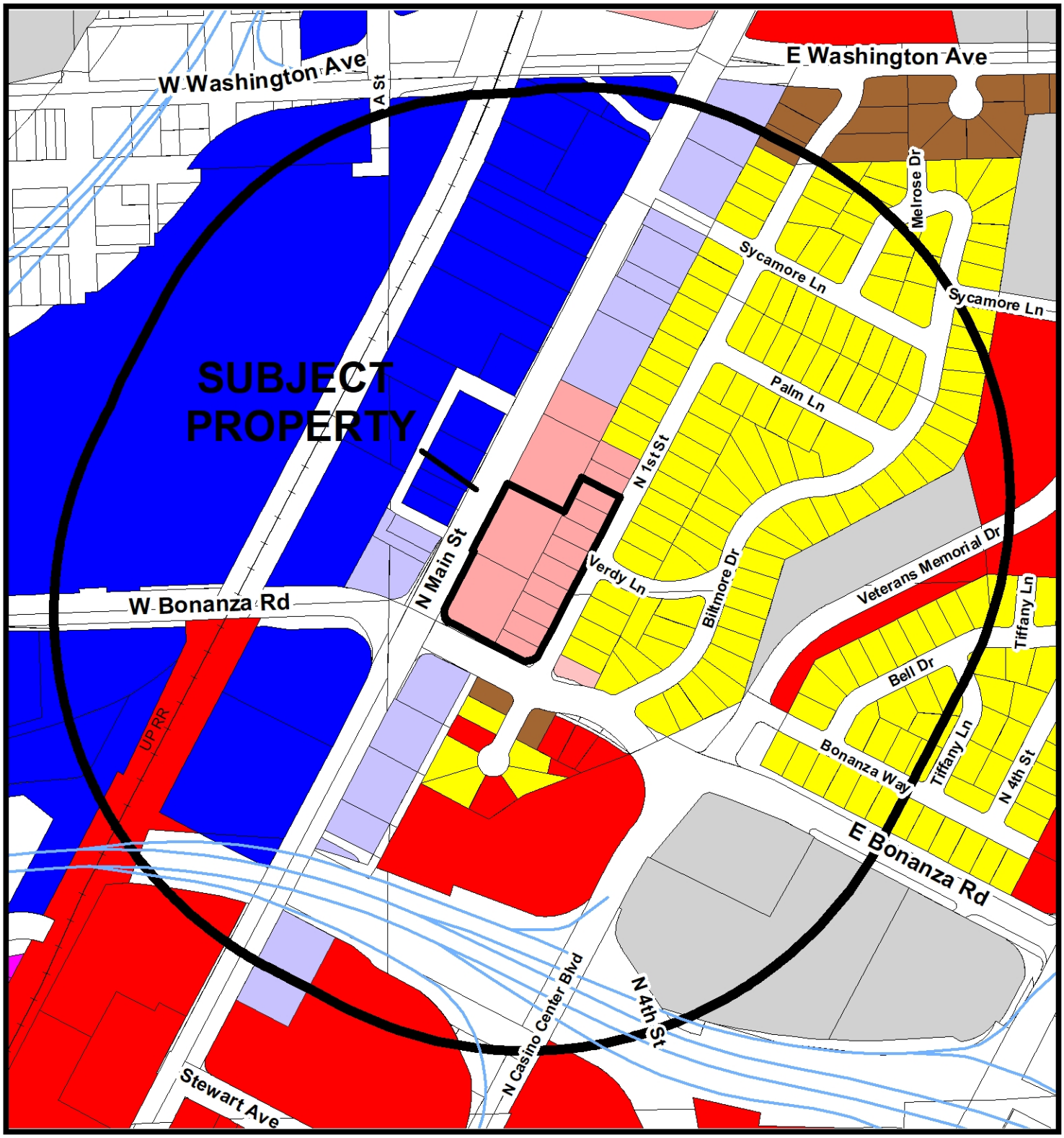
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL /INDUSTRIAL)

N

ZON-76599



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 Gemeral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-1 TO C-M

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, May 30, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, GPA, Rezone, Waivers

Project Address (Location) 604 N Main Street; Las Vegas, NV 89101

Project Name D Remote Warehouse **Proposed Use**

Assessor's Parcel #(s) 139-27-810-001 to -004; 139-27-712-046 to -051; 139-27-707-008 **Ward #** 5-Crear

General Plan: Existing MXU Proposed LIR **Zoning:** Existing C-1 Proposed C-M

Additional Information

Property Owner 634 N Main Street, LLC Contact Susan Hitch

Address 1 Fremont Street City Las Vegas State NV Zip 89101

E-mail susan.hitch@goldengatecasino.com Phone 702-777-6912

Applicant same Contact

Address City State Zip

E-mail Phone

Representative Todd Kessler Contact

Address PO Box 1570 City Las Vegas State NV Zip 89125

E-mail Todd@rgglv.com Phone 702-296-2600

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 Derek J. Stevens

Subscribed and sworn before me

This 17th day of May, 20 19

Notary Public in and for said County and State

YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My Appt. Expires 03-16-2021

PRJ-76561
05/20/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
55

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76598 AND ZON-76599 - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 62,976 SQUARE-FOOT WAREHOUSE DEVELOPMENT AND 10,000 SQUARE-FOOT SHADE STRUCTURE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest Postcard

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR, GPA, Rezone, Waivers

Project Address (Location) 604 N Main Street; Las Vegas, NV 89101

Project Name D Remote Warehouse **Proposed Use**

Assessor's Parcel #(s) 139-27-810-001 to -004; 139-27-712-046 to -051; 139-27-707-008 **Ward #** 5-Crear

General Plan: Existing MXU Proposed LIR **Zoning:** Existing C-1 Proposed C-M

Additional Information

Property Owner 634 N Main Street, LLC Contact Susan Hitch

Address 1 Fremont Street City Las Vegas State NV Zip 89101

E-mail susan.hitch@goldengatecasino.com Phone 702-777-6912

Applicant same Contact

Address City State Zip

E-mail Phone

Representative Todd Kessler Contact

Address PO Box 1570 City Las Vegas State NV Zip 89125

E-mail Todd@rgglv.com Phone 702-296-2600

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 Derek J. Stevens

Subscribed and sworn before me

This 17th day of May, 20 19

Notary Public in and for said County and State

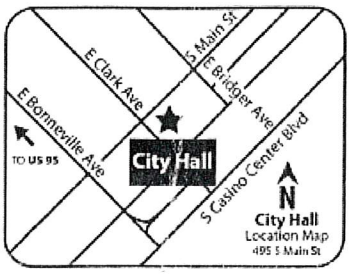
YIVIANI E. ARB
Notary Public-State of Nevada
APPT. NO. 06-102362-1
My Appt. Expires 03-16-2021

PRJ-76561
05/20/19

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
JUL 03 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-76600 [PRJ-76561]
Planning Commission Meeting of **07/09/2019**

PRJ-76561
13927712002
VINCENT FAMILY REVOCABLE TRUST
VINCENT KOREN TRS
2153 BRIDLEWOOD DR
LAS VEGAS NV 89119-6122

117 DFBCONP1

Application Information

SDR-76600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76598 AND ZON-76599 - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 62,976 SQUARE-FOOT WAREHOUSE DEVELOPMENT AND 10,000 SQUARE-FOOT SHADE STRUCTURE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Crear) [PRJ-76561].

Absolutely NO. This is an historic neighborhood built in the 1940's. One of the first built in Las Vegas. We want it to remain a residential area!!!!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
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.

I moved there in 1962 and I want my neighborhood intact!

Submitted after final agenda 55P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
56

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

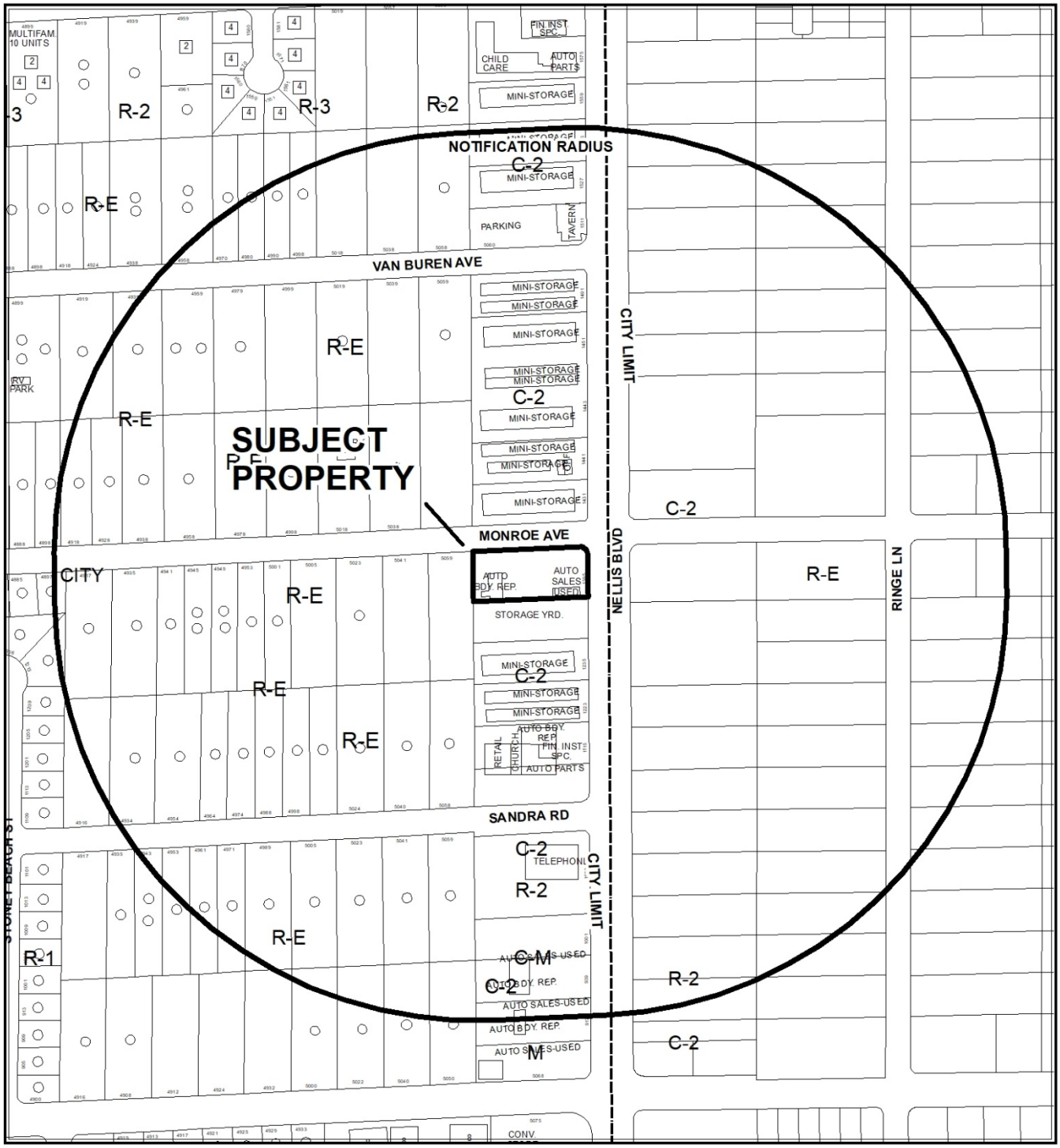
SUBJECT:
VAR-76590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 50 PARKING SPACES ARE REQUIRED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

May go to City Council on: 08/21/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
2. Conditions and Staff Report - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
3. Supporting Documentation - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
4. Photo(s) - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
5. Justification Letter - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
6. Submitted after Final Agenda - Abeyance Request Letter by Applicant and Protest Postcards for VAR-76590 and VAR-76594 [PRJ-76300]



CASE: **VAR-76590, VAR-76594, SUP-76595, SDR-76597 (PRJ-76300)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **VAR-76590, VAR-76594, SUP-76595, SDR-76597 (PRJ-76300)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RUBIO RAMIREZ, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76590	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76594	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590
SUP-76595	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590 VAR-76594
SDR-76597	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590 VAR-76594 SUP-76595

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED
135 - VAR-76590 and VAR-76594
135 - SUP-76595
135 - SDR-76597

PROTESTS
0 - VAR-76590 and VAR-76594
0 - SUP-76595
0 - SDR-76597

APPROVALS
0 - VAR-76590 and VAR-76594
0 - SUP-76595
0 - SDR-76597

JB

**** CONDITIONS ****

VAR-76590 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Special Use Permit (SUP-76595) and Site Development Plan Review (SDR-76597) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAR-76594 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Special Use Permit (SUP-76595) and Site Development Plan Review (SDR-76597) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-76595 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Auto Repair Garage (Major) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Variance (VAR-76594) and Site Development Plan Review (SDR-76597) shall be required.

3. Conformance to the approved conditions for Special Use Permit (SUP-61064).

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-76597 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590, Variance (VAR-76594) and Special Use Permit (SUP-76595) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan date stamped 06/12/19; and landscape plan and building elevations date stamped 05/20/19, except as amended by conditions herein.

5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required.

6. A Waiver from Title 19.08.040(B)(4)(e) is hereby approved, to allow a service bay door to face the right-of-way where such is not allowed.

7. A Waiver from Title 19.08.040(B)(2)(a) is hereby approved, to allow building facades with no visual interest where such is required.

8. An Exception from Title 19.08.040 is hereby approved, to allow zero interior parking lot islands and end caps with 24-inch box trees where 14 are required.

9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk along Nellis 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. The driveway on Nellis Boulevard may need to be replaced to accommodate the crash gate at the back of sidewalk.

15. Construct all incomplete half-street improvements on East Monroe Avenue to meet City standards concurrent with on-site development activities.

16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements within NDOT jurisdiction, if any.

17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

18. The proposed gate at the entrance from Nellis Boulevard shall remain closed except for emergency access.

19. 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.

20. 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.

21. 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 (SDR-76597) for a proposed 8,228 square-foot Auto Repair Garage (Major) facility with an existing 1,308 square-foot Motor Vehicle Sales (Used) building and parking lot reconfiguration on 0.78 acres located at 1385 and 1395 North Nellis Boulevard.

ISSUES

- The proposed Auto Repair Garage, Major use is a conditional land use in the C-2 (General Commercial) zoning designation. However, a Special Use Permit (SUP-76595) is required because Conditions #5 and #7 listed in Title 19.12 will not be met; to allow vehicles to be parked on the premise for sale which is prohibited and to allow the use adjacent to property zoned R-E (Residence Estates) where such is prohibited.
- A Variance (VAR-76590) has been requested to allow 39 parking spaces where 50 parking spaces are required. Staff recommends denial of this request.
- A Variance (VAR-76594) has been requested to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required, to allow a zero-foot residential adjacency setback where 70 feet is required and to allow a six-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed. Staff recommends denial of this request.
- A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required. Staff recommends denial of this request.
- A Waiver from Title 19.08.040(B)(4)(e) has been requested, to allow a service bay door to face the right-of-way where such is not allowed. Staff recommends denial of this request.
- A Waiver from Title 19.08.040(B)(2)(a) is hereby approved, to allow building facades with no visual interest where such is required. Staff recommends denial of this request.
- The applicant has requested an Exception to allow zero trees in the interior parking lot area where 14 trees are required within parking lot islands or at the end of a row of parking. Staff recommends denial of this request.

JB

ANALYSIS

The subject 0.78-acre site is comprised of one parcel, which is zoned C-2 (General Commercial) with a General Plan designation of GC (General Commercial). Currently, the site contains two nonconforming structures (one on the east perimeter and one on the west perimeter) that do not comply with current side yard setback requirements, which require a 10-foot setback from the side yard property line.

The applicant has proposed to retain the existing 1,308 square-foot structure on the eastern perimeter of the subject site. Currently, the structure and the eastern perimeter of the site are utilized as Motor Vehicle Sales (Used) use pursuant to approved Special Use Permit (SUP-61064), which was approved by the City of Las Vegas Planning Commission on 10/13/15. The applicant has proposed to demolish the structure on the western perimeter of the subject site and replace it with a new 8,228 square-foot structure, which is proposed to be utilized as an Auto Repair Garage (Major) use. The submitted elevations indicate the structure will be 23.25 feet tall with bland and expressionless CMU masonry block building facades. Title 19.08.040(B)(a) indicates, “Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest.” A waiver has been requested from Title 19.08.040, to allow the building facades to have no visual interest where such is required.

The C-2 (General Commercial) zoning district is intended to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments and allows the proposed Auto Repair Garage, Major use as a conditional land use in the C-2 (General Commercial) zoning designation. However, a Special Use Permit (SUP-76595) is required because Conditions #5 and #7 listed in Title 19.12 cannot be met. There are no Special Use Permit requirements for this use.

An Auto Repair Garage (Major) use is described in Title 19.12 as: “A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds..” Per the submitted justification letter date stamped 05/20/19 the applicant indicates they intend to use the new 8,228 square-foot building to conduct major automotive repairs.

Auto Repair Garage, Major Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.

The applicant has agreed to adhere to this condition and has indicated that all service work will be performed inside the enclosed building.

2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040.

The applicant has proposed to install a six-foot tall perimeter screening wall/fence adjacent to the Monroe Avenue and Nellis Boulevard rights-of-way, which surrounds the north and east perimeter of the subject site. Also, existing CMU screen wall is located on the west and south perimeter of the site. Furthermore, the submitted site plan indicates all surface areas within the development will be paved.

3. Outdoor hoists are prohibited.

No outdoor hoists are proposed with this project.

4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

The applicant has indicated that they will conform to all applicable Federal, State and local regulations and will provide proper handling for all toxic substances and any hazardous materials.

5. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.

The applicant has requested a waiver of this condition. Currently, there is an existing Motor Vehicle Sales (Used) use located on the east perimeter of the subject site, which was approved via Special Use Permit (SUP-61064) on October 13th, 2015 by the City of Las Vegas Planning Commission. A business license (G67-02225) was issued for Automotive Sales with Minor Repair (KGC Auto Sales, LLC) at 1385 North Nellis Boulevard on March 28th, 2019. The license is still active.

JB

6. Outdoor bells and loudspeakers are prohibited.

The applicant has indicated there will be no outdoor bells or loudspeakers used in this project.

7. This use shall not be located adjacent to any property zoned R-E, R-D, R-1 or R-CL unless that property has been developed with a nonresidential use. (C-2 only)

The proposed Auto Repair Garage, Major use does not comply with this condition. The subject site is zoned C-2 (General Commercial) and is located adjacent to property zoned R-E (Residence Estates) on the western perimeter of the subject site; the applicant has requested a Special Use Permit (SUP-76595) since this condition cannot be met.

The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required, to allow a zero-foot residential adjacency setback where 70 feet is required from the existing R-E (Residence Estates) zoned property located on the west perimeter of the site for the new proposed 8,228 square-foot building. In addition, the applicant has proposed to install a six-foot tall wall/fence adjacent to Monroe Avenue and Nellis Boulevard, which encroaches into the front-yard setback area adjacent to Nellis Boulevard. The applicant has also requested a Variance (VAR-76594) to allow the proposed six-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed.

The applicant has proposed Waivers from Title 19.08.080 development standards to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required along the interior property lines. Also, the applicant has requested a one-foot landscape buffer along a portion of the north perimeter and seven-foot landscape buffer along a portion of the east perimeter where 15 feet is required adjacent to the Monroe Ave and Nellis Boulevard right-of-way. The submitted landscape plan indicates the proposed landscaping buffers adjacent to the Monroe Ave and Nellis Boulevard provide with a combination of 24-inch box Shoestring Acacia trees and Evergreen Euony, Burford Holly, Rio Bravo Sage, Lowboy Pyracantha and Dwarf Indian Hawthorn five-gallon shrubs.

Pursuant to approved Special Use Permit (SUP-61064) the existing Motor Vehicle Sales (Used) use requires a minimum of three parking spaces, and the additional parking spaces can be utilized for display and sales of vehicles. According to Title 19.12, the proposed 8,228 square-foot Auto Repair Garage (Major) use will require an additional 47 parking spaces, for a total of 50 required onsite parking spaces. The applicant has requested Variance (VAR-76590) to allow 39 parking spaces where 50 are required. The submitted site plan indicates the site will provide 39 parking spaces, including three ADA

parking spaces and seven dedicated vehicle display spaces on the northeast perimeter of the site. The parking area also provides space for one proposed trash enclosure. The applicant has requested an Exception of Title 19.08.040 development standards to allow zero trees within the interior parking lot area where 14 trees are required within parking lot islands or at the end of a row of parking. Staff denies the Exception as the site can physically accommodate these trees.

Also, the applicant has proposed to install a service bay door on the north perimeter of the existing structure, which will allow vehicles to enter the building. Pursuant to Title 19.08.040(B)(4)(e), "If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties." The Planning Commission or City Council may grant a waiver to this standard as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare. As such, the applicant has requested a waiver to allow a service bay door to face the right-of-way where such is not allowed associated with Site Development Plan Review (SDR-76597).

This parcel has a domestic water service, but the service does not have the required backflow prevention per NAC 445A.67195. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District (LVVWD) for domestic meter sizing, fire flow availability and backflow retrofit. Additionally, the Department of Public Works estimates this project will add approximately 134 trips per day on Monroe Avenue, Nellis Boulevard and Washington Avenue. Currently, Nellis Boulevard is at about 81 percent of capacity and Washington Avenue is at about 29 percent of capacity. With this project, Nellis Boulevard is expected to remain unchanged and Washington Avenue will increase by about 30 percent of capacity. Traffic counts are unavailable in this vicinity for Monroe Avenue, but it is believed to be under capacity.

The proposed development fails to comply with the minimum parking standards, building setbacks, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19. In addition, the proposed Auto Repair Garage (Major) land use fails to comply with Conditional Use Regulations #5 and #7 outlined in Title 19.12, which prohibits vehicles to be parked on the premise for sale and to allow the use adjacent to property zoned R-E (Residence Estates). As such, the required Variances and Waivers further reinforce the unsuitability of this site for the proposed 8,228 square-foot Auto Repair Garage (Major) land use with the surrounding commercial and residential developments in the area. Therefore, staff recommends denial of the project and all associated land use entitlement applications.

JB

FINDINGS (VAR-76590)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use which does not comply with Title 19.12 parking requirements. An alternative land use would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-76594)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to orient the proposed structure zero feet away from the side and rear property line. Alternative building placement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-76595)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed use requires a Variance to address insufficient onsite parking and a Waiver to allow a service bay door to face the right-of-way where such is not allowed; which reinforces the unsuitability of this site for the proposed Auto Repair Garage (Major) use. In addition, the proposed Auto Repair Garage (Major) land use fails to comply with conditional use regulations #5 and #7 outlined in Title 19.12, which prohibits vehicles to be parked on the premise for sale and to allow the use adjacent to property zoned R-E (Residence Estates).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 fails to comply with the minimum parking standards, building setback, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19, which reinforces the unsuitability of the subject sit e for the proposed Auto Repair Garage (Major) use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the site is provided from Monroe Avenue a 60-foot Local Street and Nellis Boulevard a 100-foot Primary Arterial, as designated by Title 13 and the Master Plan of Streets & Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Auto Repair Garage (Major) use will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public's health, safety or general welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no specific Special Use Permit conditions associated with the Auto Repair Garage (Major) use.

FINDINGS (SDR-76597)

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 has determined the proposed project is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments as evidenced by the requested Variances and Waivers.

JB

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 compatible with surrounding development in the area as evidenced by the requested Variances and Waivers to address insufficient parking building setbacks, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19; and will have a negative impact to the adjacent commercial developments.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the site is provided from Monroe Avenue a 60-foot Local Street and Nellis Boulevard a 100-foot Primary Arterial, as designated by Title 13 and the Master Plan of Streets & Highways. These streets are 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;

The project design and style are not appropriate for the subject location and will not be harmonious with buildings in the surrounding area. The submitted elevations indicate the building facades will be constructed with CMU masonry blocks. A waiver has been requested from Title 19.08.040, to allow the building facades to have no visual interest where such is required. The submitted landscape plan indicates the proposed landscaping buffers adjacent to the Monroe Ave and Nellis Boulevard provide with a combination of 24-inch box Shoestring Acacia trees and Evergreen Euony, Burford Holly, Rio Bravo Sage, Lowboy Pyracantha and Dwarf Indian Hawthorn five-gallon shrubs, which are consistent with the Southern Nevada Regional Plant List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The applicant has requested a Waivers to allow a service bay door to face the right-of-way where such is not allowed and to allow the building facades to have no visual interest where such is required, which are inconsistent with the development standards outlined in Title 19.08.040(B)(4)e. Staff has determined the proposal is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/15/04	A Code Enforcement case (#13107) was processed for code violations at 1395 North Nellis Boulevard. The complaint was resolved on 06/30/04.
01/25/11	A Code Enforcement case (#97592) was processed for sign violations at 1395 North Nellis Boulevard. The complaint was resolved on 03/17/11.
06/27/13	A Code Enforcement case (#130524) was processed for large piles of scrap tires at 1395 North Nellis Boulevard. The complaint was resolved on 08/14/13.
10/13/15	The Planning Commission approved a request for a Special Use Permit (SUP-61064) for a proposed Motor Vehicle Sales (Used) use with a waiver to allow 10,478 square feet of area dedicated to the use where 25,000 square feet is the minimum required at 1385 North Nellis Boulevard. Staff recommended denial of the request.
01/09/17	A Code Enforcement case (#173595) was processed for sign compliance survey (animated signs) at 1395 North Nellis Boulevard. The complaint was resolved on 02/08/17.
03/07/18	A Code Enforcement case (#186509) was processed for sign violations at 1395 North Nellis Boulevard. The complaint was resolved on 05/08/18.
08/29/18	A Code Enforcement case (#192422) was processed for people living in trailers on the commercial property, debris and other violations at 1395 North Nellis Boulevard. The complaint was resolved on 03/17/11.

Most Recent Change of Ownership	
11/25/14	A deed was recorded for a change in ownership.

JB

Related Building Permits/Business Licenses	
1963	The buildings were constructed.
10/08/92	A business license (A60-00038) was issued for Automotive Repair Garage - Major (Murray Buck) at 1395 North Nellis Boulevard. The license is still active.
10/27/15	A business license (G63-04401) was issued for Automotive Sales with Minor Repair (Diamond Auto Sales) at 1385 North Nellis Boulevard. The license was marked inactive on 09/05/17.
09/06/17	A business license (G65-06366) was issued for Automotive Sales with Minor Repair (Odiaga Auto Sales) at 1385 North Nellis Boulevard. The license was marked to expire on 03/01/19.
10/25/17	A business license (G65-07572) was issued for Automobile Leasing (Odiaga Auto Sales) at 1385 North Nellis Boulevard. The license was marked inactive on 03/19/19.
01/03/18	A business license (G65-09155) was issued for Business Support Service (Silver State taxes and Multi-services) at 1385 North Nellis Boulevard. The license was marked inactive on 03/18/19.
03/28/19	A business license (G67-02225) was issued for Automotive Sales with Minor Repair (KGC Auto Sales, LLC) at 1385 North Nellis Boulevard. The license is still active.

Pre-Application Meeting	
04/17/19	Staff met with the applicant and discussed the submittal requirements for a Variance, Special Use Permit and Site Development Plan Review for a proposed Auto Repair Garage (Major) addition to the existing commercial development.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
05/23/19	During a routine site visit staff observed the subject staff as a well maintained existing commercial development with a Motor Vehicles Sales use on the east perimeter and Auto Repair Garage use on the west perimeter of the site. Staff noted that currently there is no existing sidewalk improvements on the Monroe Avenue right-of-way alignment; the area is filled with high weeds.

JB

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	Auto Repair Garage (Minor) Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)
North	Mini-Storage	GC (General Commercial)	C-2 (General Commercial)
South	Storage Yard	GC (General Commercial)	C-2 (General Commercial)
East	Auto Repair Garage (Minor)	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
West	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	120 Feet	Y
Min. Setbacks			
• Front	10 Feet	105 Feet	Y
• Side	10 Feet	0 Feet	N*
• Corner	10 Feet	15 Feet	Y
• Rear	20 Feet	0 Feet	N*
Max. Lot Coverage	50 %	28 %	Y
Max. Building Height	N/A	23.33 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	70 Feet	0 Feet	N*
Trash Enclosure	50 Feet	170 Feet	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot residential adjacency setback where 70 feet is required.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	9 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	3 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*

JB

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**28 Trees**	**14 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	14 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 15 Feet 8 Feet 15 Feet 8 Feet		 1 Feet 0 Feet 7 Feet 0 Feet	 N*** N*** N*** N***
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard (south) setback where 10 feet is required, a zero-foot rear yard (west) setback where 20 feet is required.
** The applicant has request an Exception to allow zero trees where 14 trees are required within parking lot islands or at the end of a row of parking spaces.
***The applicant has requested a Waiver from Title 19.08.080 to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Monroe Avenue	Local Street	Title 13	60	Y

JB

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	
Auto Repair Garage (Major) – Proposed	8,228 SF	5 Spaces + 1:200	47				
Motor Vehicle Sales (Used)	1,308 SF	1:500	3				
TOTAL SPACES REQUIRED			50		39		N*
Regular and Handicap Spaces Required			48	2	36	3	N*
Loading Spaces	Less than 10,000 SF	1			0		N*
Percent Deviation			22%				

*A Variance (VAR-76590) has been requested to allow 39 parking spaces where 50 parking spaces are required. Staff recommends denial of this request.

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot landscaping buffer is required along all interior lot lines.	To allow a zero-foot landscape buffer on a portion of the south perimeter.	Denial
	To allow a zero-foot landscape buffer on the west perimeter.	Denial
A 15-foot landscaping buffer is required along the right-of-way.	To allow a one-foot landscape buffer on a portion of the north perimeter.	Denial
	To allow a seven-foot landscape buffer on a portion of the east perimeter.	Denial

JB

Waivers		
Requirement	***Request***	***Staff Recommendation***
If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.	To allow a service bay door to face the right-of-way where such is not allowed.	Denial
Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest.	To allow building facades with no visual interest where such is required	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero trees within the interior parking lot, where 14 trees should be required within parking lot islands or at the end of a row of parking spaces	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) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN 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 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 Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	
(No notes for this action)			

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

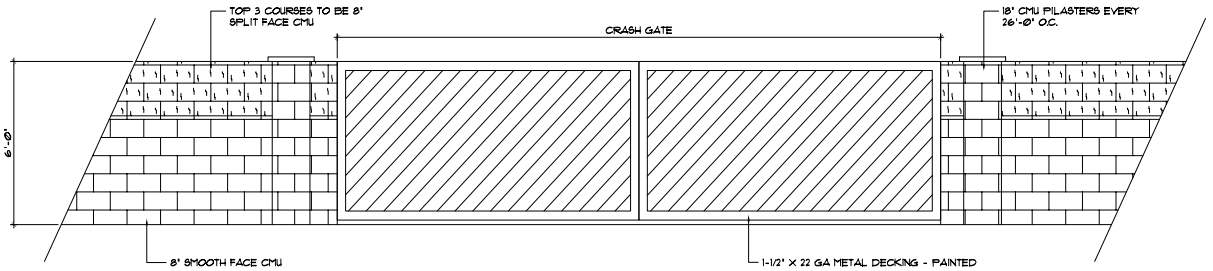
Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

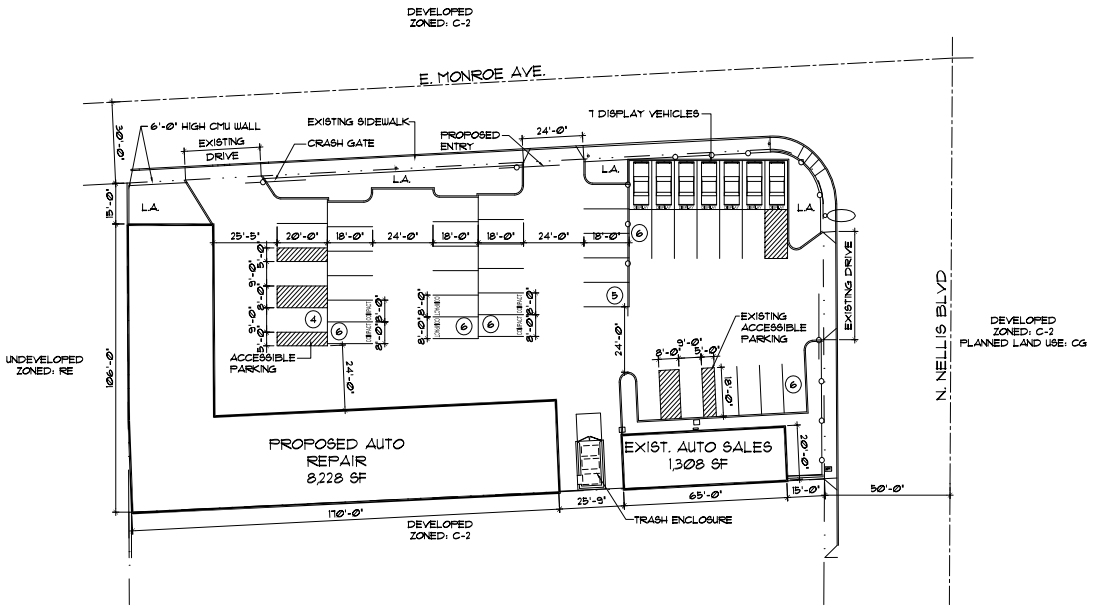
Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19



1 AS1.01 WALL / GATE ELEVATION

SCALE: 1/2"=1'-0"



PROJECT DATA:

PREVIOUS APPLICATION NUMBERS:		SUP-61064
BUILDING SQUARE FOOTAGE: 1,308 SF		
PARKING: 3 REQUIRED WITH 10 FOR DISPLAY VEHICLES		
ASSESSORS PARCEL NUMBER:		140-29-601-001
SITE AREA:		33,976.8 SF. (0.78 ACRES)
CURRENT ZONING:		C-2
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	10'-0"	15'-0"
SIDES:	10'-0"	0'-0", 15'-0
REAR:	20'-0"	0'-0"
RESIDENTIAL ZONE BOUNDARY:	10'-0"	0'-0"
BUILDING AREA:		9,628 SF.
AUTOMOTIVE REPAIR		8,228 SF.
EXISTING AUTO SALES		1,308 SF.
LOT COVERAGE:		28.3%
PARKING CALCULATIONS:		
REQUIRED:		50 SPACES
AUTO REPAIR: 5 SPACES + 1/200 SF		47 SPACES
AUTO SALES:		3 SPACES
PROVIDED:		39 SPACES
INCLUDING 3 HANDICAP SPACES AND 7 DISPLAY VEHICLES		

PROJECT LOCATION:



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.

A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

NORTH

PRJ-76300
06/12/19

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

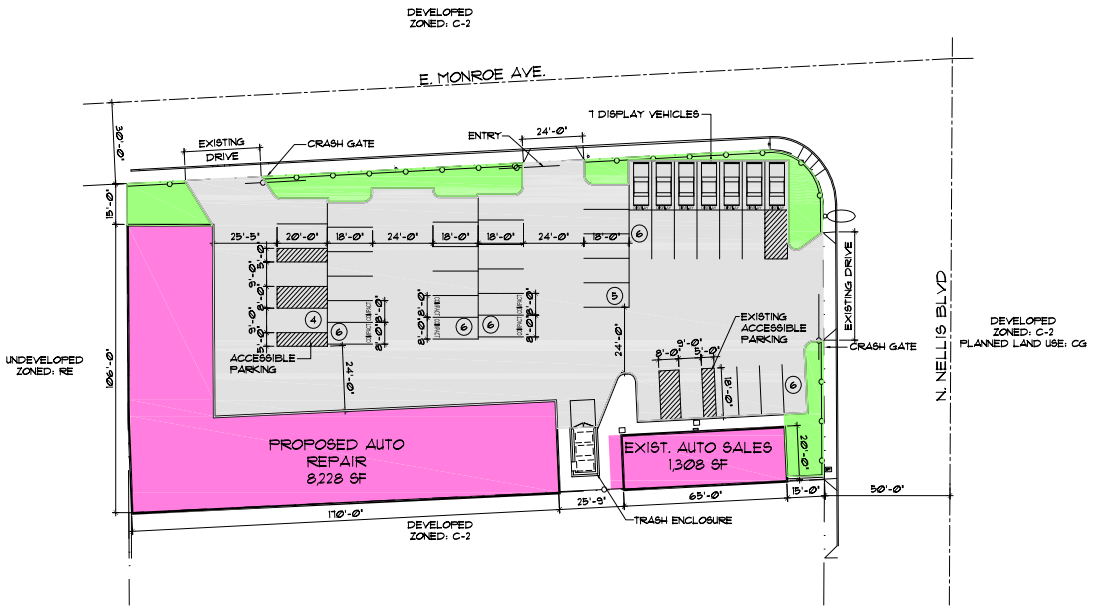
sheet title:
ARCHITECTURAL SITE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
AS1.01

all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.180 pacific design concepts, llc © 2019.

G:\19-04 Nellis Monroe\Arch\AS101.dwg plotted: 6/10/2019 3:22 PM



PROJECT DATA:

PREVIOUS APPLICATION NUMBERS: SUP-61064
BUILDING SQUARE FOOTAGE: 1,308 SF
PARKING: 3 REQUIRED WITH 10 FOR DISPLAY VEHICLES

ASSESSORS PARCEL NUMBER: 140-29-601-001

SITE AREA: 33,976.8 SF. (0.78 ACRES)

CURRENT ZONING: C-2

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT:	10'-0"	15'-0"
SIDES:	10'-0"	0'-0", 15'-0
REAR:	20'-0"	0'-0"
RESIDENTIAL ZONE BOUNDARY:	10'-0"	0'-0"

BUILDING AREA: 9,628 SF.

AUTOMOTIVE REPAIR 8,228 SF.
EXISTING AUTO SALES 1,308 SF.

LOT COVERAGE: 28.3%

PARKING CALCULATIONS:
REQUIRED: 50 SPACES
AUTO REPAIR: 5 SPACES + 1/200 SF 47 SPACES
AUTO SALES: 3 SPACES

PROVIDED: 39 SPACES
INCLUDING 3 HANDICAP SPACES AND 7 DISPLAY VEHICLES

PROJECT LOCATION:



NORTH
NOT TO SCALE

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.

A AS1.01 ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"

NORTH

PRJ-76300
05/20/19

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
ARCHITECTURAL SITE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

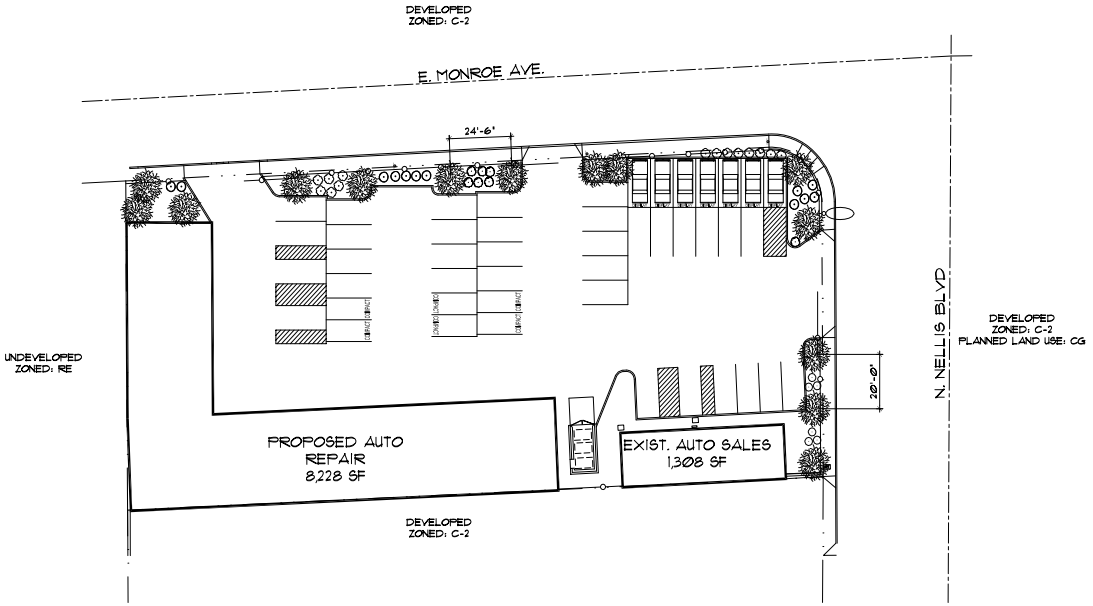
sheet no.
AS1.01

as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.180 pacific design concepts, llc © 2019.

G:\19-04 Nellis Monroe\Arch\AS101-COLOR.dwg plotted: 5/6/2019 10:54 AM

LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	TREES			
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	STANDARD TRUNK
	SHRUBS			
○	EUONYMUS JAPONICA	EVERGREEN EUONYMOUS	5 GAL.	
⊖	ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	5 GAL.	
⊙	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	5 GAL.	
⊙	PYRACANTHA COCCINEA 'LOUBOT'	LOUBOT PYRACANTHA	5 GAL.	
●	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	5 GAL.	



A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

NORTH

PRJ-76300
05/20

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

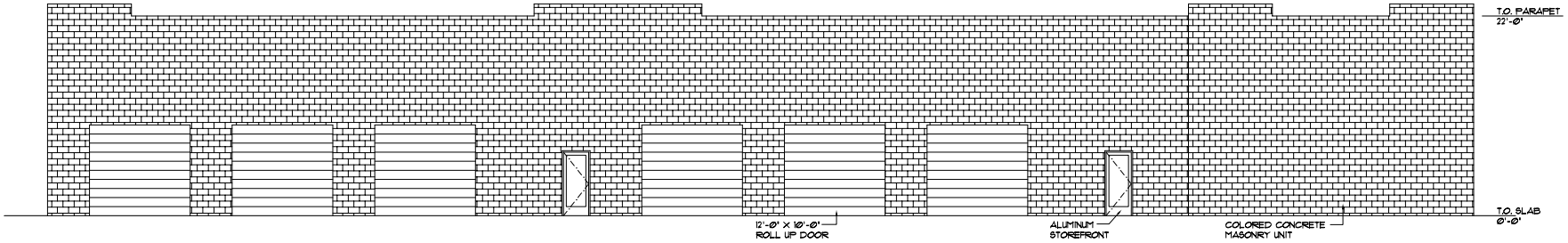
sheet title:
LANDSCAPE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

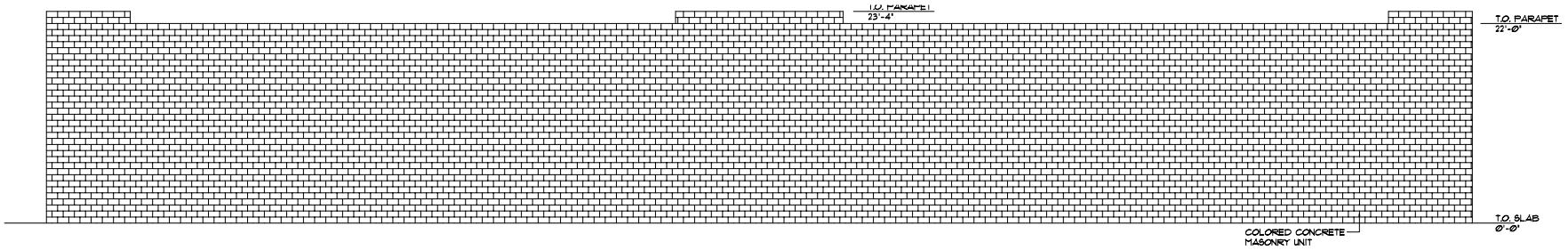
sheet no.
L1.01

all instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.780 pacific design concepts, llc © 2019.

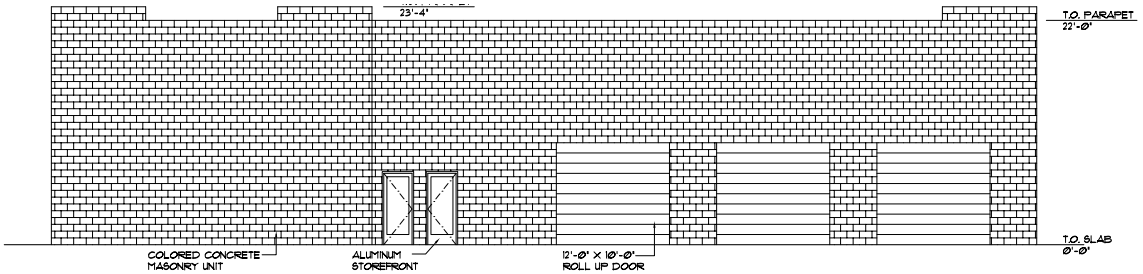
G:\19-04 Nellis Monroe\Arch\L101.dwg plotted: 5/6/2019 11:00 AM



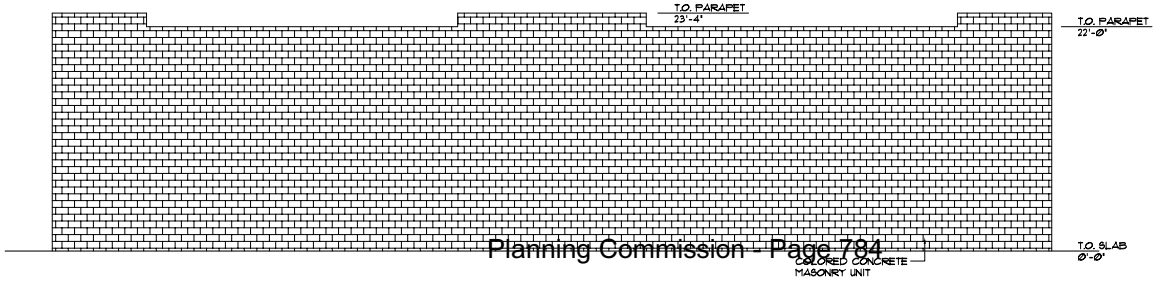
1 A6.01 NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 A6.01 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 A6.01 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 A6.01 WEST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR FINISH LEGEND:

CONCRETE MASONRY UNITS: ORCO SPLIT FACED BLOCK - 30% RED BROWN MW, 10% WHITE MW, 60% TAN MW.

STOREFRONT: CLEAR ANODIZED

ROLL UP, MAN DOORS: SHERWIN WILLIAMS SW6328 - FIREWEED

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
EXTERIOR ELEVATIONS

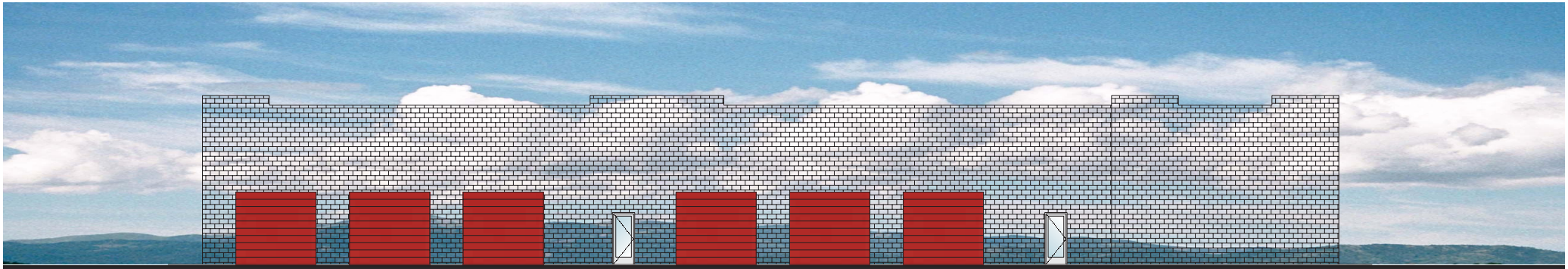
issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
A6.01

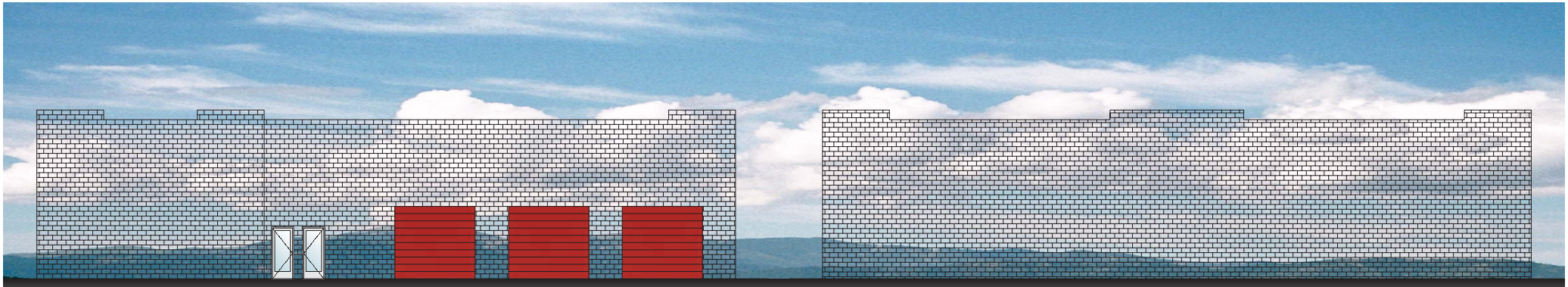
PRJ-76300
05/20/19

as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.760 public design concepts, llc © 2019.

G:\19-04 Nellis Monroe\Arch\A601.dwg plotted: 5/6/2019 11:38 AM

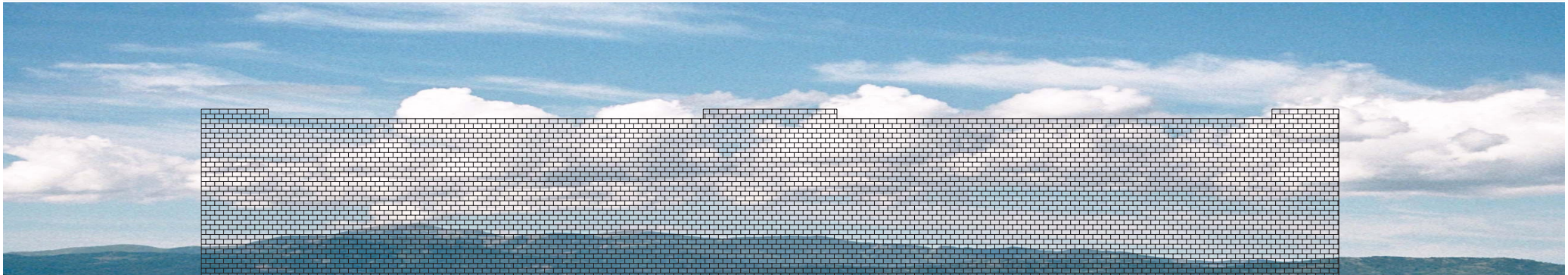


North Elevation



East Elevation

West Elevation



South Elevation

PRJ-76300
05/20/19

Nellis - Monroe Auto Repair

pacific design concepts, llc
architecture & planning



FLOOR PLAN
SCALE: 3/16"=1'-0"

NORTH

PRJ-76300
05/20

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
FLOOR PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
A1.01

as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.760 pacific design concepts, llc © 2019.

G:\19-04 Nellis Monroe\Arch\A101.dwg plotted: 5/6/2019 9:33 AM

pacific design concepts, llc
6725 S Eastern, Suite 5, las vegas, nv 89119

PDC

March 20, 2019 *Revised April 02, 2019 Revised May 6, 2019

City of Las Vegas Department of Planning & Zoning
333 Rancho Drive
Las Vegas, NV 89103

Attn: Jonathan Boyles

RE: NELLIS AND MONROE AUTO REPAIR
APN: 140-29-601-001
SITE DEVELOPMENT PLAN REVIEW & VARIANCE & SUP
JUSTIFICATION LETTER

Dear Jonathan,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review and Variance.

The proposed Site Development Plan Review is for a 8,228 sq. ft. single story automotive repair shop facility on .78 acre in a C-2 zoning district. This is in conjunction with an existing auto sales lot. The existing auto sales building is approximately 1308 square feet with waivers to allow a zero foot landscape buffer along the south and west perimeters where 8 feet is required and a 3 foot landscape buffer along a portion of the north perimeter where 15 feet is required. The auto repair shop will be conducting major repairs, however there will not be any auto body or painting services. We are also seeking a waiver of the landscaping terminal islands in the parking lot to be able to provide maximum parking and a waiver to allow roll-up service doors to face right of way where not allowed.

The Variance #1 request is to allow 39 parking stalls where 53 are required. (26.4% reduction) The preliminary parking analysis based on ITE standards suggest adequate parking is provided.

The Variance #2 request is to allow a zero foot side setback where 10 feet is required and zero rear setback where 20 feet is required adjacent to a R-E zoning district. The setback reduction is necessary to provide a barrier between the commercial use and residential use.

The Special Use Permit is to allow a 8,228 sq. ft. auto repair service garage (major) use with a waiver to allow vehicles to be parked on the premise for sale which is prohibited. This use was previously approved and is existing under SUP-61064.

We believe the best site use and building planning will be to orient the roll-up doors away from residential uses. This will also provide the necessary buffer for sound attenuation and noise will be directed to the streets where noise already exists.
The proposed development will clean up the existing property and provide the much needed enclosed space for proper use.

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.

PRJ-76300
05/20/19

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-76300
05/20/19

pacific design concepts, llc
6725 s eastern ave., suite 5, henderson, nv 89119 (702) 524-0054

PDC

July 08, 2019

RECEIVED
JUL 0 9 2019
Dept of Planning
City of Las Vegas

City of Las Vegas
333 S. Rancho Drive
Las Vegas, NV 89106

Attn: Jonathan Boyles

RE: CITY OF LV PLANNING COMMISSION AGENDA 07/07/19 ITEMS 56, 57, 58 & 59
NELLIS AND MONROE - AUTO REPAIR
VAR-76590
VAR-76594
SUP-76595
SDR-76597

Dear Jonathan,

We respectfully request to hold our above referenced items until the August 13, 2019 Planning Commission Agenda to work on staff's conditions and comments. We appreciate the additional time.

Should you require additional information or have any questions please contact me at 702.524.0054.

Sincerely,

Richard Gallegos
Project Director

Submitted after final agenda

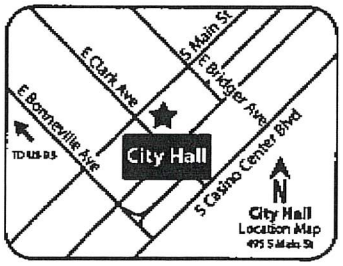
Items 56-59

Page:1/3
To:7024647499
JUL-01-2019 11:13 From:Safe Money Advisors 7028388591

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



RECEIVED
JUL 0 8 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-76590 and VAR-76594 [PRJ-76300]
Planning Commission Meeting of 07/09/2019

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

103 DRDGMP1

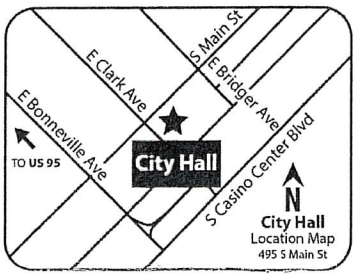
Submitted after final agenda

5e-57P

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



too much!

RECEIVED
JUL 08 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-76590 and VAR-76594 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

109 DRDGNP1

S6P
S7P

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
JUL 03 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-76590 and VAR-76594 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

43 ORDGNP1

SGP
STP

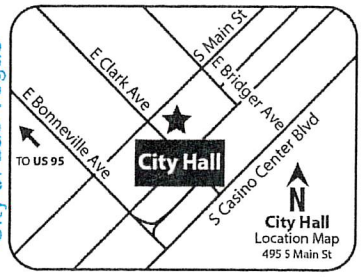
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

we can't improve the east side when people don't want follow guideline & improvements. Set backs are there for a reason. It is already difficult to see if traffic is coming with the wrought iron fence that is currently there. It's been non into & not replaced

PRSRT
FIRST CLASS MAIL
U.S. Postage
RAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JUL 08 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-76590 and VAR-76594 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

30 what makes you think they will make it better with these variances?

S6P
S7P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
57

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-76594 - VARIANCE RELATED TO VAR-76590 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

May go to City Council on: 08/21/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN 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 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 Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	
(No notes for this action)			

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
58

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76595 - SPECIAL USE PERMIT RELATED TO VAR-76590 AND VAR-76594 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MAJOR) USE WITH WAIVERS TO ALLOW VEHICLES TO BE PARKED ON THE PREMISE FOR SALE AND TO ALLOW THE USE ADJACENT TO PROPERTY ZONED R-E (RESIDENCE ESTATES) WHERE SUCH IS PROHIBITED at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

May go to City Council on: 08/21/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

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) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN 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 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 Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	
(No notes for this action)			

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

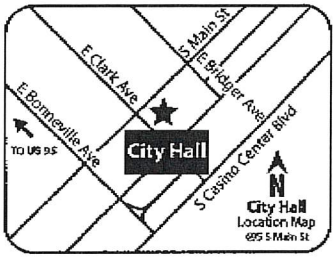
PRJ-76300
05/20/19

PAGE 01/03
07/04/2019 04:16PM 7024523189 RICK F

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028210018
FELKINS RICKEY E
1283 RINGE LN
LAS VEGAS NV 89110-1626

1 03 ERDCNP 1

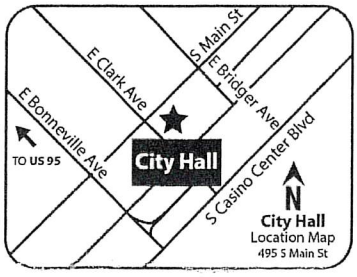
Submitted after final agenda

58P

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
JUL 08 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

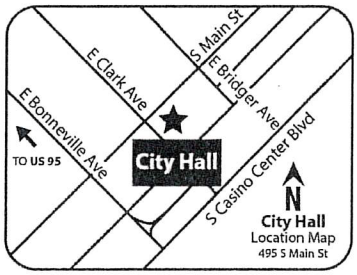
103 DRDGNP1

587

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
JUL 08
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-76595 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

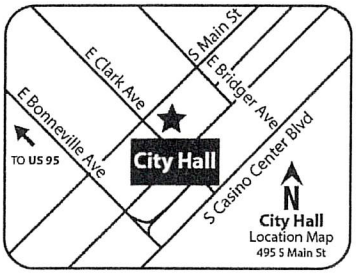
43 DRDGMP1

S8P

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
JUL 08 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

103 ORDGNP1

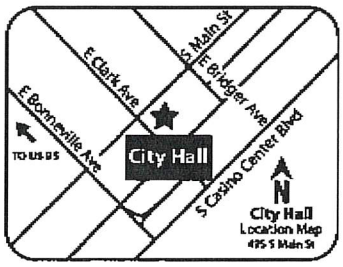
S8P

JUL-01-2019 11:13 From:Safe Money Advisors 7028388591 To:7024647499 Page:2/3

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76595 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

1 OF 3 DRDGNP1

58P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
59

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76597 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76590, VAR-76594 AND SUP-76595 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,228 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) FACILITY WITH AN EXISTING 1,308 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH WAIVERS TO ALLOW DEVIATIONS TO PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED AND TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.

May go to City Council on: 08/21/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

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) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN 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 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 Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

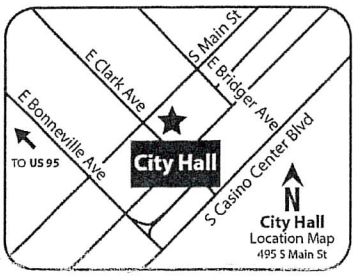
PRJ-76300
05/20/19

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

To Rancho



RECEIVED
JUL 08 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-76597 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

103 DRDGNP1

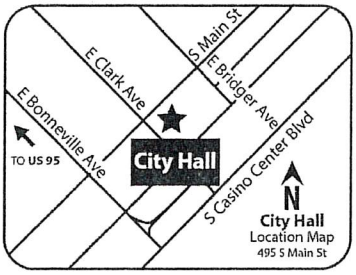
Submitted after final agenda

S9P

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
JUL 08 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-76597 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

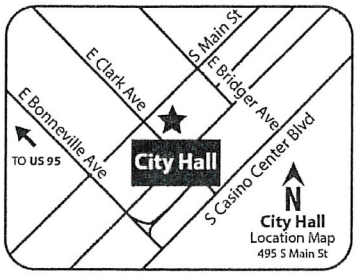
43 DRDGNP1

S9P

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
JUL 08 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-76597 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

103 DRDGNP1

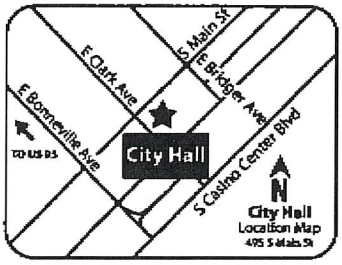
S9P

Page:3/3
To:7024647499
JUL-01-2019 11:13 From:Safe Money Advisors 7028388591

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
JUL 0 8 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-76597 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

103 DRDGNP1

59P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
60

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

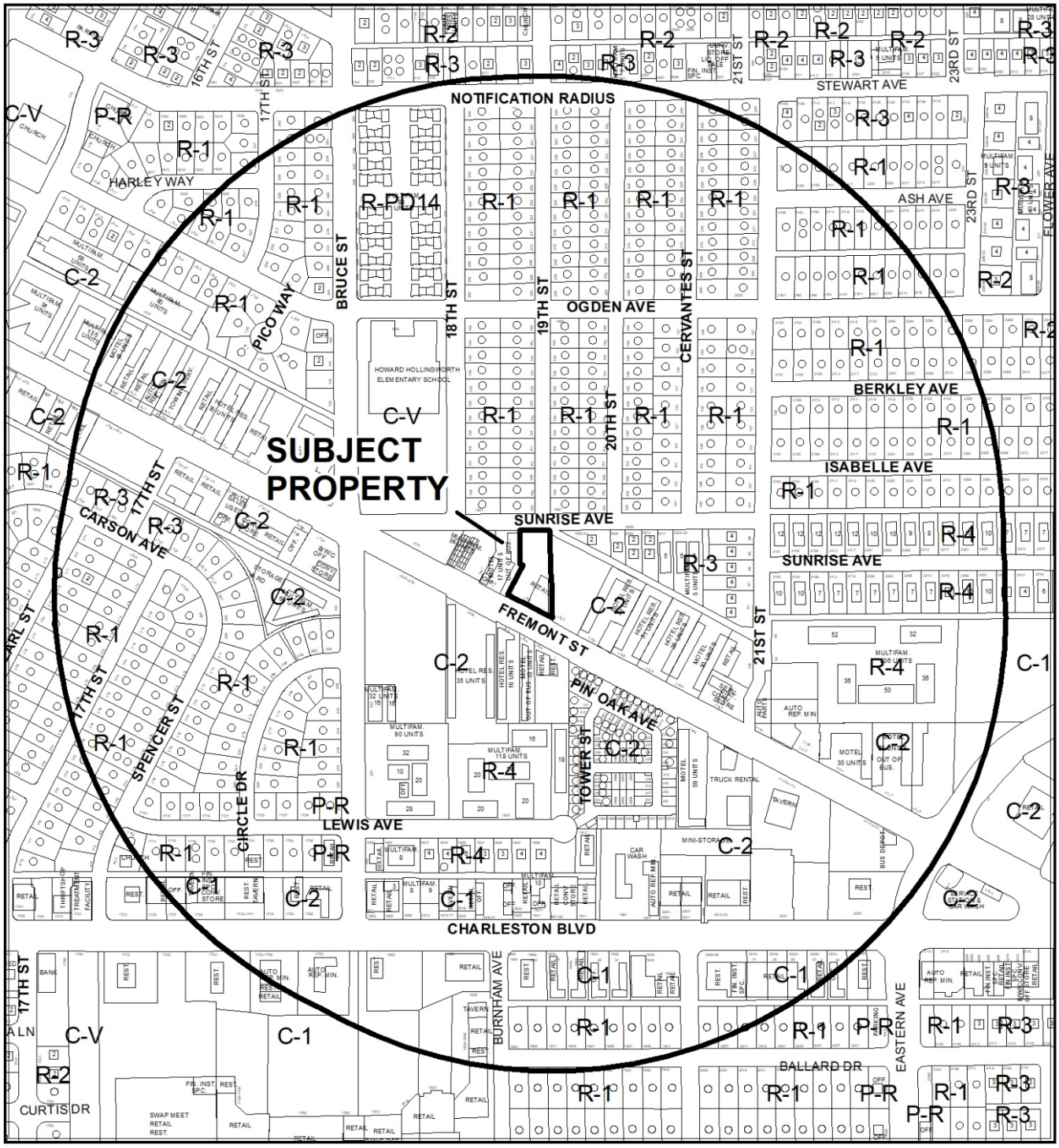
SUBJECT:
VAR-76602 - VARIANCE - PUBLIC HEARING - APPLICANT: JONATHAN IBARRA - OWNER: AGCOM I, LLC - For possible action on a request for a Variance TO ALLOW A NINE-FOOT TALL PERIMETER FENCE WHERE EIGHT FEET IS THE MAXIMUM ALLOWED, WITH BARBED WIRE WHERE SUCH IS PROHIBITED on 0.66 acres at 1935 Fremont Street (APN 139-35-810-003), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75780]. Staff recommends DENIAL.

C.C: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

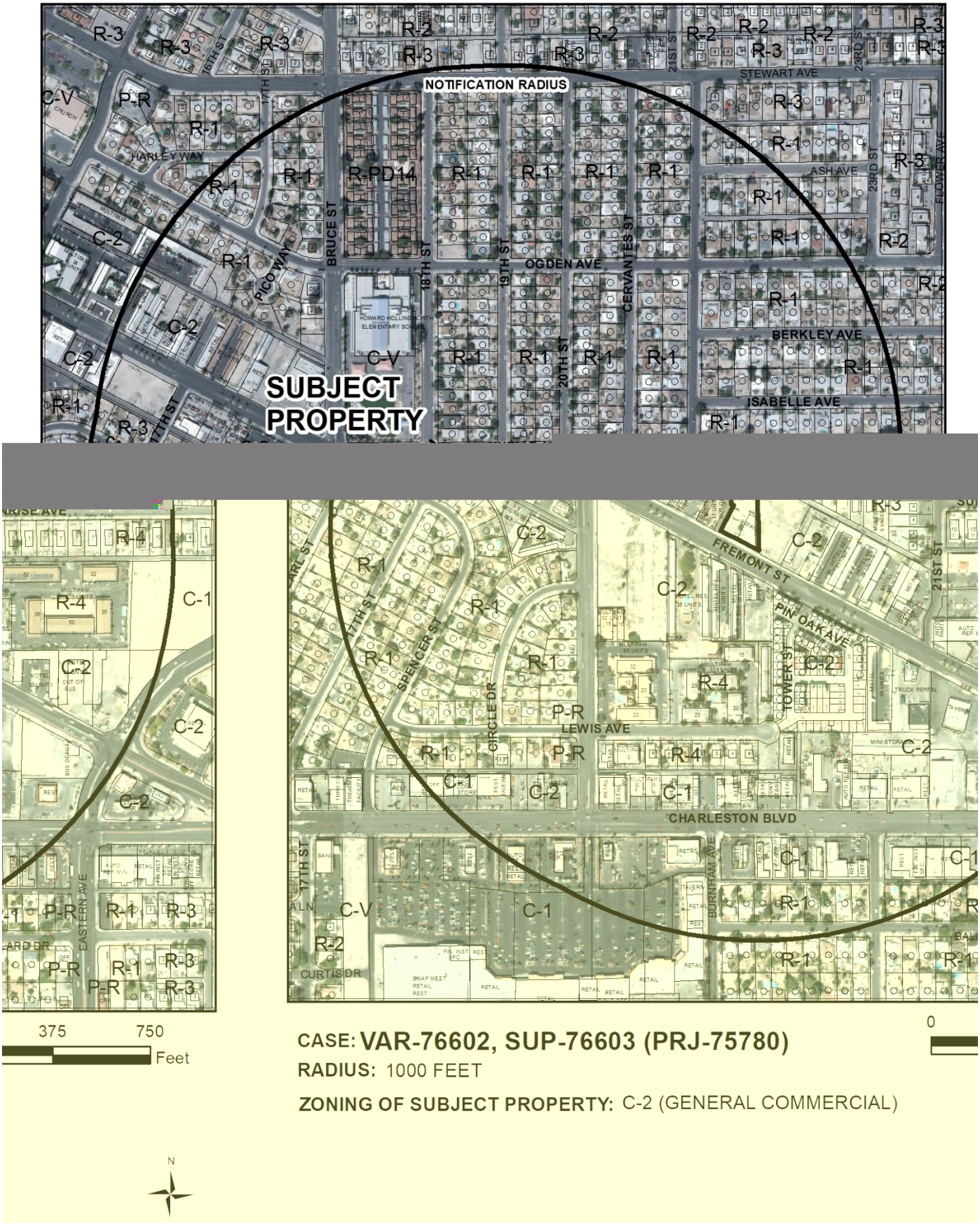
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76602 and SUP-76603 [PRJ-75780]
2. Conditions and Staff Report - VAR-76602 and SUP-76603 [PRJ-75780]
3. Supporting Documentation - VAR-76602 and SUP-76603 [PRJ-75780]
4. Justification Letter - VAR-76602 and SUP-76603 [PRJ-75780]
5. Submitted after Final Agenda – Protest/Support Postcards for VAR-76602 and SUP-76603 [PRJ-75780]



CASE: **VAR-76602, SUP-76603 (PRJ-75780)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)


NOTIFICATION RADIUS
SUBJECT PROPERTY
STEWART AVE
ASH AVE
OGDEN AVE
BERKLEY AVE
ISABELLE AVE
HARLEY WAY
PICO WAY
BRUCE ST
16TH ST
17TH ST
18TH ST
19TH ST
20TH ST
21ST ST
23RD ST
CERVANTES ST
FLOWER AVE
HOWARD HOLLINGSWORTH ELEMENTARY SCHOOL
FREMONT ST
PIN OAK AVE
LEWIS AVE
CHARLESTON BLVD
SPENCER ST
CIRCLE DR
TOWER ST
BURNHAM AVE
EASTERN AVE
CURTIS DR
375
750
Feet
0
CASE: VAR-76602, SUP-76603 (PRJ-75780)
RADIUS: 1000 FEET
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)
N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JONATHAN IBARRA – OWNER: AGCOM I, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76602	Staff recommends DENIAL, if approved subject to conditions:	SUP-76603
SUP-76603	Staff recommends DENIAL, if approved subject to conditions:	VAR-76602

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 40

NOTICES MAILED 835

PROTESTS 0

APPROVALS 0

CC

** CONDITIONS **

VAR-76602 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76603) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-76603 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76602) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

CC

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. Meet with Sanitary Sewer Planning Section of Public Works and Sewer Billing Inspectors of Building & Safety to determine applicable Sewer Connection Fees for food truck trailer storage and wastewater disposal. Pay Sewer Connection Fees prior to issuance of any permits.

8. Site shall be graded/modified, if necessary, to prevent stormwater from entering the proposed wastewater disposal area. Meet with Sanitary Sewer Planning Section of the Department of Public Works to discuss requirements.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Special Use Permit request to allow an Open Air Vending use (Ashanti's Caribbean Food) at 1935 Fremont Street.

ISSUES

- Pursuant to Title 19.12, an Open Air Vending use is permitted in the C-2 (General Commercial) zoning district as a conditional use.
- Per Title 19.12.040, a Special Use Permit is required because the applicant is not in compliance with one or more of the itemized conditional use regulations.
- The applicant does not meet Conditional Use Regulation Number 7(f), which states, "On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m." The applicant proposes to operate 24 hours per day on a lot adjacent to a residentially zoned lot. Staff does not support the request.
- A Variance is requested at 1935 Fremont Street for the following:
  - To allow a nine-foot tall perimeter wall where eight feet is the maximum height allowed;
  - To allow a barbed wire fence where such building materials are not allowed.

  Staff recommend denial of the Variance request.

ANALYSIS

The applicant is requesting a Special Use Permit for an Open Air Vending/Transient Sales Lot use, operating from a 128 square-foot food truck in a parking space adjacent to an existing building that contains a Delivery and Service Vehicle Storage use at 1935 Fremont Street.

The Open Air Vending/Transient Sales Lot use is defined by Tile 19.12 as: "An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer's Market. This use includes the display or sale of merchandise by means of Open Air Vending and Mobile Food Vending." There are no minimum Special Use Permit regulations listed for this use.

CC

The applicant does not meet one of the listed Conditional Use Regulations for the Open Air Vending use, which has triggered the requirement of a Special Use Permit. The applicant does not meet Conditional Use Regulation Number 7(f), which states, "On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m." The applicant proposes to operate 24 hours per day on a parcel adjacent to a residentially zoned lot. As such, the proposed use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses. Therefore, staff recommends denial of the Special Use Permit request

An existing eight-foot tall concrete block perimeter wall is located around the north, east and west property lines behind the Delivery and Service Vehicle Storage building. The applicant is requesting a Variance to allow a nine-foot tall perimeter wall with the top one-foot consisting of barbed wire. Title 19.08.080 allows a maximum perimeter wall height of six to eight feet on sites with a slope less than two percent. In addition, Title19.08.040 provides standards for materials relating to perimeter walls where barbed wire is not an acceptable material. Given that the proposed perimeter wall does not comply with the perimeter wall height and building material standards set in Title 19, staff cannot support the Variance request.

FINDINGS (VAR-76602)

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 a perimeter wall that exceeds the maximum height allowed in a C-2 (General Commercial) zone, with a building material that is not supported. Alternatively, modifying the height of the perimeter wall and reconstructing the wall with an approved building material would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-76603)

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 existing Open Air Vending (Ashanti's Caribbean Food) use is compatible with the C (Commercial) General Plan land use designation and is located within an existing commercial development. However, staff has determined that, due to the limited distance from residential development and proposed hours of operation the use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   Given the close proximity to residential-zoned land, the subject site is not physically suitable to allow the Open Air Vending use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Street access is provided by Fremont Street, a 95-foot wide Primary Arterial street that is adequate in size to meet the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The Open Air Vending (Food Truck) use will be subject to regular inspections by regulatory agencies such as the City of Las Vegas Planning Department, Business License Division and the Southern Nevada Health District to ensure the public's health, safety and general welfare are not compromised.

5. The use meets all of the applicable conditions per Title 19.12.

Title 19.12 contains Conditional Use Regulations for the Open Air Vending use. When those conditional use regulations are not met, a Special Use Permit is required. The applicant is not able to meet Conditional Use Regulation Number 7(f).

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
1972	The City Council approved a request for a Special Use Permit (U-0054-72) for Service Station at 1935 Fremont Street.
09/25/79	The City Council approved a request for a Rezoning (Z-0065-79) from R-4 (Apartment Residence) to C-2 (General Commercial) on property generally located on the south side of Sunrise Avenue between Bruce Street and 21st Street.
02/16/94	The City Council denied a request for a Variance (V-0141-93) to allow a Pawn Shop, an Automobile Pawn business and a Secondhand Dealership, where such uses ae not allowed at 1935 Fremont Street.
12/07/98	The City Council denied a request for a Special Use Permit (U-0117-98) for the Off-Premise Sale of Beer and Wine in conjunction with a proposed 2,288 square foot convenience store at 1935 Fremont Street. Planning Commission recommended denial.
01/16/19	A business license (#740198) was issued for a Delivery and Service Vehicle Storage at 1935 Fremont Street.

Most Recent Change of Ownership	
02/27/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/02/03	A Code Enforcement case (#1294) was initiated for high vegetation at 1935 Fremont Street. The case was resolved on 07/17/03.
10/21/03	A Code Enforcement case (#5816) was initiated for signs at 1935 Fremont Street. The case was resolved on 01/13/04.
11/30/04	A Code Enforcement case (#24016) was initiated for trash and debris, semi-trailer parking and illegal electrical works at 1935 Fremont Street. The case was resolved on 05/05/05.
05/17/05	A Code Enforcement case (#30019) was initiated for junk vehicles on site at 1935 Fremont Street. The case was resolved on 05/11/06.
05/17/05	A Code Enforcement case (#30020) was initiated for abandoned vehicles at 1935 Fremont Street. The case was resolved on 01/12/06.
03/09/06	A Code Enforcement case (#39097) was initiated for graffiti at 1935 Fremont Street. The case was resolved on 04/27/06.
05/05/06	A Code Enforcement case (#40948) was initiated for waste and refuse at 1935 Fremont Street. The case was resolved on 05/08/06.
08/09/06	A Code Enforcement case (#45281) was initiated for abandoned vehicles at 1935 Fremont Street. The case was resolved on 10/23/06.
08/28/07	A Code Enforcement case (#57274) was initiated for signs at 1935 Fremont Street. The case was resolved on 10/08/07.
07/03/08	A Code Enforcement case (#67368) was initiated for high weeds and refuse at 1935 Fremont Street. The case was resolved on 07/14/08.
01/28/10	A Code Enforcement case (#85961) was initiated for no trash pick-up service at 1935 Fremont Street. The case was resolved on 12/07/11.
02/12/10	A Code Enforcement case (#86495) was initiated for an illegal vendor at 1935 Fremont Street. The case was resolved on 02/12/10.
05/14/14	A building permit was processed (#260394) for Retail tenant improvements at 1935 Fremont Street. The plans expired on 07/15/16 and destroyed on 08/26/16.
08/28/16	A Code Enforcement case (#170087) was initiated for housing code violations at 1935 Fremont Street. The case was resolved on 10/06/16.
12/07/16	A building permit (#326621) for hardstand improvements for food truck parking and a Tenancy Improvement (#326619) were issued for a commissary at 1935 Fremont Street.
09/18/17	A Code Enforcement case (#182634) was initiated for site maintenance at 1935 Fremont Street. The case was resolved on 09/19/17.
07/09/18	A Conditional Use Verification (CUV-73941) was denied for an Open Air Vending / Transient Sales Lot use at 1935 Fremont Street.
12/13/18	A Conditional Use Verification (CUV-74915) was approved for an Open Air Vending / Transient Sales Lot use at 1935 Fremont Street.

Pre-Application Meeting	
02/12/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Special Use Permit and Variance.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
06/12/19	An existing delivery vehicle and storage use was observed on the subject site during a routine field check. Some equipment was found in the front of the site; however, the site was found to be generally tidy.

Details of Application Request	
Site Area	
Gross Acres	0.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Hotel Motel	MXU (Mixed Use)	C-2 (General Commercial)
East	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
West	Motel	MXU (Mixed Use)	C-2 (General Commercial) R-4 (High Density Residential)

CC

Master and Neighborhood Plan Areas	***Compliance***
Rafael Rivera	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Fremont East 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)	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***
Fremont Street	Primary Arterial	Master Plan of Streets and Highways	95	Y

CC

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Delivery and Service Vehicle Storage	2 employees + 23 vehicles	0.75 spaces per employee + 1 space per delivery or service vehicle	25				
TOTAL SPACES REQUIRED			25		31		Y
Regular and Handicap Spaces Required			24	1	29	2	Y

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

CC

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 1943 Fremont St Las Vegas NV,89101

Project Name IBARRA'S Commissary **Proposed Use** Food Trailer and barb wire

Assessor's Parcel #(s) 139-35-802-001 **Ward #**

General Plan: Existing ✓ Proposed **Zoning:** Existing ✓ Proposed

Additional Information

Property Owner AGCOM I LLC **Contact** Hector Gamsie

Address 2799 E Tropicana Ave Suite H City Las Vegas State NV Zip 89121

E-mail Lunaproperties7@gmail.com Phone (702)682-9388 or (702)834-0108

Applicant Salvador Ibarra **Contact**

Address 3070 Sirius Ave City Las Vegas State NV Zip 89102

E-mail IBARRASMKS@gmail.com Phone (702)461-2950

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 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 Hector M. Gamsie Manager

Subscribed and sworn before me

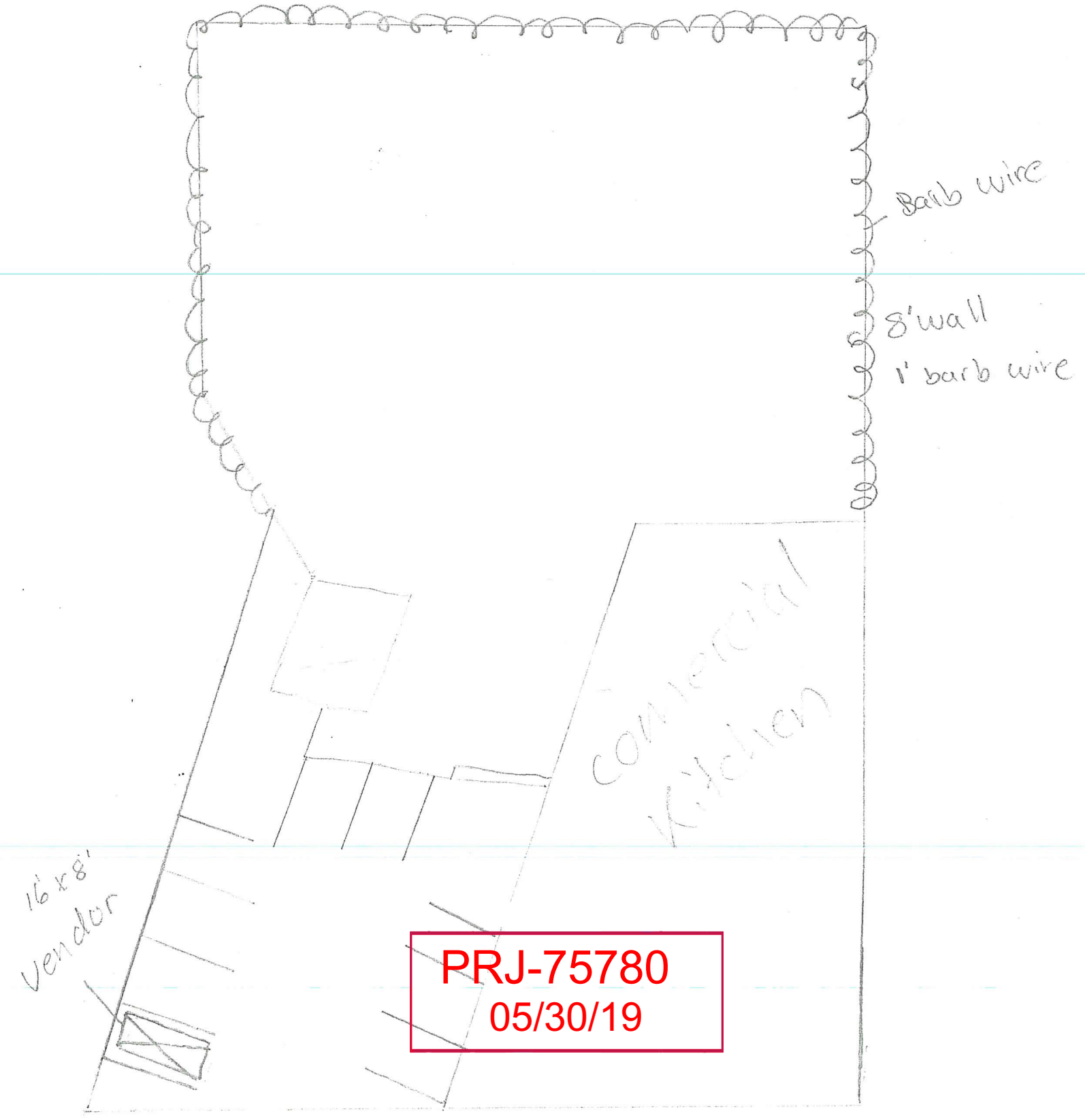
This 8th day of March .20 19

Notary Public in and for said County and State My Com Exp 02-21-21

JACOB VAN WAGONER
Notary Public, State of Nevada
Appointment No. 05-98413-1
My Appt. Expires February 21, 2021

PRJ-75780
05/30/19

On Site Parking

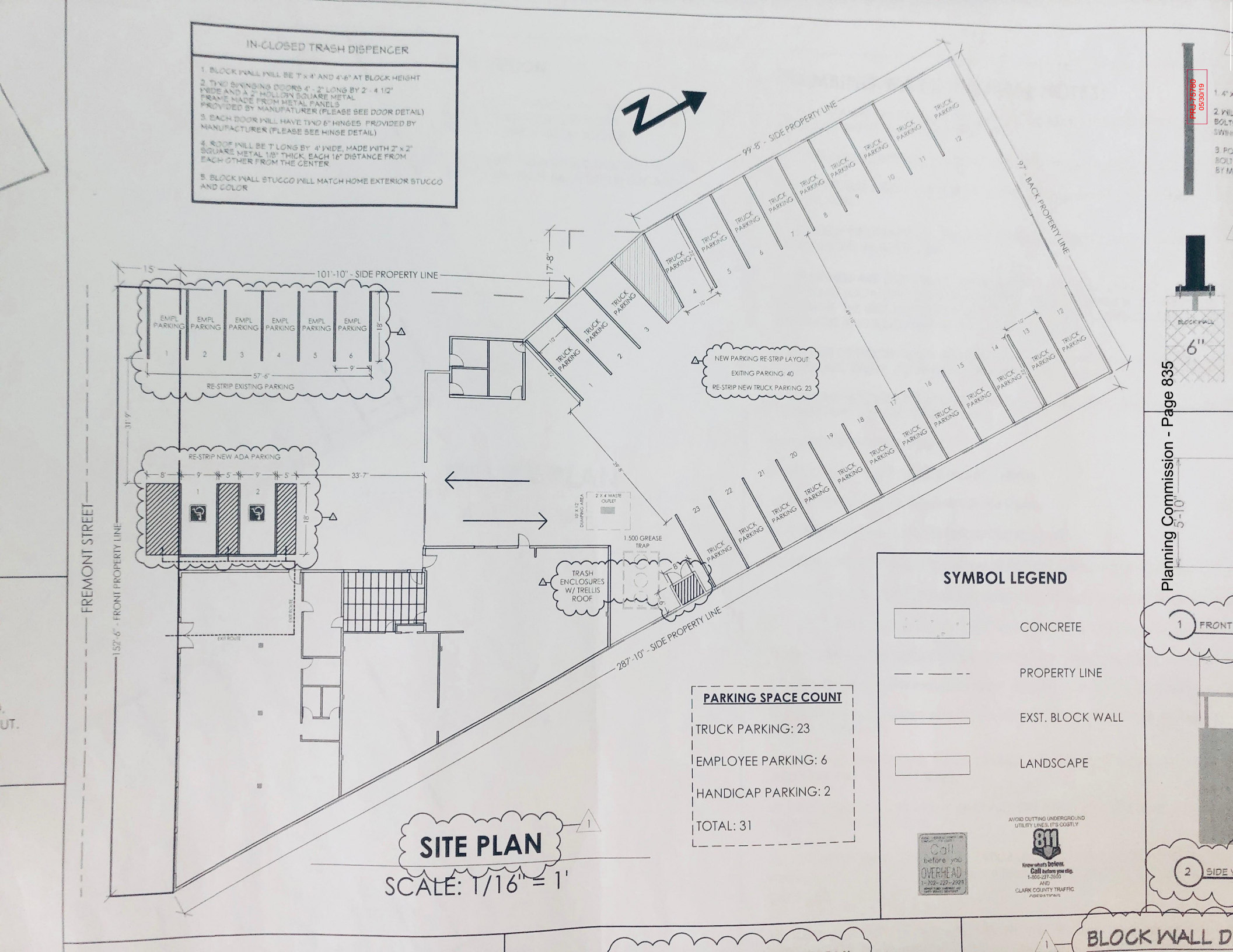


PRJ-75780
05/30/19



PRJ-75780
05/30/19

Site Plan


IN-CLOSED TRASH DISPENCER
1. BLOCK WALL WILL BE 7' x 4' AND 4'-6" AT BLOCK HEIGHT
2. TWO SWINGING DOORS 4' - 2" LONG BY 2' - 4 1/2" WIDE AND A 2" HOLLOW SQUARE METAL FRAME MADE FROM METAL PANELS PROVIDED BY MANUFATURER (PLEASE SEE DOOR DETAIL)
3. EACH DOOR WILL HAVE TWO 6" HINGES PROVIDED BY MANUFACTURER (PLEASE SEE HINGE DETAIL)
4. ROOF WILL BE 7' LONG BY 4' WIDE, MADE WITH 2" x 2" SQUARE METAL 1/8" THICK, EACH 16" DISTANCE FROM EACH OTHER FROM THE CENTER
5. BLOCK WALL STUCCO WILL MATCH HOME EXTERIOR STUCCO AND COLOR
FREMONT STREET
152'-6" - FRONT PROPERTY LINE
15'
101'-10" - SIDE PROPERTY LINE
99'-8" - SIDE PROPERTY LINE
97' - BACK PROPERTY LINE
287'-10" - SIDE PROPERTY LINE
EMPL PARKING
TRUCK PARKING
RE-STRIP EXISTING PARKING
RE-STRIP NEW ADA PARKING
NEW PARKING RE-STRIP LAYOUT
EXITING PARKING: 40
RE-STRIP NEW TRUCK PARKING: 23
TRASH ENCLOSURES W/ TRELLIS ROOF
1,500 GREASE TRAP
2' X 4' WASTE OUTLET
10' X 12' DUMPING AREA
EXIT ROUTE
PARKING SPACE COUNT
TRUCK PARKING: 23
EMPLOYEE PARKING: 6
HANDICAP PARKING: 2
TOTAL: 31
SYMBOL LEGEND
CONCRETE
PROPERTY LINE
EXST. BLOCK WALL
LANDSCAPE
AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY
811
Know what's below. Call before you dig.
1-800-227-2600
AND
CLARK COUNTY TRAFFIC
Call before you OVERHEAD
1-702-227-2929
SITE PLAN
SCALE: 1/16" = 1'
PRJ-15760
05/30/19
Planning Commission - Page 835
BLOCK WALL
6"
5'-10"
FRONT
SIDE
BLOCK WALL D



Left side "West View"

PRJ-75780
05/30/19

Right view "East"



Barb wire
1'
8' wall



Barb wire
1'
8' wall

PRJ-75780
05/30/19

Front view "North"



PRJ-157780
Packet Pg. 9



PRJ-75780
05/30/19


Ashanti's Caribbean Kitchen
Follow us on:
www.ashantiskitchen.com
ordercaribbean@ashantiskitchen.com
(702) 941-5570
DOORDASH GRUBHUB eats

March 4, 2019

Planning Department

I am submitting this letter on this date 3/4/19 to the Planning Department for a special use permit due to the open vender not meeting the 150 ft. distance requirement from residential. We are also requesting barb wire 8ft wall plus 1ft barb wire a total of 9ft all together around the rear perimeter of the property, we are making this request due to the large amount of homeless who live in the area and our number one concern is keeping our clients property safe. However, we did remove the barbwire from the street view from Freemont St. so it is not visible.

The food trailer is 16x8 ft. The business is named Ashanti's Caribbean Food, which specializes in authentic Caribbean food and canned drinks. The food trailer only takes up one parking spot and there is a total of 9 parking spots in the front of the property. Ibarra's Commissary conducts food truck storage, which can store up to 21 food tucks in the back where its gated and it also has a commercial kitchen. In the kitchen there is a walk in refrigerator, a walk in freezer, dry storage and prep area. The proposed hours of operation will be 24 hours a day. Thank you for your time.

Sincerely,

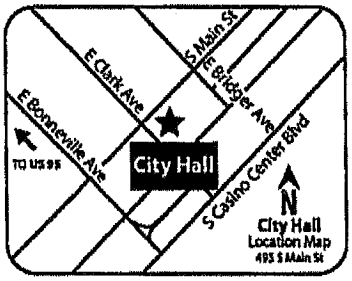
Jonathan Ibarra

PRJ-75780
05/30/19

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



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-76602 and SUP-76603 [PRJ-75780]
Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935804002
BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

I SUPPORT FENCE - NOT BARBED WIRE!

BT ORIGINAL

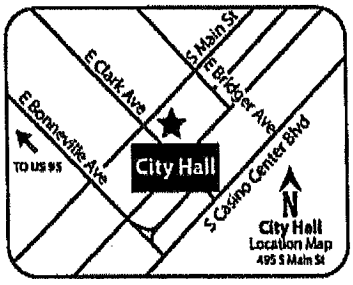
Submitted after final agenda

60P
61P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76602 and SUP-76603 [PRJ-75780]

Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935817005
BARTSAS MARY 22 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

I SUPPORT FENCE - NOT BARBED WIRE!

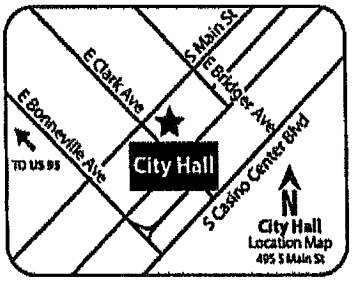
BT ORDCNP1

60 P
61 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76602 and SUP-76603 [PRJ-75780]
Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935804008
BARTSAS MARY 14 L L C
%M BARTSAS ENTPRS LLC ~ %A HANSE
601 S RANCHO DR #C-23
LAS VEGAS NV 89106-4825

I SUPPORT FENCE - NOT BARBED WIRE!

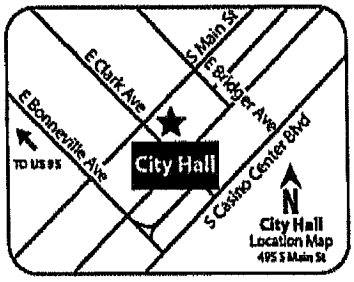
ET DRDGMP1

60P
61P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76602 and SUP-76603 [PRJ-75780]
Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935804009
BARTSAS MARY 14 L L C
%M BARTSAS ENTPRS LLC ~ %A HANSE
601 S RANCHO DR #C-23
LAS VEGAS NV 89106-4825

I SUPPORT FENCE - NOT BARBED WIRE!

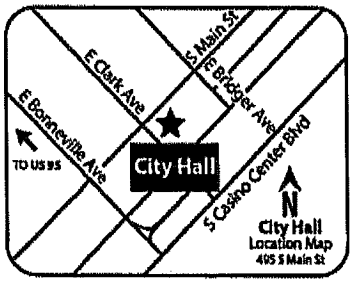
ST DRDCNP1

60P
61P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76602 and SUP-76603 [PRJ-75780]
Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935804010
BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

I SUPPORT FENCE - NOT BARBED WIRE!

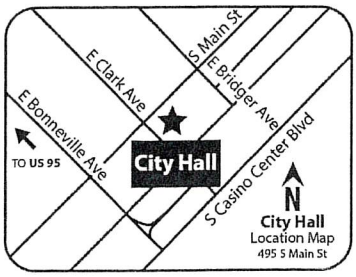
87 ORIGNP 1

607
617

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
JUL 08 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-76602 and SUP-76603 [PRJ-75780]
Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935710037
BAYDALINE JANE G
901 S ISABELLA AVE
MONTEREY PARK CA 91754-3930

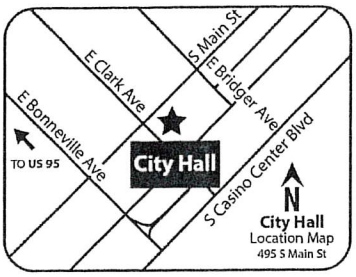
48 DRDGNP1

60P
61P

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
JUL 08 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-76602 and SUP-76603 [PRJ-75780]

Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935710042
BAYDALINE JANE G
901 S ISABELLA AVE
MONTEREY PARK CA 91754-3930

48 ORDGNP1

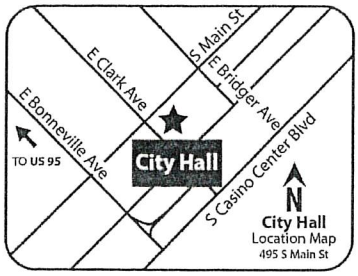
60P
61P

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

RECEIVED
JUL 03
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76602 and SUP-76603 [PRJ-75780]
Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935413136
MURPHY MELISSA ELLEN & MACHIKO I
218 SPENCER ST
LAS VEGAS NV 89101-5237

ST DRDCNP1

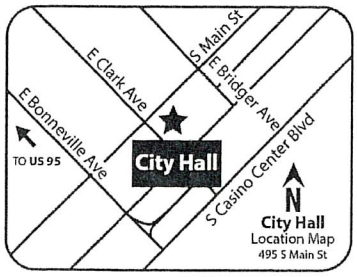
60A
61A

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
JUL 08 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-76602 and SUP-76603 [PRJ-75780]
Planning Commission Meeting of **07/09/2019**

PRJ-75780
13935413068
MURPHY MELISSA ELLEN & MACHIKO I
239 SPENCER ST
LAS VEGAS NV 89101

07 ORDGNP1

60A
61A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
61

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76603 - SPECIAL USE PERMIT RELATED TO VAR-76602 - PUBLIC HEARING - APPLICANT: JONATHAN IBARRA - OWNER: AGCOM I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1935 Fremont Street (APN 139-35-810-003), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75780]. Staff recommends DENIAL.

C.C.: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-76603 (PRJ-75780)

Open Air Vending

Business Licenses

- Open Air Vending Non-Conforming
- Open Air Vending Conforming to Bill 2012-37

Protected Uses

- Residential Property

Entitlements

- OPEN AIR VENDING/ TRANSIENT SALES LOT

- Subject Property
- 150ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, June 17, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 1943 Fremont St Las Vegas NV,89101

Project Name IBARRA'S Commissary **Proposed Use** Food Trailer and barb wire

Assessor's Parcel #(s) 139-35-802-001 **Ward #**

General Plan: Existing ✓ Proposed **Zoning:** Existing ✓ Proposed

Additional Information

Property Owner AGCOM I LLC **Contact** Hector Gamsie

Address 2799 E Tropicana Ave Suite H City Las Vegas State NV Zip 89121

E-mail Lunaproperties7@gmail.com Phone (702)682-9388 or (702)834-0108

Applicant Salvador Ibarra **Contact**

Address 3070 Sirius Ave City Las Vegas State NV Zip 89102

E-mail IBARRASMKS@gmail.com Phone (702)461-2950

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 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 Hector M. Gamsie Manager

Subscribed and sworn before me

This 8th day of March, 2019

Notary Public in and for said County and State My Comm Exp 02-21-21

JACOB VAN WAGONER
Notary Public, State of Nevada
Appointment No. 05-98413-1
My Appt. Expires February 21, 2021

PRJ-75780
05/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
62

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

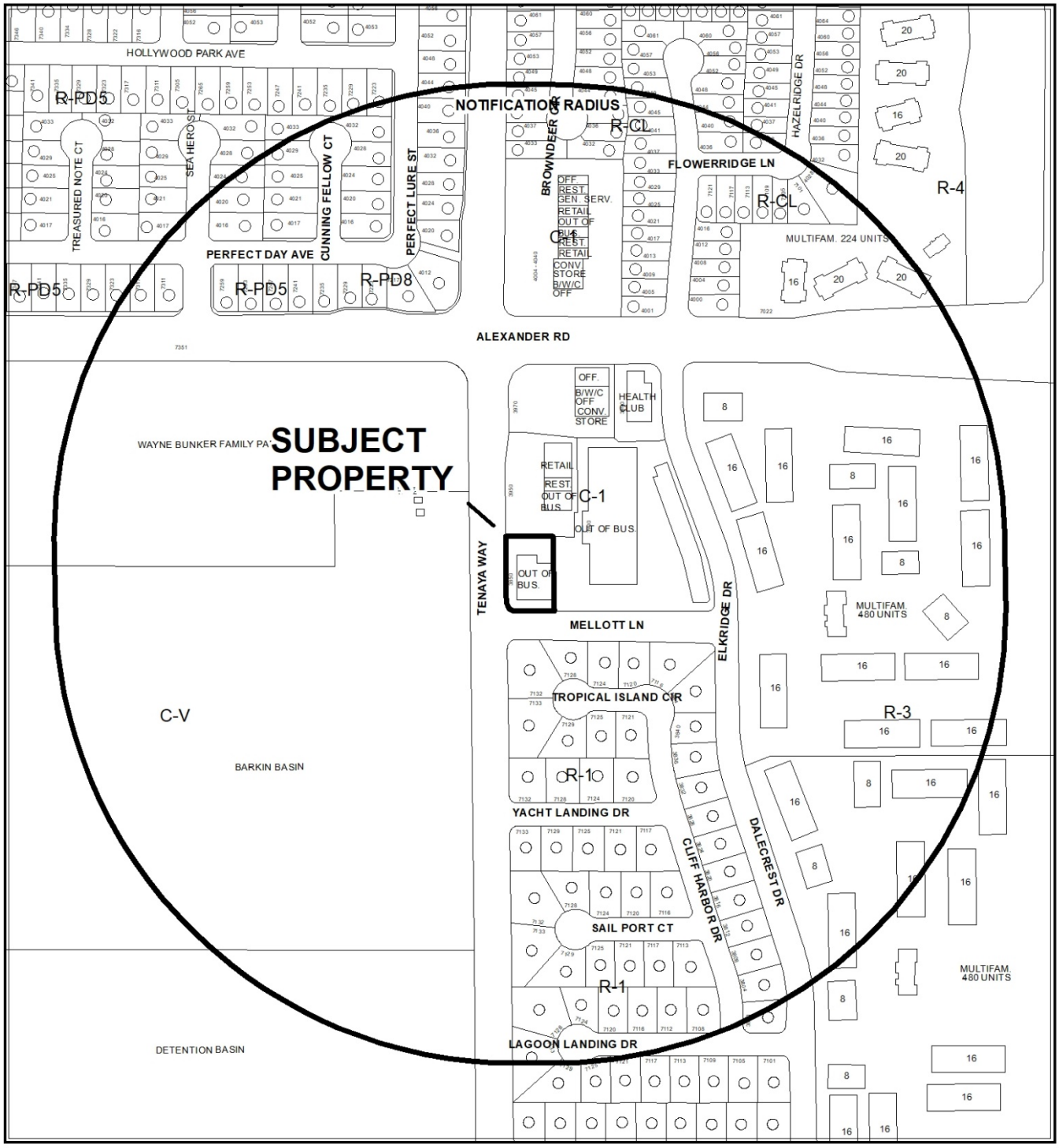
SUBJECT:
VAR-76612 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Variance TO ALLOW A 15-FOOT TALL WALL/FENCE WHERE A MAXIMUM OF EIGHT FEET IS ALLOWED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. 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 - VAR-76612, VAR-76754 and SDR-76613 [PRJ-76445]
2. Conditions and Staff Report - VAR-76612, VAR-76754 and SDR-76613 [PRJ-76445]
3. Supporting Documentation - VAR-76612, VAR-76754 and SDR-76613 [PRJ-76445]
4. Justification Letter - VAR-76612, VAR-76754 and SDR-76613 [PRJ-76445]
5. Submitted after Final Agenda – Protest Postcard for VAR-76612 and VAR-76754 [PRJ-76445]



CASE: **VAR-76612, VAR-76754, SDR-76613 (PRJ-76445)**

0 250 500 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **VAR-76612, VAR-76754, SDR-76613 (PRJ-76445)**

0 250 500 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76612	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76754	Staff recommends DENIAL, if approved subject to conditions:	
SDR-76613	Staff recommends DENIAL, if approved subject to conditions:	VAR-76612 VAR-76754

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED
139 - VAR-76612 and VAR-76754
139 - SDR-76613

PROTESTS
0 - VAR-76612 and VAR-76754
0 - SDR-76613

APPROVALS
139 - VAR-76612 and VAR-76754
139 - SDR-76613

JB

** CONDITIONS **

VAR-76612 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76754) and Site Development Plan Review (SDR-76613) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0059-02), Special Use Permit (U-0102-02), Site Development Plan Reviews [Z-0025-88 (9)], [Z-0025-88 (10)] and (SDR-26819), except where amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAR-76754 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76612) and Site Development Plan Review (SDR-76613) shall be required, if approved.

JB

2. Conformance to the approved conditions for Variance (V-0059-02), Special Use Permit (U-0102-02), Site Development Plan Reviews [Z-0025-88 (9)], [Z-0025-88 (10)] and (SDR-26819), except where amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-76613 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76612) and Variance (VAR-76754) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0059-02), Special Use Permit (U-0102-02), Site Development Plan Reviews [Z-0025-88 (9)], [Z-0025-88 (10)] and (SDR-26819), except where amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan date stamped 06/10/19 and wall elevations date stamped 05/21/19, except as amended by conditions herein.

5. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot landscape buffer on the south perimeter where 15 feet required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to install a 14-foot, 8-inch tall perimeter screening wall/fence adjacent to the southern property line of an existing Utility Installation at 3850 North Tenaya Way. In addition, the applicant has requested to install a proposed trash enclosure within the interior courtyard on the existing facility which will require removal of required parking spaces.

ISSUES

- The applicant has requested a Variance (VAR-76612) to allow a 15-foot tall perimeter wall/fence where a maximum of eight feet is allowed. Staff does not support this request.
- The applicant has requested a Waiver associated with Site Development Plan Review (SDR-76613) to allow a zero-foot landscape buffer on the south perimeter where 30 feet is the minimum required by previously approved Site Development Plan Review (SDR-26819). Staff does not support this request.
- The applicant has requested a Variance (VAR-76612) to allow 90 parking spaces where 91 parking spaces are required for the overall commercial subdivision. Staff does not support this request.

ANALYSIS

The subject building located at 3850 North Tenaya Way is currently used as a telecommunications facility (Utility Installation). The subject property is located within an existing commercial subdivision at the southeast corner of Alexander Road and Tenaya Way, which shares access and parking through the subdivision. The subject site is currently zoned C-1 (Limited Commercial) and has a SC (Service Commercial) General Plan designation within the Centennial Hills Sector Plan and is subject to Title 19 development standards.

On September 8, 2002 the City Council approved a Special Use Permit (U-0102-02) for a Utility Installation, Other Than Listed and a Variance (V-0059-02) to allow mechanical equipment to be less than fully screened, in conjunction with a Utility Installation, Other Than Listed on the subject site. On May 7, 2008 the City Council approved a Site Development Plan Review (SDR-26819) for a proposed 5,400 square foot second story addition to the existing Utility Installation on the subject site which established the building's current design.

JB

The applicant has proposed to install a 14-foot, 8-inch perimeter screen wall on the southern perimeter of the existing structure, which will extend to the southern property line, which will create an enclosed rear yard area for the building. The submitted site plan drawings indicate that the newly enclosed area will be utilized to screen additional ground mounted utility equipment associated with the Utility Installation facility. As proposed, the 14-foot, 8-inch wall height exceeds the allowable wall height outlined in Title 19.08.070 development standards, which allows a maximum height of eight feet for a perimeter screen wall. The applicant has requested a Variance (VAR-76612) to allow the increased wall height.

The previously approved Site Development Plan Review (SDR-26819) required a 30-foot wide perimeter landscape buffer with four 36-inch box trees on the southern perimeter of the subject site adjacent to Mellott Lane. As proposed, the new screening wall will encroach into this required landscape buffer area, reducing its width from 30 feet to zero feet. Pursuant to Title 19.16.100, the applicant has requested a Major Amendment (SDR-76613) to approved Site Development Plan Review (SDR-26819) with a waiver to allow a zero-foot landscape buffer on the south perimeter where 30 feet is the minimum required. Staff notes that by removing the southern perimeter landscaping buffer four existing 36-inch box trees will be removed from the subject site.

In addition, the applicant has requested to install a trash enclosure within the existing interior courtyard located on the northeast perimeter of the existing structure. In order to provide a ramp for access to the trash enclosure, the applicant has proposed to remove two parking spaces located on the northeast perimeter of the subject parcel (APN 138-10-516-004). On February 16, 2005 the City Council approved a Variance (VAR-5699) to allow 91 parking spaces where 100 is the minimum required for the overall commercial subdivision. This parking calculation is also referenced in previously approved Site Development Plan Review (SDR-26819), which established the existing utility installations current design. Since the approval of the Site Development Plan Review (SDR-26819) the commercial subdivision has undergone some slight restriping of the parking lot area. The submitted overall site for the commercial subdivision indicates that the subject site will provide 90 parking spaces, including seven ADA parking spaces. The applicant has requested a Variance (VAR-76612) to allow 90 parking spaces where 91 parking spaces are required to account for the overall reduction in onsite parking.

The proposed development fails to comply with the Title 10.08.070 maximum perimeter wall height development standards and reduces required perimeter landscaping. Staff finds that the removal of the required perimeter landscape buffer and planting materials will create a visual intrusion and will create a negative impact to surrounding properties. Also, the proposed location of the proposed trash enclosure further reduces onsite parking. As such, the required Variances and Waivers further reinforce the unsuitability of this site for the proposed development; therefore, staff recommends denial of the project and all associated land use entitlement applications.

FINDINGS (VAR-76612)

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 install a 14-foot, 8-inch tall perimeter wall/fence where a maximum of eight feet is allowed. An alternative design and wall height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-76754)

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."

JB

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 install a trash enclosure onsite which will require the elimination of two existing parking spaces for a site which is already deficient in on-site parking. Alternative placement of the proposed trash enclosure would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-76613)

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 required Variances and Waiver, staff has determined that the use cannot be conducted in a manner that is harmonious or compatible with the surrounding uses.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development fails to comply with the Title 19 maximum perimeter wall height development standards, reduces required perimeter landscaping and creates a reduction to required onsite parking pursuant to previously approved Site Development Plan Review (SDR-26819).

JB

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the site is provided from Mellott Avenue, a 60-foot Local Street and Tenaya Way a 80-foot Major Collector, as designated by Title 13 and the Master Plan of Streets & Highways. These streets are 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;

The proposed 14-foot, 8-inch perimeter screen wall is comprised of CMU pilasters with a pilaster finish, with a three-inch concrete cap and three-foot stone veneer accent at the base of the wall. Staff finds the building materials to be appropriate for the subject site and desert environment.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed 14-foot, 8-inch tall perimeter screening wall/fence provides adequate contrasting materials and has been deigned to match the existing structure located on the subject site. However, the proposed perimeter screening wall/fence exceeds Title 19.08.070 maximum height development standards.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/06/88	The City Council approved a Rezoning (Z-0025-88) from N-U (Non-Urban) to C-1 (Limited Commercial) on this site as part of a larger request that included R-1 (Single Family Residential) and R-3 (Medium Density Residential). The Planning Commission and staff recommended approval.
10/12/98	The City Council approved an Extension of Time [Z-0025-88(6)] on an approved Rezoning on property located on the southeast corner of Alexander Road and Tenaya Way. The Planning Commission and staff recommended approval.
01/19/00	The City Council approved a Reinstatement and Extension of Time [Z-0025-88(7)] on an approved Rezoning on property located on the southeast corner of Alexander Road and Tenaya Way. The Planning Commission and staff recommended approval.
02/02/00	The City Council granted an appeal of a Planning Commission denial of a Special Use Permit and Waiver of Separation Requirements (U-0133-99) to allow off-premise sales of beer and wine at the proposed convenience store adjacent to the subject site at the southeast corner of Tenaya Way and Alexander Road. The City Council also approved a Special Use Permit (U-0134-99) to allow gasoline sales at a proposed convenience store. The Planning Commission and staff recommended approval of both requests.
04/19/00	The City Council approved a Site Development Plan Review [Z-0025-88(8)] for a proposed 47,235 square foot commercial center consisting of a convenience store and three in-line multi-tenant retail buildings on the subject site. The Planning Commission and staff recommended approval.
07/27/00	The Planning Commission approved a Tentative Map (TM-0028-00) for a one-lot commercial subdivision on 5.01 Acres on the southeast corner of Tenaya Way and Alexander Road. Staff recommended approval.
09/14/00	The Planning Commission approved a Final Map (FM-0055-00) for a one-lot commercial subdivision on 5.01 Acres on the southeast corner of Tenaya Way and Alexander Road. Staff recommended approval.
04/18/01	The City Council approved an Extension of Time [U-0134-99(1)] of an approved Special Use Permit for gasoline sales in conjunction with a proposed convenience store and an Extension of Time [U-0133-99(1)] of an approved Special Use Permit for the sale of beer and wine for off-premise consumption in conjunction with a proposed 5,532 square foot convenience store and fast food restaurant on property located on the southeast corner of Alexander Road and Tenaya Way. The Planning Commission and staff recommended approval of both requests.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/19/01	The City Council approved Special Use Permits for a proposed Mini-Warehouse Facility (U-0135-01) on the subject site and a Car Wash (U-0136-01) on the convenience store site. Extensions of Time were also approved for an approved Special Use Permit for gasoline sales in conjunction with a proposed convenience store [U-0134-99(2)] and the sale of beer and wine for off-premise consumption [U-0133-99(2)] in conjunction with a proposed 5,532 square foot convenience store and fast food restaurant on property located on the southeast corner of Alexander Road and Tenaya Way. The Planning Commission and staff recommended approval of all requests.
02/20/02	The City Council approved a Site Development Plan Review and a Waiver of the required amount of parking lot landscaping [Z-0025-88(9)] for a proposed 90,519 square foot retail commercial center consisting of a convenience store, two mini-warehouse buildings, an in-line retail building and an office building on the subject site and property to the north and west of the subject site. The Planning Commission and staff recommended approval.
05/12/02	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0025-88(10)] to allow the relocation of a previously approved 5,088 square foot building on 0.34 acres located adjacent to the northeast corner of Tenaya Way and Mellott Lane.
06/05/02	The City Council approved a Vacation (VAC-0025-02) to vacate a public sewer line easement generally located at the southeast corner of Alexander Road and Tenaya Way. The Planning Commission and staff recommended approval.
07/11/02	The City Council approved a Vacation (VAC-0048-02) to vacate a 20-foot wide public sewer easement generally located south of Alexander Road, east of Tenaya Way. The Planning Commission and staff recommended approval.
09/18/02	The City Council approved a Special Use Permit (U-0102-02) for a Utility Installation, Other Than Listed and a Variance (V-0059-02) to allow mechanical equipment to be less than fully screened, in conjunction with a Utility Installation, Other Than Listed adjacent to the northeast corner of Tenaya Way and Mellott Lane. The Planning Commission recommend approval of both the Special Use Permit and Variance, staff recommended approval of the Special Use Permit and denial of the Variance.
10/16/02	The City Council approved a Master Sign Plan Review (MSP-0005-02) of a proposed shopping center located on the southeast corner of Alexander Road and Tenaya Way. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/16/05	The City Council approved a Variance (VAR-5699) to allow 91 parking spaces where 100 is the minimum required, and a Site Development Plan Review (SDR-5697) for a proposed 4,750 square foot medical office building on property to the north of the subject site. The Planning Commission recommended approval of both items. Staff recommended denial of Variance (VAR-5699) and approval of Site Development Plan Review (SDR-5697).
05/07/08	The City Council approved a Site Development Plan Review (SDR-26819) for a proposed 5,400 square foot second story addition to an existing utility installation at 3850 North Tenaya Way. The Planning Commission and staff recommended approval of the request.
12/22/14	A Code Enforcement case (#149110) was processed for graffiti at 3850 North Tenaya Way. The case was resolved on 12/23/14.
01/05/15	A Code Enforcement case (#149333) was processed for graffiti at 3850 North Tenaya Way. The case was resolved on 01/27/15.

Most Recent Change of Ownership	
06/13/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/21/02	A building permit (#02019004) was issued for rough grading at 3850 North Tenaya Way.
12/02/02	A building permit (#02021379) for on-sites/hardscapes and a building permit (#02021378) for a new communications building at 3850 North Tenaya Way.
10/20/08	A building permit (#117478) was issued for a second story addition at 3850 North Tenaya Way. The permit has not been finalized.
	A building permit (#117479) was issued for on-site improvements at 3850 North Tenaya Way. The permit has not been finalized.
03/21/19	A building permit (C19-01283) was processed for a wall/fence and trash enclosure at 3850 North Tenaya Way. The permit has not been issued.

Pre-Application Meeting	
05/06/19	Staff met with the applicant and discussed the submittal requirements for a Variance and Site Development Plan Review for a proposed 15-foot tall perimeter wall/fence and trash enclosure..

JB

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
05/23/19	During a routine site inspection, staff noted that the subject site is a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	0.40

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1(Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1(Limited Commercial)
South	Single Family Detached Dwellings	M (Medium Density Residential)	R-1 (Single Family Residential)
East	Shopping Center	SC (Service Commercial)	C-1(Limited Commercial)
West	City Park	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 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

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
Trash Enclosure	50 Feet	191 Feet	Y

Pursuant to approved Site Development Plan Review (SDR-28819), the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • South	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**4 Trees**	**0 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • South	30 Feet		0 Feet	N*
Wall Height	6 to 8 Feet		14 Feet, 8 Inches	N**

* The applicant has requested a waiver to allow a zero-foot landscape buffer on the south perimeter where 30 feet is the minimum required.

** The applicant has requested a Variance (VAR-76612) to allow a fifteen-foot tall wall/fence where a maximum of eight feet is allowed.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Tenaya Way	Major Collector	Master Plan of Streets & Highways	80	Y
Mellott Lane	Local Street	Title 13	60	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to approved Site Development Plan Review (SDR-26819) a 30-foot landscape buffer is required on the south perimeter of the subject site.	To allow a zero-foot landscape buffer on the south perimeter of the site.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to approved Site Development Plan Review (SDR-26819) 36-inch box trees are required to be spaces every 20 linear feet (four trees in the subject area).	To allow zero 36-inch box trees in the south landscape buffer	Denial

JB

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) 3850 North Tenaya Way Las Vegas, NV 89129

Project Name Cox Communications Perimeter Fence **Proposed Use**

Assessor's Parcel #(s) 138-10-516-004 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information Variance requested to construct a decorative CMU wall at 0'-0" where 10'-0" is required.

Property Owner Cox Communications Las Vegas, Inc **Contact**

Address 3850 North Tenaya Way City Las Vegas State NV Zip 89129

E-mail **Phone**

Applicant Cox Communications Las Vegas, Inc **Contact**

Address 3850 North Tenaya Way City Las Vegas State NV Zip 89129

E-mail **Phone**

Representative kwdg, LLC **Contact** Victor Knight, Architect

Address 6585 Escondido St, Suite D City Las Vegas State NV Zip 89119

E-mail vknight@kwdg.net **Phone** 702-524-8314

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Michael F. Bolognini

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michael F. Bolognini

STATE OF NEVADA
COUNTY OF CLARK

Subscribed and sworn before me

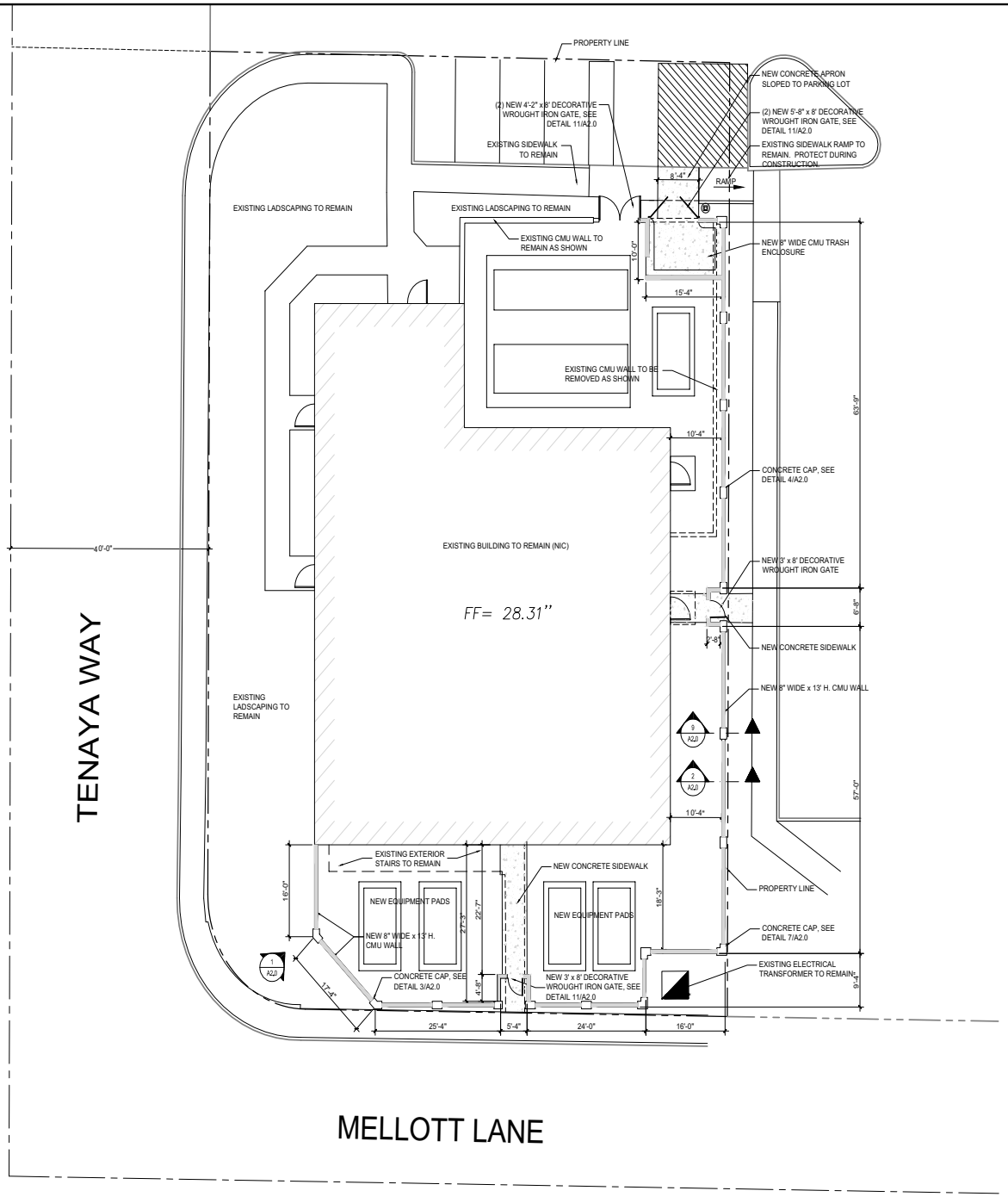
This 13th day of May, 20 19

Cherryl D. Pierce

Notary Public in and for said County and State

CHERRYL D. PIERCE
Notary Public, State of Nevada
No. 02-74022-1
My Appt. Exp. Feb. 13, 2022

PRJ-76445
05/21/19



SITE PLAN

SCALE: 1" = 10'-0"

NORTH

Architecture
Design Build
Code Consulting
kwdg
www.kwdg.net
6585 Escondido Street, Suite D
Las Vegas, Nevada 89119

VICTOR KNIGHT
(702) 524-8314
vknight@kwdg.net

BRIAN WOLFE
(702) 461-3798
bwolfe@kwdg.net

COX COMMUNICATIONS
Perimeter Fence
3850 N. Tenaya Way
Las Vegas, Nevada 89129
APN# 138-10-516-004

THESE DRAWINGS & COPIES THEREOF FURNISHED BY THE ARCHITECT ARE & SHALL REMAIN HIS SOLE PROPERTY. THEY ARE NOT TO BE USED BY ANY OTHER ENTITY OR FOR ANY OTHER PROJECT WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED EXCEPT WITH THE SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. DO NOT SCALE THESE PLANS! IF A DISCREPANCY IS FOUND NOTIFY THE ARCHITECT IMMEDIATELY. 2019

PROPOSED SITE PLAN

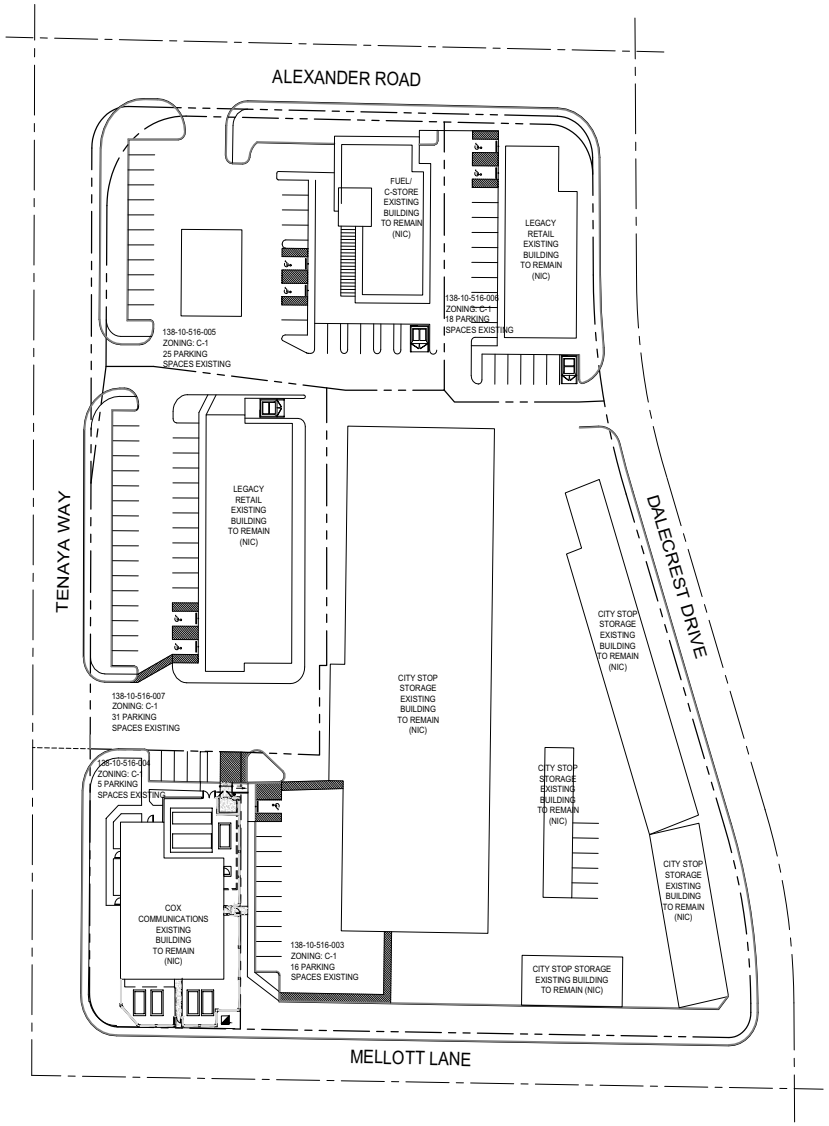
ISSUE FOR PERMIT 14 MAR 2019

REVISIONS

DATE: 24 JAN 2019
JOB NO: 18-062
DRAWN:
CHECKED:

PRJ-76445
06/10/19

SHEET NUMBER
A1.0



OVERAL SITE PLAN

SCALE: 1" = 40'-0"

Architecture
Design Build
Code Consulting
kwdg
www.kwdg.net
6585 Escondido Street, Suite D
Las Vegas, Nevada 89119

VICTOR KNIGHT
(702) 524-8314
vknight@kwdg.net

BRIAN WOLFE
(702) 461-3798
bwolfe@kwdg.net

COX COMMUNICATIONS
Perimeter Fence
3850 N. Tenaya Way
Las Vegas, Nevada 89129
APN# 138-10-516-004

EXISTING OVERALL SITE PLAN

THESE DRAWINGS & COPIES THEREOF FURNISHED BY THE ARCHITECT ARE & SHALL REMAIN HIS SOLE PROPERTY. THEY ARE NOT TO BE USED BY ANY OTHER ENTITY OR FOR ANY OTHER PROJECT WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED EXCEPT WITH THE SPECIFIC WRITTEN CONSENT OF THE ARCHITECT. DO NOT SCALE THESE PLANS! IF A DISCREPANCY IS FOUND NOTIFY THE ARCHITECT IMMEDIATELY. 2019

ISSUE FOR PERMIT 14 MAR 2019

REVISIONS

DATE: 24 JAN 2019
JOB NO: 18-062
DRAWN:
CHECKED:

PRJ-76445
06/10/19

SHEET NUMBER
A1.1

JUSTIFICATION LETTER

June 07, 2019

City of Las Vegas
Planning and Zoning

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review;

Request

This application is submitted for a Variance for Reduced Wall Setback Review to enclose an existing equipment yard in conjunction with PAC No. C19-01283.

Project Description

This project consists of an existing two-story building with an enclosed yard. For security purposes the ground mounted equipment needs to be enclosed. The new walls will match the existing walls in height and material.
The following application is to be filed in conjunction with this letter:

1. Variance for Reduced Wall Setback from 10'-0" required to 0'-0".
2. Variance to reduce parking by 2 spaces.

Intent

- To construct a new, decorative CMU wall to match existing CMU wall.
- To provide a secure environment for exterior, ground mounted equipment essential to business operations.
- The wall will be adjacent to Mellot Lane. Mellot Lane is a residential street with no access from the commercial center
- The residential neighborhood rear yards face Mellot Lane with no access.
- To reduce parking by 2 spaces to allow for an on-site trash enclosure and ramp access by trash removal services.

Very truly yours,

Victor Knight, Architect

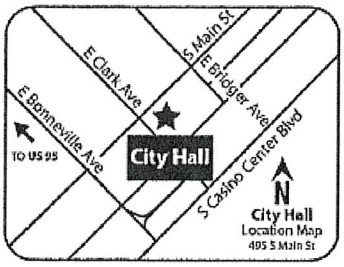
6585 Escondido Street, Suite D Las Vegas, Nevada 89119 www.kwdg.net

PRJ-76445
06/10/19

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
JUL 03 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-76612 and VAR-76754 [PRJ-76445]
Planning Commission Meeting of **07/09/2019**

PRJ-76445
13810510012
HARRIS FAMILY TRUST
HARRIS RHODA MAR & ROBERT L TRS
7120 TROPICAL ISLAND CIR
LAS VEGAS NV 89129-6570

125 DRDCMP1

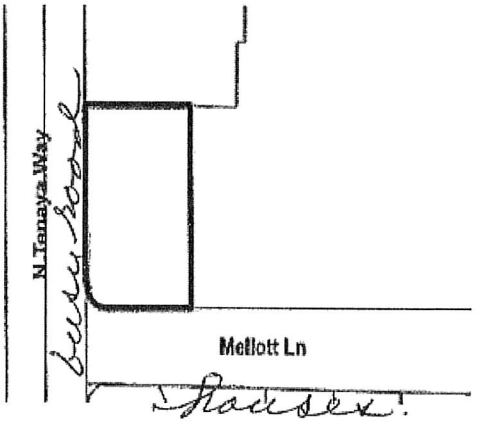
Application Information

VAR-76612 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Variance TO ALLOW A 15-FOOT TALL WALL/FENCE WHERE A MAXIMUM OF EIGHT FEET IS ALLOWED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445].

VAR-76754 - VARIANCE RELATED TO VAR-76612 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Variance TO ALLOW 90 PARKING SPACES WHERE 91 PARKING SPACES ARE REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-003 through 007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445].

Wall to high for traffic and parking to close to much.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
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 decision is made. 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

62P
63P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
63

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-76754 - VARIANCE RELATED TO VAR-76612 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Variance TO ALLOW 90 PARKING SPACES WHERE 91 PARKING SPACES ARE REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-003 through 007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. 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. 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) Variance

Project Address (Location) 3850 North Tenaya Way Las Vegas, NV 89129

Project Name Cox Communications Perimeter Fence **Proposed Use**

Assessor's Parcel #(s) 138-10-516-004 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information Variance requested to construct a decorative CMU wall at 0'-0" where 10'-0" is required.

Property Owner Cox Communications Las Vegas, Inc **Contact**

Address 3850 North Tenaya Way City Las Vegas State NV Zip 89129

E-mail **Phone**

Applicant Cox Communications Las Vegas, Inc **Contact**

Address 3850 North Tenaya Way City Las Vegas State NV Zip 89129

E-mail **Phone**

Representative kwdg, LLC **Contact** Victor Knight, Architect

Address 6585 Escondido St, Suite D City Las Vegas State NV Zip 89119

E-mail vknight@kwdg.net **Phone** 702-524-8314

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Michael F. Bolognini

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michael F. Bolognini

STATE OF NEVADA
COUNTY OF CLARK

Subscribed and sworn before me

This 13th day of May, 20 19

Cherryl D. Pierce

Notary Public in and for said County and State

CHERRYL D. PIERCE
Notary Public, State of Nevada
No. 02-74022-1
My Appt. Exp. Feb. 13, 2022

PRJ-76445
05/21/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
64

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76613 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76612 AND VAR-76754 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Major Modification to an approved Site Development Plan Review (SDR-26819) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE 30 FEET IS THE MINIMUM REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. 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. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda – Protest Postcard

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

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) 3850 North Tenaya Way Las Vegas, NV 89129

Project Name Cox Communications Perimeter Fence **Proposed Use** _____

Assessor's Parcel #(s) 138-10-516-004 **Ward #** 4

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information Variance requested to construct a decorative CMU wall at 0'-0" where 10'-0" is required.

Property Owner Cox Communications Las Vegas, Inc **Contact** _____

Address 3850 North Tenaya Way City Las Vegas State NV Zip 89129

E-mail _____ Phone _____

Applicant Cox Communications Las Vegas, Inc **Contact** _____

Address 3850 North Tenaya Way City Las Vegas State NV Zip 89129

E-mail _____ Phone _____

Representative kwdg, LLC **Contact** Victor Knight, Architect

Address 6585 Escondido St, Suite D City Las Vegas State NV Zip 89119

E-mail vknight@kwdg.net Phone 702-524-8314

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name MICHAEL F. BOLOGNINI

STATE OF NEVADA
COUNTY OF CLARK

Subscribed and sworn before me

This 13th day of May, 20 19

Cherryl D. Pierce

Notary Public in and for said County and State

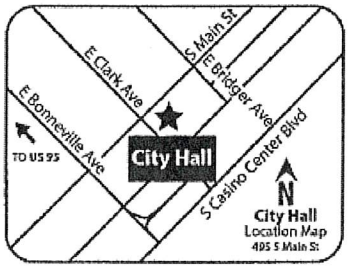
CHERRYL D. PIERCE
Notary Public, State of Nevada
No. 02-74022-1
My Appt. Exp. Feb. 13, 2022

PRJ-76445
05/21/19

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
JUL 03 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-76613 [PRJ-76445]
Planning Commission Meeting of **07/09/2019**

PRJ-76445
13810510012
HARRIS FAMILY TRUST
HARRIS RHODA MAR & ROBERT L TRS
7120 TROPICAL ISLAND CIR
LAS VEGAS NV 89129-6570

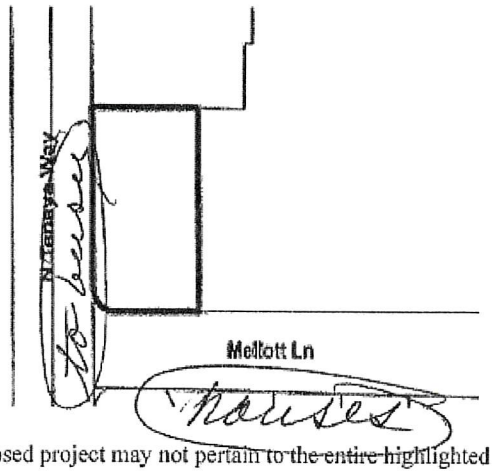
125 0R0CMP1

Application Information

SDR-76613 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76612 AND VAR-76754 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - For possible action on a request for a Major Modification to an approved Site Development Plan Review (SDR-26819) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE 30 FEET IS THE MINIMUM REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445].

NO, Tenaya is to busy and an coming traffic would be hard to see,

Application Location



The proposed project may not pertain to the ~~entire highlighted~~ project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
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

64P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
65

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

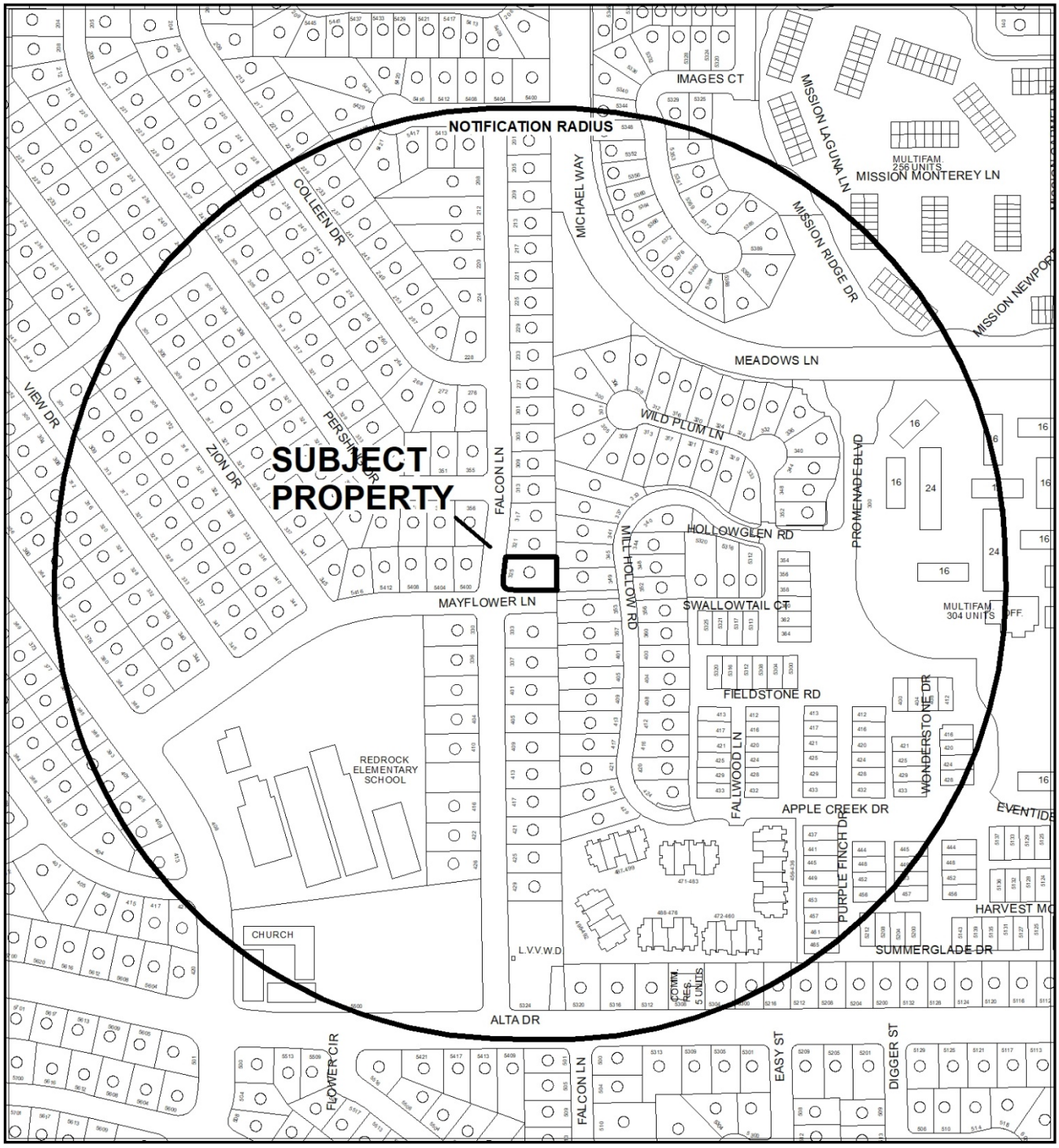
SUBJECT:
VAR-76601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; AND TO ALLOW A CORRUGATED METAL FENCE WHERE SUCH BUILDING MATERIALS ARE NOT ALLOWED on 0.20 acres at 325 Falcon Lane (APN 138-36-219-004), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76570]. Staff recommends DENIAL.

May go to City Council on: 08/21/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

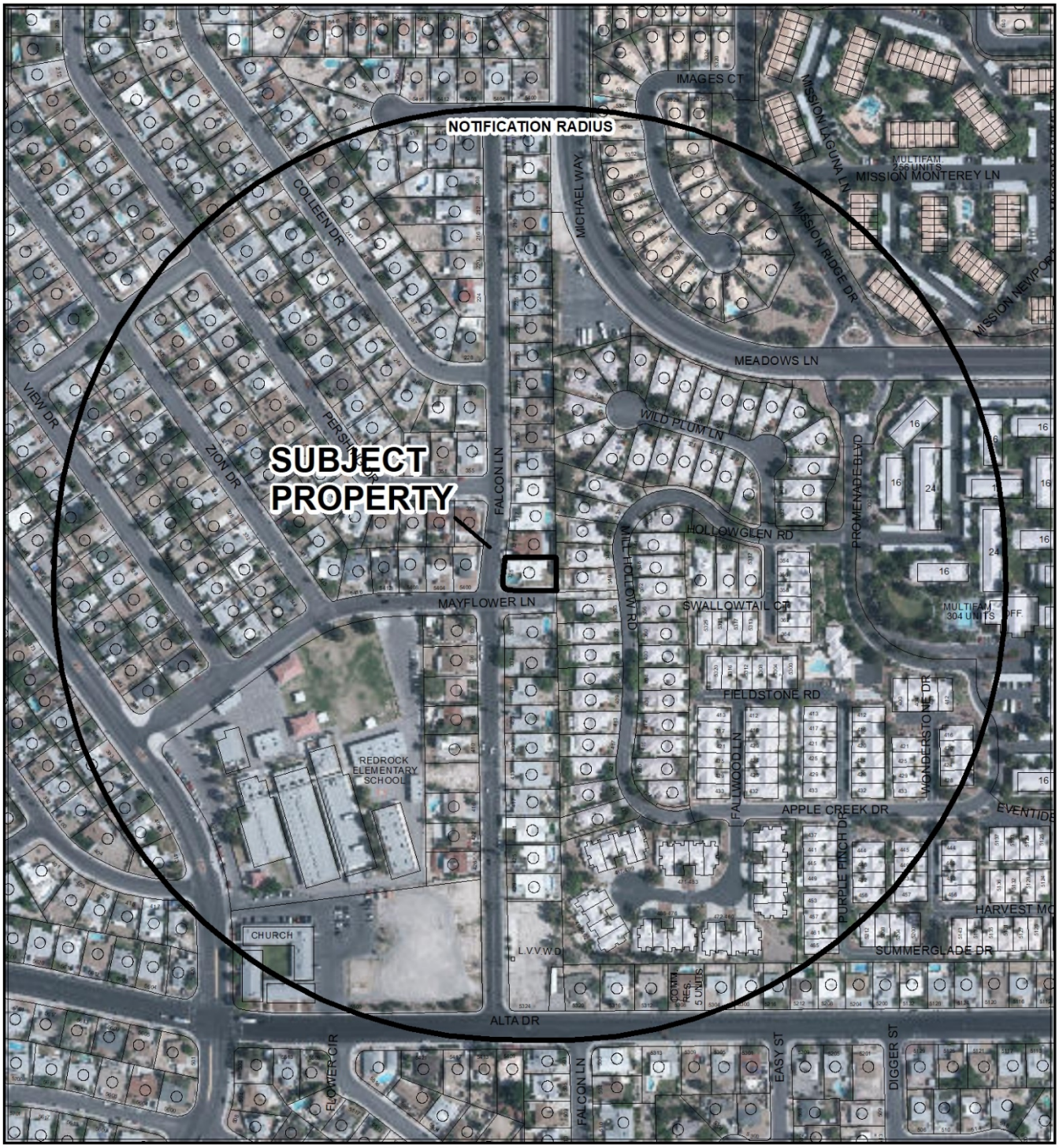
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Support Letters
6. Submitted after Final Agenda - Photo(s), Protest/Support Postcards, and Documentation Not Vetted - Protest Comment Form and Support Phone Log
7. Submitted at Meeting – Documentation Not Vetted - Support Letters



CASE: **VAR-76601 (PRJ-76570)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 250 500 Feet

CASE: **VAR-76601 (PRJ-76570)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-76601	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 595

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-76601 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 perimeter wall of varying height up to 16 feet tall to the west and south of the residence at 325 Falcon Lane. In addition to the wall height, the wall does not comply with the building material standards.

ISSUES

- A five-foot tall corrugated metal fence was constructed on top of an existing concrete block retaining wall of varying height along the west and south property lines. The wall currently does not comply with Title 19.06.070 perimeter wall requirements, nor have any building permits been obtained.
- Code Enforcement have a case open pertaining to the construction of a fence without a permit (#199521), triggering the submission of this Variance application.
- A Variance is requested at 325 Falcon Lane for the following:
  - To allow a 16-foot tall perimeter wall and retaining wall where 12 feet is the maximum height allowed;
  - To allow a 13-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed;
  - To allow a corrugated metal fence where such building materials are prohibited;

  Staff recommend denial of the Variance request.

ANALYSIS

This is a request for a Variance to allow an existing perimeter wall along the west and south property lines with a maximum height of 16 feet at 325 Falcon Lane, which does not comply with Title 19.06.070 perimeter wall development standards. The subject property is zoned R-1 (Single Family Residential) and contains a single family, detached building with a pool in the southwest corner.

An existing retaining wall of concrete block construction, ranging from a height of two feet at the wall's northern extent on Falcon Lane, to 11 feet at the wall's eastern extent on Mayflower Lane, was approved via a Variance application (V-0050-75) in 1975; in the same application, a three-foot tall 70% open fence was constructed on top of the retaining wall, however this component of the perimeter wall has since been replaced by the applicant with a five-foot tall corrugated metal fence.

The current perimeter wall height ranges from seven feet to 10 feet on the west property line fronting Falcon Lane and complies with the perimeter wall height standards set in Title 19.06.070. However, the perimeter wall height on the south property line fronting Mayflower Lane exceeds the 12-foot maximum perimeter wall height standard over a length of approximately 100 feet and does not comply with the perimeter wall standards in Title 19.06.070.

The applicant's Justification Letter states that the existing three-foot tall open fence on the south and west property lines provide little to no privacy with direct views from the public street to the pool area. The applicant further proposes to affix lightweight rectangular planters and metal ornamental artwork pieces to the corrugated metal fence to provide visual interest and contrast. On the basis of the above information, the hardship is self-imposed and; therefore, staff recommends denial of this request.

FINDINGS (VAR-76601)

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 a perimeter wall that exceeds the maximum height allowed in an R-1 (Single Family Residential) zone, with a building material that is not supported. Alternatively, modifying the height of the perimeter wall and reconstructing the wall with an approved building material 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.	
09/02/75	The Board of Zoning Adjustment approved a request for a Variance (V-0050-75) to allow the construction of a carport four-foot from the front property line where 20 feet is required, and to allow a five-foot high fence in the front yard area with the top three feet 70 percent open where a four feet fence with the top two feet 50 percent open is the maximum allowed with a 30 inch height limitation at the street intersection as required by the Traffic Engineer at the northeast corner of Falcon Lane and Mayflower Lane. Staff recommended denial.
10/26/98	The City Council denied a request for a Razor Wire Review (RW-0001-98) to allow the placement of one foot of barbed wire on top of a proposed six foot chain link fence along portions of the west and south property lines of an existing single family and multi-family residential development on property located on the south side of Meadows Lane, north of Alta Drive, east of Falcon Lane. The Planning Commission recommended denial.

Most Recent Change of Ownership	
05/13/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/29/05	A Code Enforcement case (#34076) was initiated for three vehicles without tags in yard at 325 Falcon Lane. The case was resolved on 10/03/05.
05/04/09	A Code Enforcement case (#77775) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 05/27/09.
10/19/09	A Code Enforcement case (#83303) was initiated for a vacant house, not secure with broken windows at 325 Falcon Lane. The case was resolved on 10/21/09.
04/21/10	A Code Enforcement case (#89506) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 05/27/09.
01/10/11	A Code Enforcement case (#97196) was initiated for a vacant house with graffiti at 325 Falcon Lane. The case was resolved on 01/25/11.
02/14/11	A Code Enforcement case (#98061) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 02/15/11.
07/06/11	A Code Enforcement case (#103548) was initiated for the construction of a fence without a permit at 325 Falcon Lane. The case was resolved on 07/07/11.
08/04/11	A Code Enforcement case (#104449) was initiated for miscellaneous junk in the carport and front yard at 325 Falcon Lane. The case was resolved on 08/16/11.
10/20/11	A Code Enforcement case (#107031) was initiated for outdoor storage and refuse at 325 Falcon Lane. The case was resolved on 11/17/11.
01/23/12	A Code Enforcement case (#109559) was initiated for trash, weeds and an unkempt sidewalk at 325 Falcon Lane. The case was resolved on 01/24/12.
07/11/12	A Code Enforcement case (#116826) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 07/12/12.
07/31/12	A Code Enforcement case (#117778) was initiated for trash and weeds / palm tree growing out of the sidewalk at 325 Falcon Lane. The case was resolved on 08/01/12.
07/09/13	A Code Enforcement case (#130772) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 07/22/13.
05/11/15	A Code Enforcement case (#154615) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 05/18/15.
04/30/19	A Code Enforcement case (#199521) was initiated for the construction of a fence without a permit at 325 Falcon Lane. The case has yet to be resolved.

Pre-Application Meeting	
05/13/19	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	
05/23/19	During a routine site visit staff observed a dwelling on the subject site, with a corrugated metal and CMU block perimeter wall on the west and south property lines.

Details of Application Request	
Site Area	
Gross Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	ML (Medium Low Density)	R-PD8 (Residential Planned Development – 8 Unit per Acre)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y

CC

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Wall Height				
Perimeter	*Material*	*Max. Height Allowed*	*Proposed Height*	*Compliance*
West	Corrugated Metal and CMU Block	5 Feet	13 Feet	N*
South	Corrugated Metal and CMU Block	12 Feet	16 Feet	N**

*The proposed front yard wall/fence featuring corrugated metal does not comply with Title 19.06 development standards. The applicant has requested a Variance (VAR-76601) to allow a 13-foot tall front yard wall/fence where five feet is the maximum height allowed, and to allow a corrugated metal fence on the west property line where such materials are prohibited.

**The proposed perimeter wall featuring corrugated metal does not comply with Title 19.06 development standards. The applicant has requested a Variance (VAR-76601) to allow a 16-foot tall perimeter wall with a slope greater than 2% along a portion of the south property line where 12 feet is the maximum height, and to allow a corrugated metal fence on the south property line where such materials are prohibited.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Falcon Lane	Local Street	Title 13	52	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIANCE

Project Address (Location) 325 FALCON LANE, LV, NV 89107

Project Name SZUSTER WALL Proposed Use R1

Assessor's Parcel #(s) 138-36-219-004 Ward # 1

General Plan: Existing ✓ Proposed _____ Zoning: Existing _____ Proposed _____

Additional Information _____

PROPERTY OWNER DANUTA SZUSTER + LAURA ST JAMES

Address 325 FALCON LANE, L.V. State NV Zip 89107

E-mail laurastjames@gmail.com Phone 323-273-3330

APPLICANT SAME AS ABOVE - PROPERTY OWNERS

Address _____ State _____ Zip _____

E-mail _____ Phone _____

REPRESENTATIVE _____

Address _____ 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 D Szuster

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name DANUTA SZUSTER / LAURA ST JAMES

Subscribed and sworn before me

this 10 day of May, 20 19

Notary Public in and for said County and State

STEPHANIE BRIANNA CERVANTES
Notary Public, State of Nevada
No. 15-1580-1
My Appt. Exp. March 13, 2023

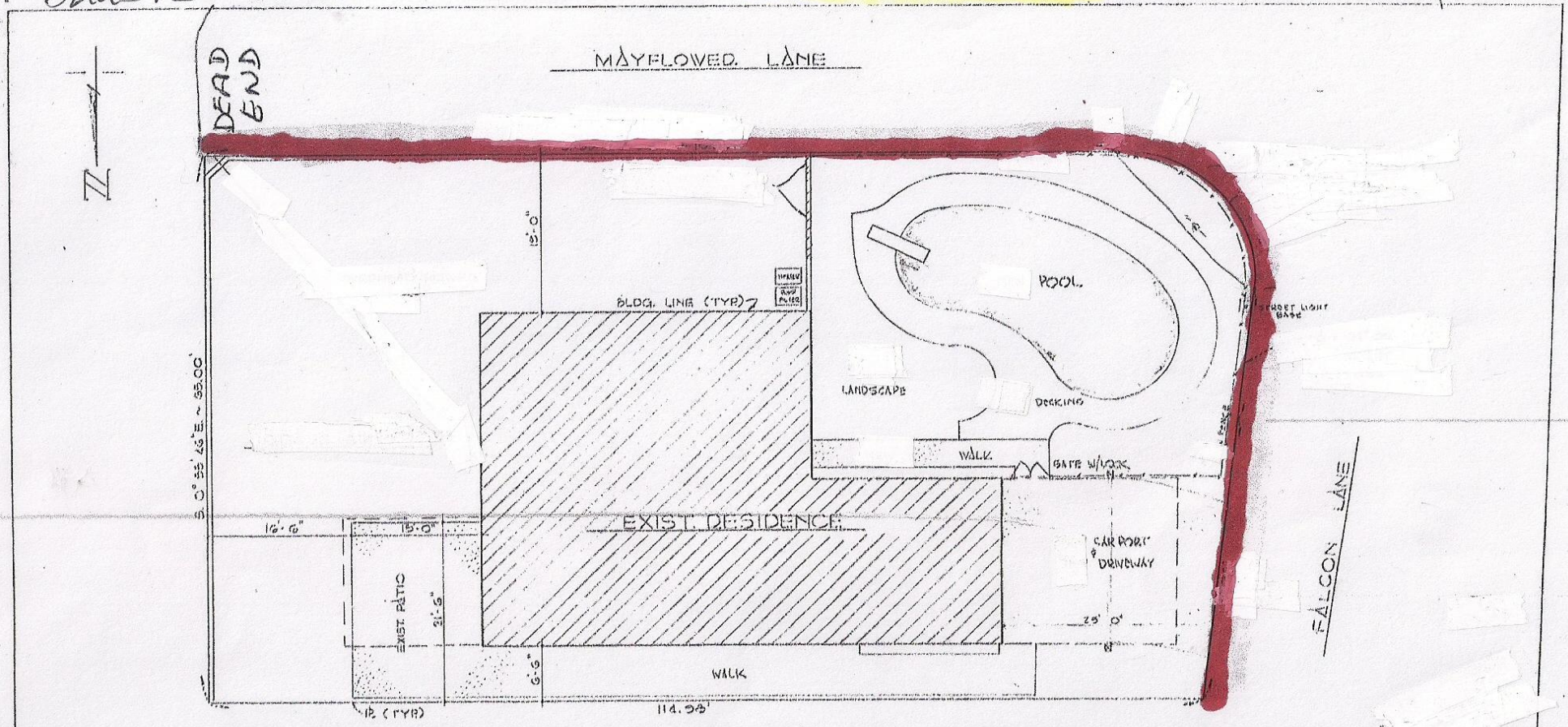
PRJ-76570
05/30/19

PRS - 76570

SZUSTER WALL

325 FALCON LANE

SITE PLAN



SZUSTER WALL - PRJ 76570

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 5'-0"

PRJ-76570
05/30/19

325 FALCON LANE
LAS VEGAS NEVADA
CHARLESTON ESTATES
89107

NEW

RED LINE REPRESENTS "LIVING WALL" - CONSISTING OF: CORRUGATED METAL (BACKDROP) TO HOLD ① PLANTERS W/ LIVING PLANTS (SMALL SUCCULENT TYPE) ② METAL SCULPTURES RESEMBLING MUSICAL INSTRUMENTS & MUSICAL SCALE... COMBINING ART & NATURE, WHILE PROVIDING SAFETY, SECURITY, PRIVACY & BEAUTY.

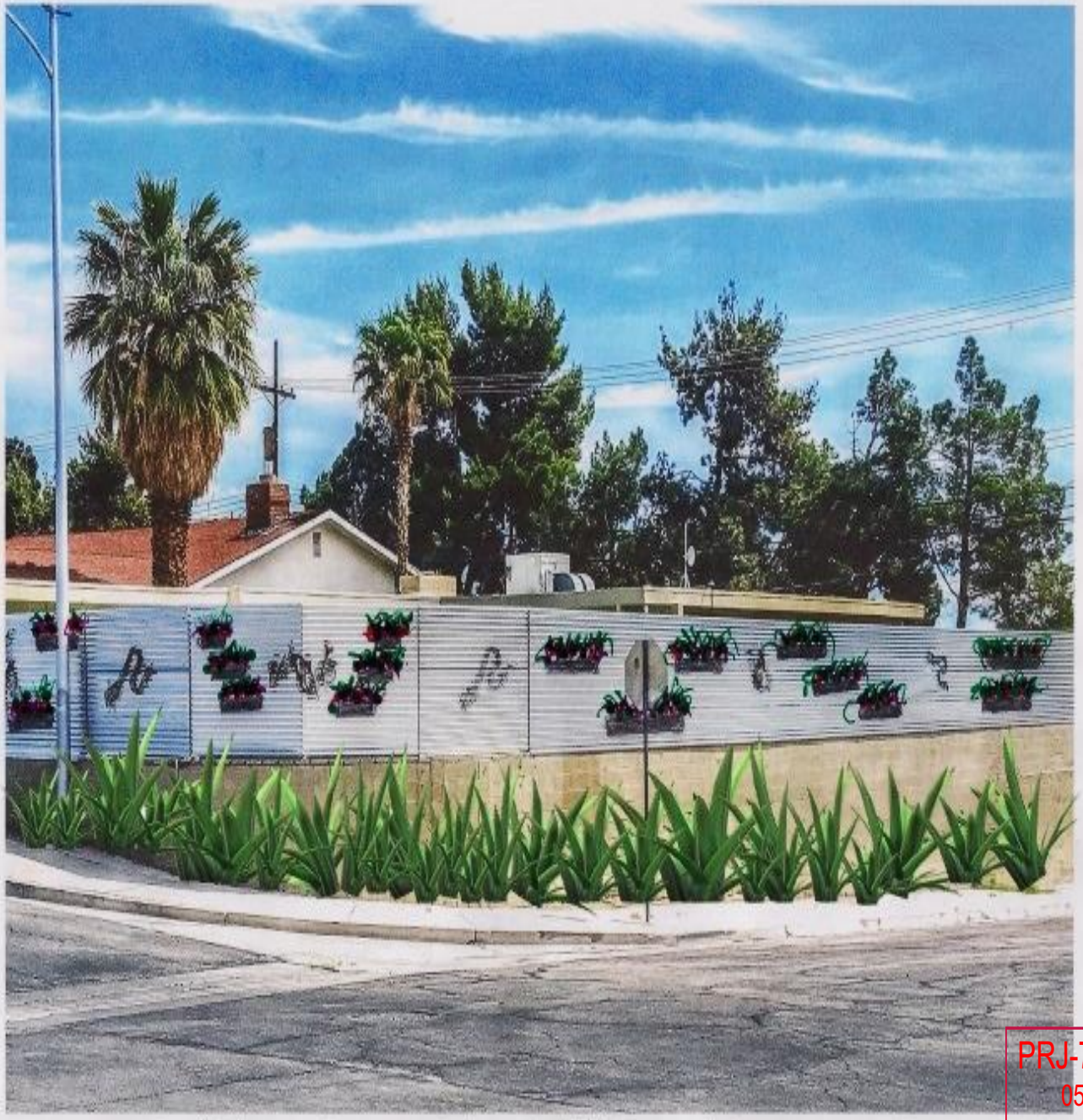
325 FALCON LANE 89107

BUILDING ELEVATIONS

SZUSTER WALL
PRJ-76570



PRJ-76570
05/30/19



PRJ-76570
05/30/19

PRJ 16570 SZUSTER "LIVING WALL" CONCEPT 325 FALCON LANE


PRJ-76570
05/30/19
3863 S Harvard Bl, LA, CA 90062 - March 2003
CLAW
MLS


3863
PRJ-76570
05/30/19
3863 S Harvard Blvd, LA, CA 90062 - March 2019



LIVING WALL THAT LAURA ST JAMES CREATED TO HIDE LARGE RECYCLE, GARBAGE AND YARD DEBRIS CANS AT 3863 S HARVARD BLVD IN LOS ANGELES, CA . PROVIDES PRIVACY AND AESTHETICALLY IS BEAUTIFUL.

PRJ-76570
05/30/19

Original Justification Letter submitted - 5/3/19
(Updated - 5/20/19)

Updated Justification Letter

- On 3/20/19 this home was purchased by Laura St James and Danuta Szuster (ages 71 and 58) to reside in and enjoy as our home.
- The property is a corner lot on Falcon Lane @ Mayflower St.
- There is a 16,000-gallon swimming pool in the FRONT YARD.
- It is ½ block away from a pre-school/elementary school.
- The pool gate was not code compliant. (We brought it up to code)
- Front and side fence provided no privacy for swimming or children drowning.
- Front and side fence allowed intruders to break into our property days after we bought it.
- The noise is also a big issue with school buses, large trucks, speeding autos and motorcycles roaring by at all hours of the day and night.

Unfortunately, just after taking possession of the home, we realized that the existing fence was inadequate for keeping intruders, potential rapists, meter readers, children or anyone else from climbing over and potentially doing property damage or causing us bodily harm or drowning in the pool.

Also, the metal portion of the fence was a safety hazard, as it was rusted, dilapidated and had broken welds in many sections.

The open fence concept (iron bars), provided zero privacy for us to enjoy our pool and front yard, leaving us visible to our close neighbors and the general public as they walk or drive by. The noise from local traffic was at times extremely loud and unbearable (engine fumes too).

Justification for Materials Used

- Our goal is to restore and fully update this Mid-Century Modern home with typical period characteristics. This includes straight clean lines, gentle organic curves and the use of different materials (metals, etc.).
- Our vision (in keeping with the mid-century modern motif) was to make the replacement fence a “Living Wall”, being functional (pool safety, privacy, noise abatement) and aesthetically beautiful.
- The material we chose to replace the metal part of the fence is also metal. It is corrugated sheets. We installed them horizontally on 2”x2” square posts spaced appx 71” apart. Every other post (where the sheets overlap) is attached to a second metal post anchored (driven) into the ground and these are secured (attached) through the concrete wall with 2 and 3 lag bolts driven through the 8” blocks. This was to make the fence incredibly sturdy and able to endure heavy winds and all the elements of the Las Vegas weather.

Aesthetically, we are (and will) utilize the corrugated metal to affix lightweight rectangular planters filled with flora and musical instrumental metal artwork for interest and beauty (the children love the pieces we have affixed so far). We will be forwarding comments and feedback from neighbors and passing motorists as we receive them.

The fence now provides privacy, safety, reduced street noise, serenity and beauty…and will for many years to come. We hope our fence will be something all Las Vegans who see it will enjoy and appreciate.

Thank You,
Danuta Szuster and Laura St James

PRJ-76570
05/30/19

SUMMARY OF JUSTIFICATION LETTER for VARIANCES

UNIQUE PROPERTY CHARACTERISTICS

- FRONT YARD POOL – IN-GROUND 16,000+ GALLON 10FT DEEP
- PRE-SCHOOL AND ELEMENTARY SCHOOL - ½ BLOCK FROM PROPERTY – DROWNING HAZARD
- FENCE HEIGHT - INADEQUATE ALLOWING CHILDREN AND OTHERS TO CLIMB OVER
- INTRUDERS BROKE IN – UTILITY PERSONNEL JUMP THE FENCE TO READ METERS
- EXISTING METAL FENCE – DILAPIDATED - COMING APART AT SEVERAL WELDS
- CORNER LOT – VERY NOISY 4 WAY – VERY BUSY WITH SCHOOL BUSES, LARGE TRUCKS, SPEEDING CARS & VANS AND BIKERS

END RESULT

- MID-CENTURY MODERN JEWEL
- 'LIVING WALL' FEATURING PLANTS AND ARTWORK
- PRIVACY TO SWIM AND ENJOY OUR FRONT YARD AND POOL WITHOUT PUBLIC THE WATCHING
- NO THREAT OF CHILDREN DROWNING
- NO THREAT OF INTRUDERS
- NOISE AT A LIVABLE LEVEL

**SEE 'LIVING WALL' CONCEPT PICTURE INCLUDED.

PRJ-76570
05/30/19

5/18/19

Las Vegas Planning Department
333 N Rancho Drive
Las Vegas, NV 89106

To whom it may concern;

Re: 325 Falcon Lane Las Vegas, NV 89107

I live at 317 Falcon Lane, 2 doors away. My mom has lived here since 1962. I have lived here since 2005. We think what Laura has done to her property is incredible.

Because the pool is in the front of the house, her new fencing provides safety and much needed privacy. Recently she added brass artwork to the fence which makes it even more attractive. As a neighbor on the same block I strongly support her Upgrades.

As a secondary note, my sister was visiting from California and thought the fence and artwork was very unique and very practical given the location of the pool.

Sincerely,

Melanie A. Johnson
317 Falcon Lane
Las Vegas, NV 89107
Mrsdj2006@gmail.com

PRJ-76570
05/30/19

5/20/19

8:15 AM (5 hours ago)

to me

Good morning,
I an writing this letter pertaining to my neighbors wall, I believe that it will be improving everyone's property value. I feel that it is a safety wall from anyone drowning in a pool there are many children in neighborhood it is close to a school. It is a great idea and the fact that their is art work just makes it even more beautiful. I believe anyone who has a pool in front needs to have a protective wall. Everyone deserves privacy I think it is a splendid solution wish more people could put this type of wall up.
Any questions please let me know
740 487 5235.
Sincerely,

Mike Bunker

PRJ-76570
05/30/19

Gmail

Laura Bluezbaby <laurastjames@gmail.com>

Fence

1 message

J S Ruby <jsruby41@gmail.com>
To: laurastjames@gmail.com

Sun, May 19, 2019 at 10:14 AM

To whom it may concern: The fence that was recently put up brings some class to the neighborhood. Everyday I drive by and watch the progress being made. Can't wait to see what else is being planned by the owner. Janet Hopper

PRJ-76570
05/30/19

5/20/2019

5/20/19

Tracy Bunker <tbunker43@gmail.com> 8:09 AM (5 hours ago)

to me

This letter is to inform you that I believe the fence is an amazing idea. It protects children from getting into a dangerous situation I have seen many kids looking into old fence as they walk to and from to school and could of been a problem. I also feel that if you have a pool you should have privacy. I feel my property value will go up. I actually enjoy the pretty art work on the wall. I LIVE on a corner lot and I'm tired of all the trash people throw in my yard I am considering the same type of wall as I have children and don't need bottles thrown at them.
If you have any questions or concerns please call me 740 562 7845.
Sincerely,

Tracy Bunker

PRJ-76570
05/30/19

Forwarded message --------- From: Camille <cccrg@cox.net> Date: Thu, May 23, 2019 at 6:42 PM Subject: Wall To: laurastjames@gmail.com <laurastjames@gmail.com>

I'm writing this letter in support of Laura & Noosha's wall. I've lived on this block for almost 15 yrs and have seen a lot of changes some for the good but mostly for the bad. When Laura was first building her wall I thought it was going to be an eye sore so I stopped bye one day to find out what exactly she was doing. After she explained what she was doing I thought what a great idea because there have been several people who lived in that house over the past 15 yrs. who never tried to fix the house up and make it look good so I welcomed the idea of her wall along with her trying to fix her property up. The house is on a corner with the pool in the front facing Falcon Lane which is a busy street. You can't blame them for wanting their privacy, but most of all they are taking pride in making their house look good and in turn it makes my property value go up!! I really wish more of my neighbors would follow Laura & Noosha lead and just maybe my home value might go up again. Please let the wall stay up it really does make a difference for the home value's on our block plus it looks good!!! Thanks Roosevelt Gulley 400 Falcon Lane Las Vegas Nv. 89107 Ph 702-413-0604

PRJ-76570
05/30/19



VAR-76601 [PRJ-76570] - VARIANCE - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES
325 FALCON LANE

05/23/19

Submitted after final agenda

Item: 45



VAR-76601 [PRJ-76570] - VARIANCE - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES
325 FALCON LANE

05/23/19



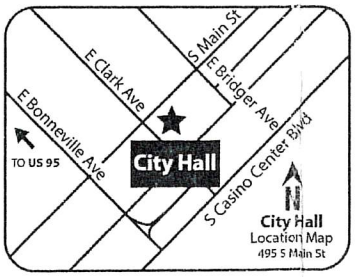
VAR-76601 [PRJ-76570] - VARIANCE - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES
325 FALCON LANE

05/23/19

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
JUL 08 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-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

Not appropriate for area.

PRJ-76570
13836513047
FRANE P & D FAMILY TRUST
FRANE DANIEL L & PATRICIA K TRS
8681 BEL AIR ST
BUENA PARK CA 90620-4003

48 *DRDCNP1

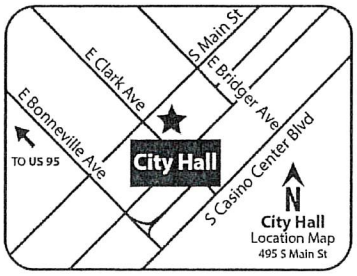
Submitted after final agenda

657

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
JUL 08 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-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836612020
JOHNSON CLARENCE M & YVONNE B
460 FALLWOOD LN
LAS VEGAS NV 89107-2847

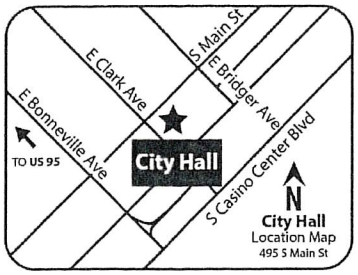
97 DRDGNP1

GSP

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
JUL 08 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-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836120047
KETTLER LANCELOT
FORESTER JULIA
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

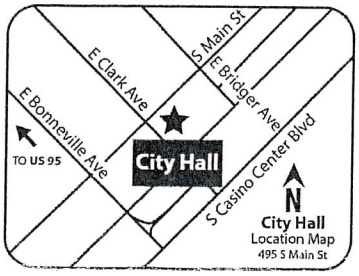
34 ORDGNP1

GSP

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
JUL 03 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-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836612015
NICOLA KURT
480 FALLWOOD LN
LAS VEGAS NV 89107-2847

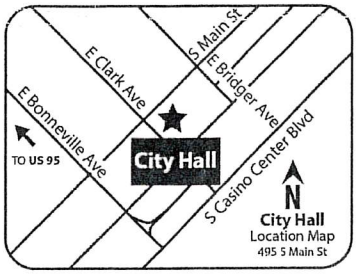
97 DRDGNP1

65P

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
JUL 08 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-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836610044
P J M INVESTMENTS L P
353 MILL HOLLOW RD
LAS VEGAS NV 89107-2839

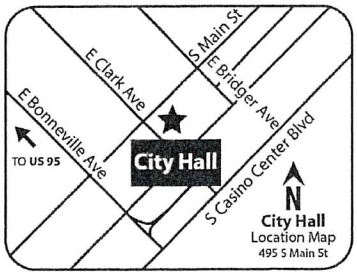
ST ORDCNP1

CSP

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
JUL 03 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-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836610032
PALMER ROSEMARY LIVING TRUST
PALMER ROSEMARY TRS
309 WILD PLUM LN
LAS VEGAS NV 89107-2822

97 ORDGNP1

6SP

y of Las Vegas
partment of Planning
velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

7/8/19

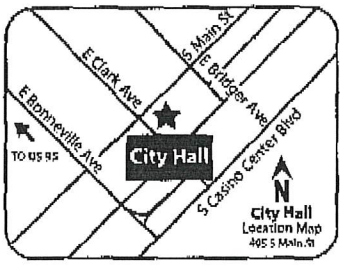
I OPPOSE

They ALREADY ATTACHED Corrigated metal sheets to brick wall. It's ALREADY A HIGH ENOUGH MONSTROSITY. You CANT SEE IN the side YARD AT Pool AREA.

Anna Rodriguez
702-301-6821

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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 epartment of Planning at the address listed above, fax this side of this card to '02) 464-7499 or make your comments at www.lasvegasnevada.gov. If you ould like to contact your Council Representative, please call (702) 229-405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

lease use available blank space on card for your comments.
AR-76601 [PRJ-76570]
lanning Commission Meeting of **07/09/2019**

PRJ-76570
13836215018
RODRIGUEZ ANNA MARIE
341 ZION DR
LAS VEGAS NV 89107-2649

NO

RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

05P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

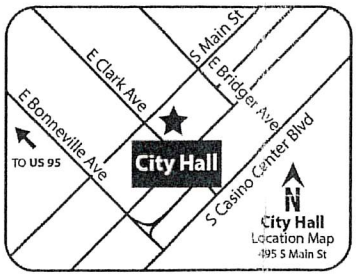
6/30/19

I have no problem with the wall they put up. It doesnt bother me in the least. I live Caty corner from their house so I Look out my window and see it. It Looks fine

Thank you
Ruth Hayton

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]
Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836201002
HAYTON CARL & RUTH
330 FALCON LN
LAS VEGAS NV 89107-2810

RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

97 DRDGNP1

6SA

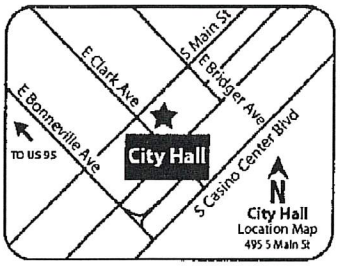
p.1

702-870-4006

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
JUL 0 8 2019
Dept of Planning
City of Las Vegas

Anthony Kurilla

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-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836201003
KURILLA ANTHONY P & KIMBER LEE
336 FALCON LN
LAS VEGAS NV 89107-2810

Jul 08 19 01:03p

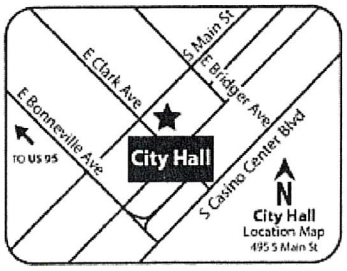
97 DRDCMP1

65A

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
JUL 03 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.

PRJ-76570
13836218004
JOHNSON LIVING TRUST
JOHNSON RAYMOND W & ELAINE L TRS
317 FALCON LN
LAS VEGAS NV 89107-2865

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]
Planning Commission Meeting of **07/09/2019**

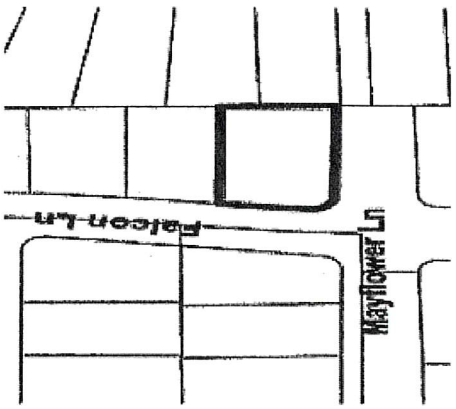
97 ORDCNP 1

Application Information

VAR-76601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; AND TO ALLOW A CORRUGATED METAL FENCE WHERE SUCH BUILDING MATERIALS ARE NOT ALLOWED on 0.20 acres at 325 Falcon Lane (APN 138-36-219-004), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76570].

It is an upgrade to the neighborhood. Stylish, unique. Provides privacy for the residents. Love it, let it remain!!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
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.

65A

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
JUL 03 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.

PRJ-76570
13836219002
JOHNSON LIVING TRUST
JOHNSON RAYMOND W & ELAINE L TRS
317 FALCON LN
LAS VEGAS NV 89107-2865

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

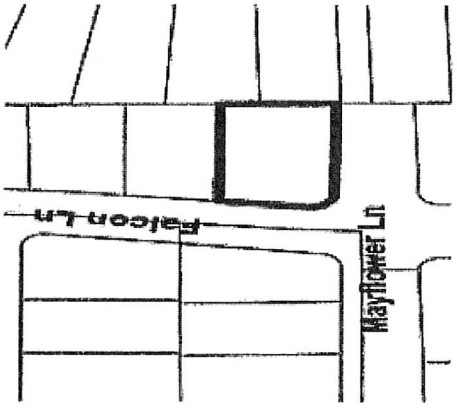
VAR-76601 [PRJ-76570]
Planning Commission Meeting of **07/09/2019**

97 DRDCNP1

Application Information

VAR-76601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; AND TO ALLOW A CORRUGATED METAL FENCE WHERE SUCH BUILDING MATERIALS ARE NOT ALLOWED on 0.20 acres at 325 Falcon Lane (APN 138-36-219-004), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76570]. A NICE ADDITION to the neighborhood. Very Pleasant to Look at. I Like it and VOTE Yes to remain.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
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.

GSA

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 1, 2019 4:08 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/01/19 4:08 PM

Meeting Date:	Tuesday, July 9, 2019
Project Number:	var-76601
Position:	I OPPOSE the project and all related applications.
Name:	Esther Lucibello
Residential or Business Address:	5425 Banjo St LAS VEGAS, NV 89107
Phone:	(702) 561-5643
Email:	estherlucibello@aol.com
Comments:	This fence is already up...and it look like hell....stick to the current zoning codes and take this DOWN...

Copyright © 2019 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

65P

Telephone Protest/ Approval Log

Meeting Date: 07/09/19 **Case Number:** PRJ-76570
VAR-76001

Date: 07/09/19 PC
Name: John B. Wisniewski
Address: 6513 Hyde Avenue
LV NV 89105
Phone: (702) 877-2321

☐ PROTEST ☒ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

65A

July 01, 2019

City of Las Vegas
Department of Planning
333 N Rancho Drive 3rd Floor
Las Vegas. NV 89106

Re: Variance on perimeter wall for 325 Falcon Lane
For Laura St James and Danuta Szuster

To Whom It may concern;

I live at 330 Falcon Lane across from the above address and have no problem with the Height of the fence nor the corrugated metal that it is made out of. It is a much better And safer from the previous wall considering their pool is in the front yard and kids have Jumped over the old wall in the past. I don't think it looks bad and it gives them the privacy they need.

I support their request for a variance.

Sincerely,

Ruth A Hayton

Ruth A. Hayton
330 Falcon Lane
Las Vegas, NV 89107
702-487-1093

Submitted At Meeting
Date 7/9/19 Item 65

DeDe Orlov
330 Falcon Lane
Las Vegas, NV 89107
~~(702) 55-0363~~
(702)505-0363

July 1, 2019

City of Las Vegas
Department of Planning
333 N Rancho Drive
Las Vegas, NV89106

RE: Variance on perimeter wall for Laura St. James and Danuta Szuster
325 Falcon Lane
Las Vegas, NV 89107

To Whom It may concern

I support the above request for a variance on the perimeter wall 100%. Since they have a pool in the front yard, I can understand them wanting a higher wall for privacy. I have no objection to the way it looks. Also, it is a lot safer for the neighborhood kids as they can't climb over it to swim when no one is home; something that happened several times with the other fence when the house was vacant.

Sincerely,

DeDe Orlov

Margot Wolfson
434 S. Elias Avenue
Tucson, AZ 85701

May 31, 2019

RE: SZUSTER WALL- PRJ 76570 325 Falcon Lane, 89107

To Whom It May Concern:

My name is Margot Wolfson and I have known Laura and Danuta for 30+ years. When I heard they were working with the City of Las Vegas to make improvements to their new house, I asked if I could write a letter in support of them. I recently visited their property and was immediately impressed with what they have done, including the installation of a corrugated metal privacy fence around the front yard swimming pool.

Coming from Tucson, where corrugated fencing is all the rage, I was struck by how stylish the fence is. Not only does the corrugated evoke a clean, modern look, but the artistic adornments that they secured on top of the corrugated are simply delightful. Laura and Danuta shared renderings for their ultimate plans with me, which included plans for a series of planters to be mounted on the fence, and the look is incredible.

When Laura and Danuta showed me "before pictures" of their pool area. Prior to adding the corrugated metal fencing, I was pretty shocked at how exposed the pool area was. Frankly it was not a good look. What they have done already has MUCH improved the overall aesthetic, function and safety of the area, both inside and outside of their property. Not only does the fencing improve the look of their residence, but it is a work that the whole community can enjoy.

Over the years I have seen first-hand that Laura and Danuta's passion, good instincts and hard work as homeowners consistently result in long lasting aesthetically pleasing improvements to their properties. I know the Falcon Lane home will be no exception.

Thank you so much for your time.

Margot Wolfson

(520) 388-9885

Gmail **Laura Bluezbaby <laurastjames@gmail.com>**

Fence

1 message

J S Ruby <jsruby41@gmail.com> Sun, May 19, 2019 at 10:14 AM
To: laurastjames@gmail.com

To whom it may concern: The fence that was recently put up brings some class to the neighborhood. Everyday I drive by and watch the progress being made. Can't wait to see what else is being planned by the owner. Janet Hopper

MIKE

5/20/19

8:15 AM (5 hours ago)

me

Good morning,
I an writing this letter pertaining to my neighbors wall, I believe that it will be improving everyone's property value. I feel that it is a safety wall from anyone drowning in a pool there are many children in neighborhood it is close to a school. It is a great idea and the fact that their is art work just makes it even more beautiful. I believe anyone who has a pool in front needs to have a protective wall. Everyone deserves privacy I think it is a splendid solution wish more people could put this type of wall up.
Any questions please let me know
740 487 5235.
Sincerely,

Mike Bunker

5/18/19

Las Vegas Planning Department
333 N Rancho Drive
Las Vegas, NV 89106

To whom it may concern;

Re: 325 Falcon Lane Las Vegas, NV 89107

I live at 317 Falcon Lane, 2 doors away. My mom has lived here since 1962. I have lived here since 2005. We think what Laura has done to her property is incredible.

Because the pool is in the front of the house, her new fencing provides safety and much needed privacy. Recently she added brass artwork to the fence which makes it even more attractive. As a neighbor on the same block I strongly support her Upgrades.

As a secondary note, my sister was visiting from California and thought the fence and artwork was very unique and very practical given the location of the pool.

Sincerely,

Melanie A. Johnson
317 Falcon Lane
Las Vegas, NV 89107
Mrsdj2006@gmail.com

5/20/19

Tracy Bunker <tbunker43@gmail.com> 8:09 AM (5 hours ago)

me

This letter is to inform you that I believe the fence is an amazing idea. It protects children from getting into a dangerous situation I have seen many kids looking into old fence as they walk to and from to school and could of been a problem. I also feel that if you have a pool you should have privacy. I feel my property value will go up. I actually enjoy the pretty art work on the wall. I LIVE on a corner lot and I'm tired of all the trash people throw in my yard I am considering the same type of wall as I have children and don't need bottles thrown at them.
If you have any questions or concerns please call me 740 562 7845.
Sincerely,

Tracy Bunker

Forwarded message --------- From: Camille <cccrg@cox.net> Date: Thu, May 23, 2019 at 6:42 PM Subject: Wall To: laurastjames@gmail.com <laurastjames@gmail.com>

I'm writing this letter in support of Laura & Noosha's wall. I've lived on this block for almost 15 yrs and have seen a lot of changes some for the good but mostly for the bad. When Laura was first building her wall I thought it was going to be an eye sore so I stopped bye one day to find out what exactly she was doing. After she explained what she was doing I thought what a great idea because there have been several people who lived in that house over the past 15 yrs. who never tried to fix the house up and make it look good so I welcomed the idea of her wall along with her trying to fix her property up. The house is on a corner with the pool in the front facing Falcon Lane which is a busy street. You can't blame them for wanting their privacy, but most of all they are taking pride in making their house look good and in turn it makes my property value go up!! I really wish more of my neighbors would follow Laura & Noosha lead and just maybe my home value might go up again. Please let the wall stay up it really does make a difference for the home value's on our block plus it looks good!!! Thanks Roosevelt Gulley 400 Falcon Lane Las Vegas Nv. 89107 Ph 702-413-0604

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
66

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

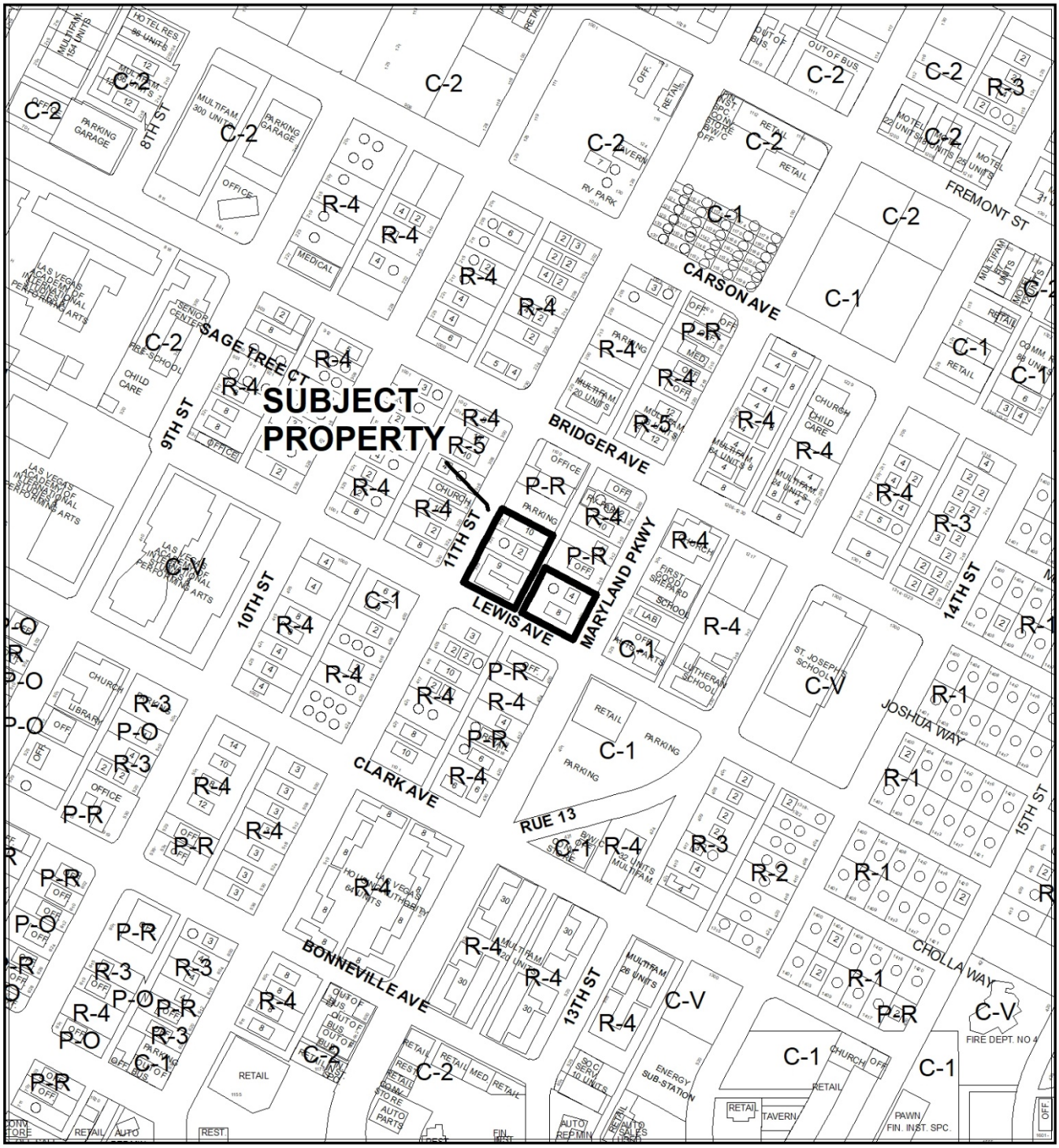
SUBJECT:
VAC-76744 - VACATION - PUBLIC HEARING - APPLICANT: BDR CASCADIA, LLC - OWNER: BDR CASCADIA, LLC, ET AL - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public alley west of Maryland Parkway, between Lewis Avenue and Bridger Avenue, Ward 3 (Coffin) [PRJ-76507]. Staff recommends APPROVAL.

CC: 08/21/2019

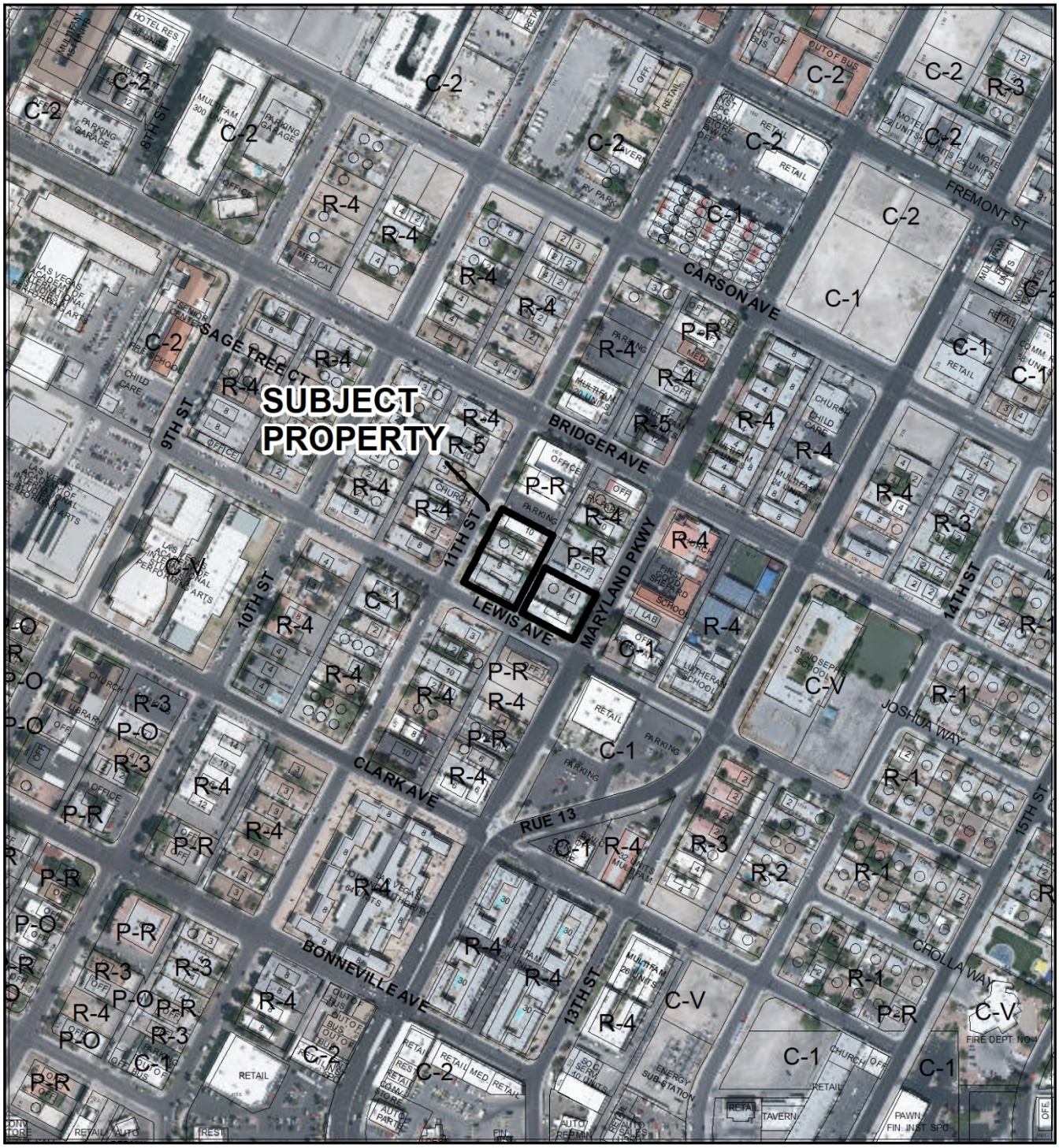
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAC-76744 and SDR-76593 [PRJ-76507]
3. Supporting Documentation - VAC-76744 and SDR-76593 [PRJ-76507]
4. Justification Letter



CASE: VAC-76744 (PRJ-76507)



CASE: **VAC-76744 (PRJ-76507)**

0 280 560
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 9, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BDR CASCADIA, LLC - OWNER: BDR CASCADIA, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-76744	Staff recommends APPROVAL, subject to conditions:	
SDR-76593	Staff recommends DENIAL, if approved subject to conditions:	VAC-76744

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38 - VAC-76744
18 - SDR-76593

NOTICES MAILED 4 - VAC-76744
249 - SDR-76593

PROTESTS 0 - VAC-76744
0 - SDR-76593

APPROVALS 0 - VAC-76744
0 - SDR-76593

CS

** CONDITIONS **

VAC-76744 CONDITIONS

1. The limits of this Petition of Vacation shall be the entire width of the alley west of Maryland Parkway extending north from Lewis Avenue approximately 125-feet.

2. Construction drawings showing construction of the building overlying the right-of-way proposed to be vacated through this action may be submitted and approved prior to recordation of the Order of Vacation, subject to appropriate License Agreements if required by the City Engineer. The Order of Vacation may record immediately after a construction permit has been issued and appropriate off-site bonds have been secured.

3. Prior to or concurrent with the recordation of the Order of Vacation, record a 20-foot wide public alley extending from the proposed terminus of the vacation, east to Maryland Parkway. The final layout of the area vacated shall accommodate minimum turning radii for a SU-30 design vehicle. If the site is being remapped, the mapping action shall include the required public alley dedication or Roadway Easement and the Order of Vacation shall record concurrent with the mapping action.

4. Prior to recordation of the Order of Vacation, coordinate the relocation of all utilities within the portion to be vacated. Alternatively, if approved by the utility companies, this Petition of Vacation shall be amended to retain easements for the various utility companies.

5. Prior to recordation of the Order of Vacation, meet with the Flood Control Section of the Department of Public Works. This condition may be accomplished when the applicant meets with Flood Control regarding SDR-76593.

6. Prior to recordation of the Order of Vacation, a sewer abandonment and relocation plan shall be approved, bonded and permitted for construction.

7. 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. Existing public streetlights, if any, shall be removed and returned to the City yard. Alternatively, the streetlights may remain if the applicant disconnects them from public electrical service and installs a new private electrical service to energize the lights. Such reassignment of streetlights shall be coordinated with the Traffic Electrical Field Operations (TEFO) section of the Department of Public Works.

8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

9. 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.

10. All development shall be in conformance with code requirements and design standards of all City Departments.

11. 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.

SDR-76593 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-76744) shall be required, if approved.

2. Conformance to the Conditions of Approval for Variances (VAR-70265 and VAR-70264) and Site Development Plan Review (SDR-70269), except where amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/20/19, except as amended by conditions herein.

5. A Waiver from Appendix F Interim Downtown Las Vegas Area 2 development standards is hereby approved, to allow to allow 246 parking spaces where 396 are required.

6. A Waiver from Appendix F Interim Downtown Las Vegas Area 2 development standards is hereby approved, to allow to allow a three-foot side yard setback where 10 feet is required.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. 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.

10. All utility or mechanical equipment shall comply with the provisions of Appendix F Interim Downtown Las Vegas Area 2 development standards, unless approved by a separate Waiver.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

14. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. A Petition of Vacation, such as (VAC-76744), shall record to eliminate right-of-way in conflict with the proposed building shall record after the start of construction. Additionally, the dedication of the relocated alley shall also coincide with the beginning of onsite construction.

18. Dedicate a 10-foot radius the northeast corner of 11th Street and Lewis Avenue and a 10-foot radius at the northwest corner of Maryland Parkway and Lewis Avenue prior to the issuance of any permits as required by the Department of Public Works.

19. Remove all substandard public street improvements and unused driveway cuts on Maryland Parkway, 11th Street, and Lewis Avenue adjacent to this site and replace with new improvements meeting Downtown Masterplan Plan Standards concurrent with development of this site, except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. A geotechnical soils report, to determine the condition of the adjacent pavement, shall be submitted concurrent with the submittal of off-site construction drawings for the site and shall be approved prior to the issuance of any offsite permits.

20. All private improvements and landscaping 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.

21. Submit a License Agreement for landscaping and private improvements in the Maryland Parkway, Lewis Avenue, and 11th Street public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

22. Prior to the submittal of any civil improvement drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection point to the public sewer interceptors in Clark Avenue.

23. One onsite parking spot shall be designated as a pick up and drop off spot for Transportation Service Providers (TSP). No parking is allowed within alley right-of-way or Public Roadway Easements on this site. The final geometry of the relocated alley shall accommodate minimum turning radii for a SU-30 design vehicle.

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. 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 proposed modifications to a previously approved Mixed Use Development located at the northwest corner of Lewis Avenue and Maryland Parkway.

ISSUES

- Site Development Plan Review (SDR-76593) is requested to allow modifications to previously approved Site Development Plan Review (SDR-70269).
- Pursuant to Title 19.16.100.G(1), a Site Development Plan shall require a Major Review and a public hearing when it does not qualify for a Minor Review.
- A Waiver is requested to allow 246 parking spaces where 396 parking spaces are required. Staff does not support the request.
- A Waiver is requested to allow a three-foot side yard setback where five feet was originally approved via Variance (VAR-70265).
- The applicant has requested Vacation (VAC-76744) as previously approved Vacation (VAC-70268) expired on July 19, 2018.
- Per the applicant, Extensions of Time are forthcoming as previously approved entitlements associated with Project (PRJ-69851) are set to expire on July 19, 2019.

ANALYSIS

Site Development Plan Review (SDR-70269) for a proposed 15-story Mixed Use development consisting of 193 residential units and 28,817 square feet of commercial space was approved by the City Council on July 19, 2017 subject to conditions. The applicant proposes to modify the approval to allow the following:

- Building height decrease from 15 to 13 stories,
- An increase in multi-family residential units from 193 to 219,
- A decrease of commercial space from 28,817 square feet to 15,996 square feet,
- An addition of 27,195 square feet of office space,
- An addition of 3,488 square feet of restaurant space.

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. The site is also located within Area 2 (Founders District) of Appendix F Interim Downtown Las Vegas Masterplan Area. Any deviation from Title 19 Development

CS

Standards that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts' goals may only be granted by the City Council when supported through clear and convincing evidence, and shall require the approval of a Waiver.

Variance (VAR-70264) was approved by the City Council in association with Site Development Plan Review (SDR-70269) to allow 307 parking spaces where 359 were required. The applicant has now requested a Waiver to allow a further reduction in parking to allow 246 parking spaces where 396 are required. This represents a 38 percent deviation from the amount required by Title 19. Staff recommends denial, as this request intensifies an already parking deficient development. It is noted that the applicant has communicated that they are in discussions with the Regional Transportation Commission of Southern Nevada (RTC) regarding the possible use of space dedicated to RTC ticket operation sales and two proposed exterior bus shelters adjacent to the bus loading areas.

Variance (VAR-70265) was approved by the City Council in association with Site Development Plan Review (SDR-70269) to allow reduced setback areas including a zero-foot front and corner side-yard setbacks where 10 feet is required, a five-foot side-yard setback where 10 feet is required, and a five-foot rear-yard setback where 20 feet is required. The submitted site plan, date stamped 05/20/19, depicts a three-foot side yard setback area adjacent to the alley. Therefore, a Waiver is required to allow the reduction from the previously approved five-foot allowance. Staff does not support the request.

The City Traffic Engineering Division has commented that this project will add approximately 2,237 trips per day on Lewis Avenue, Maryland Parkway and Clark Avenue. Currently, Maryland Parkway is at about 81 percent of capacity and Clark Avenue is at about seven percent of capacity. With this project, Maryland Parkway is expected to be at about 88 percent of capacity and Clark Avenue to be at about 18 percent of capacity. Counts are not available for Lewis Avenue in this vicinity, but it is believed to be under capacity. Based on peak hour use, this development will add into the area roughly 202 cars more than the current use, or about seven every two minutes. The Clark County School District has commented that Rancho High School was at 130 percent capacity for the 2018-19 school year.

The Las Vegas Valley Water District (LVVWD) has commented that the proposed site plan appears to be vacating the alley between 11th Street and Maryland Parkway, where the public water main serving this community is located. The water main and associated appurtenances will need to be relocated to either 11th Street or Maryland Parkway. The site plan does appear to have adequate room within the landscape area adjacent to the fire riser room for the backflow prevention assembly, which means the water main will be relocated to 11th Street. Civil and plumbing plans will need to be submitted to LVVWD for

domestic meter sizing and fire flow availability. Proof of parcel consolidation will be required prior to civil plan approval. The Southern Nevada Water Authority (SNWA) regional connection charges will be assessed for the 219 residential units and fees will be due prior to civil plan approval and building permit.

While the Founders District does encourage land uses such as a Mixed Use Development for the subject site, the project as proposed is overbuilt. This is evidenced by the requested associated Waivers and previously approved Variances. Therefore, staff recommends denial of the Site Development Plan Review modification request. Staff recommends approval of the requested Vacation as it adheres to what was previously approved by City Council.

FINDINGS (VAC-76744)

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *A condition of this Petition of Vacation will be to maintain a 20-foot alley width so that the right-of-way will remain uniform.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No as it will continue to function as a public alley once the new right-of-way is dedicated.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a portion of an alley to be used in a mixed-use development.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-76593.*

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.*

FINDINGS (SDR-76593)

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 13-story building is not compatible with the surrounding single-story and low-rise development in the area. The proposed development is inappropriate for an area predominately developed with residential, professional office, and other low intensity uses.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The site is not consistent with applicable Title 19 development standards as evidenced by the requested Waivers for parking and setback requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access will be provided by 11th Street and Maryland Parkway. Due to the lack of parking spaces provided, adjacent roadways and neighborhood traffic are likely to be negatively impacted.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building and landscape materials proposed are generally 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;**

   The proposed 13-story development is inappropriate for an area predominately developed with low-rise residential, professional office, and other low intensity uses. The proposed scale of the building is not harmonious or compatible with development in the area, and is unsightly in appearance when viewed in context with the adjacent single and two-story buildings.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Site Development is subject to building permit and business licensing review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/04/53	The Board of City Commissioners approved a Rezoning (Z-0007-53) from R-1, R-2 and R-3 to R-4 for property generally located between 9th Street and 14th Street extending south from Fremont Street to Bonneville Avenue. The Planning Commission recommend approval with exceptions.
10/18/00	The City Council approved a Petition to Vacate (VAC-27-00) a 16-foot portion of Lewis Avenue between Maryland Parkway and 11th Street. The Planning Commission and staff recommend approval. The Order of Vacation was recorded 06/05/01.
07/19/17	The City Council approved Rezoning (ZON-70263) from: R-4 (High Density Residential) to: C-1 (Limited Commercial) at the northwest corner of Lewis Avenue and Maryland Parkway. The Planning Commission recommended approval. Planning Staff recommended denial.
	The City Council approved Variance (VAR-70264) to allow 307 parking spaces where 364 spaces are required at the northwest corner of Lewis Avenue and Maryland Parkway. The Planning Commission recommended approval. Planning Staff recommended denial.
	The City Council approved Variance (VAR-70265) to allow zero-foot front and corner side yard setbacks where 10 feet is required, a five-foot side yard setback where 10 feet is required and a five-foot rear yard setback where 20 feet is required at the northwest corner of Lewis Avenue and Maryland Parkway. The Planning Commission recommended approval. Planning Staff recommended denial.
	The City Council approved Special Use Permit (SUP-70266) for a mixed use development at the northwest corner of Lewis Avenue and Maryland Parkway. The Planning Commission recommended approval. Planning Staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved Special Use Permit (SUP-70267) for a lounge bar use with a waiver to allow a 70-foot distance separation from a church/house of worship and an 80-foot distance separation from a school where 400 feet is required at the northwest corner of Lewis Avenue and Maryland Parkway. The Planning Commission recommended approval. Planning Staff recommended denial.
	The City Council approved Vacation (VAC-70268) to vacate a portion of a 20-foot wide public alley west of Maryland Parkway, between Lewis Avenue and Bridger Avenue at the northwest corner of Lewis Avenue and Maryland Parkway. The Planning Commission recommended approval. Planning Staff recommended denial.
	The City Council approved Site Development Plan Review (SDR-70269) for a proposed 15-story mixed-use development containing 193 multi-family residential units and 28,817 square feet of commercial space with waivers to allow zero feet of landscape buffering along portions of the east, south and west property lines where 15 feet is required, to allow zero feet of landscape buffering along portions of the north property line where eight feet is required, and to allow zero perimeter trees where 34 are required on 1.05 acres at the northwest corner of Lewis Avenue and Maryland Parkway. The Planning Commission recommended approval. Planning Staff recommended denial.

Most Recent Change of Ownership	
09/24/15	A deed was recorded for a change in ownership for APN's 139-34-712-098, 099, 101 and 120.
10/03/16	A deed was recorded for a change of ownership for ANP 139-34-712-100.

Related Building Permits/Business Licenses	
11/21/12	A building permit (#224280) was issued for minor electoral repairs at 317 South 11th Street, Apartment #6. A final inspection was completed 12/06/12
03/30/15	A building permit (#287776) was issued for fire repair at 320 South Maryland Parkway. A final inspection was completed 10/05/15.

Pre-Application Meeting	
05/14/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for proposed modifications to a previously approved Site Development Plan Review.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
05/23/19	Staff conducted a routine field check and found existing multi-family residential developments. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	MXU (Mixed-Use)	R-4 (High Density Residential)
North	Office	MXU (Mixed-Use)	P-R (Professional Office and Parking)
South	Office	MXU (Mixed-Use)	P-R (Professional Office and Parking)
East	Office, Retail	MXU (Mixed-Use)	C-1 (Limited Commercial), R-4 (High Density Residential)
West	Multi-family Residential	MXU (Mixed-Use)	R-4 (High Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) Founders District – Area 2	N*
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested a Waiver to allow a reduction in required parking and side yard setback area. Staff does not support the requests.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 VAR-70265 and SDR-70269, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	125 Feet	Y
Min. Setbacks			
• Front	0 Feet	0 Feet	Y
• Side	5 Feet	3 Feet	N*
• Corner	0 Feet	0 Feet	Y
• Rear	5 Feet	5 Feet	Y
Max. Lot Coverage	75 %**	59 %	Y
Max. Building Height	N/A	159 feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	N/A
Mech. Equipment	Screened	Not indicated	N***

** A Waiver is requested to allow a reduced side yard setback.*
*** Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.*
**** A condition of approval has been added to ensure compliance with Title 19 utility and mechanical screening requirements.*

CS

Pursuant to Title 19.08 and SDR-70269, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y*
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y*
• East	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y*
• West	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	N/A
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	Y*
• South	15 Feet		0 Feet	Y*
• East	15 Feet		0 Feet	Y*
• West	15 Feet		0 Feet	Y*

*Waivers were approved in association with SDR-70269 to allow no perimeter landscaping buffers and trees. The majority of provided landscaping will remain in the public right-of-way as previously approved.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lewis Avenue	Minor Street	Title 13.12	35	N/A
11th Street	Minor Street	Title 13.12	35	N/A
Maryland Parkway	Major Collector	Master Plan of Streets and Highways Map	80	Y

Mixed-Use Parking Analysis

Pursuant to Title 19.12 and 19.18, Mixed-use developments may utilize alternative parking requirements based on a time-based percentage of comparable Title 19.12 parking standards. The time period with the highest total parking requirement for all associated uses becomes the mixed-use parking standard for the development. The alternative mixed-use parking requirement for this site is 396 parking spaces.

CS

Overall Parking Requirement					
	Required		***Provided***		***Compliance***
	Parking		*Parking*		
	Regular	Handicapped	Regular	Handicapped	
Required Parking	396		247		N
Regular and Handicap Spaces Required	388	8	237	9	N
Percent Deviation	38%				

Mixed-Use Parking Analysis							
General Land Use Classification	**Gross Floor Area or Number of Units**	**Mid-7am**	**Required parking**	**7am-6pm**	**Required Parking**	**6pm-Mid**	**Required Parking**
WEEKDAY							
Retail & Personal Services	15,996 SF @ 1 space per 250 SF GFA	0%	0	100%	64	80%	52
Residential	195 one-bedroom units @ 1.25 space per unit 24 two-bedroom units @ 1.75 per unit 1 guest space per every 6 units	100%	323	55%	178	85%	275
Restaurant	1 space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus 1 space for each 200 square feet of the total remaining gross floor area.	50%	22	70%	31	100%	43
Office, other than listed	27,195 SF @ 1 space per 300 SF	5%	5	100%	91	5%	5
Total			**350**		**364**		**375**

CS

WEEKEND							
General Land Use Classification	**Parking Ratio**	**Mid-7am**	**Required parking**	**7am-6pm**	**Required Parking**	**6pm-Mid**	**Required Parking**
Retail & Personal Services	15,996 SF @ 1 space per 250 SF GFA*	0%	0	100%	64	60%	39
Restaurant	1 space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus 1 space for each 200 square feet of the total remaining gross floor area.	45%	20	70%	31	100%	43
Office, other than listed	27,195 SF @ 1 space per 300 SF	0%	5	60%	91	10%	5
Residential	195 one-bedroom/studio units @ 1.25 space per unit 24 two- bedroom units @ 1.75 per unit 1 guest space per every 6 units	100%	323	65%	210	75%	243
Total			**348**		**396**		**330**

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 396 parking spaces for the subject proposed Mixed Use Development.	To allow 246 parking spaces for the subject proposed Mixed Use Development.	Denial
Provide a five-foot side yard setback area	To allow a three-foot side yard setback area	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation of Alley

Project Address (Location) Maryland Parkway & Lewis Avenue

Project Name Block Park **Proposed Use** Mixed Use Development

Assessor's Parcel #(s) 139-34-712-099,100, 101 & 120; 139-34-799-012 **Ward #** Coffin

General Plan: Existing _____ Proposed n/a **Zoning:** Existing C-1 Proposed n/a

Additional Information _____

Property Owner BDR Cascadia, LLC **Contact** Daniel Riceberg
Address 756 S. Broadway #1101 City Los Angeles State CA Zip 90014
E-mail n/a Phone 000-000-0000

Applicant BDR Cascadia, LLC **Contact** Daniel Riceberg
Address 765 S. Broadway #1101 City Los Angeles State CA Zip 90014
E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Dr. 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 Daniel Riceberg

Subscribed and sworn before me
This 14 day of May, 20 19

Ann Pierce
Notary Public In and for said County and State

ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
My appt. exp. Oct. 17, 2019

PRJ-76507
06/10/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation of Alley

Project Address (Location) Maryland Parkway & Lewis Avenue

Project Name Block Park **Proposed Use** Mixed Use Development

Assessor's Parcel #(s) 139-34-712-099,100, 101 & 120; 139-34-799-012 **Ward #** Coffin

General Plan: Existing _____ Proposed n/a **Zoning:** Existing C-1 Proposed n/a

Additional Information _____

Property Owner Jose Regaldo and Graciela Morales **Contact** n/a
Address 744 Taft Ct City Las Vegas State NV Zip 89110
E-mail n/a Phone 000-000-0000

Applicant BDR Cascadia, LLC **Contact** Daniel Riceberg
Address 765 S. Broadway #1101 City Los Angeles State CA Zip 90014
E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Dr. 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 Jose R Morales and Graciela Morales.
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jose R Morales and Graciela Morales

State of Nevada County of Clark
Subscribed and sworn before me on

This 17th day of May, 2019 by Jose Regalado Morales and Graciela Morales

Notary Public In and for said County and State

EILEEN PERALTA
Notary Public State of Nevada
No. 07-3863-0
My Appt. Exp. May 20, 2022

PRJ-76507

Eileen Peralta
Notary Public

LEGAL DESCRIPTION
VACATION OF ALLEY WAY

BEING A PORTION OF PIONEER HEIGHTS, ADDITION OT LAS VEGAS NEV., A SUBDIVISION AS SHOWN ON THAT MAP ON FILE IN BOOK 1, PAGE 35, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

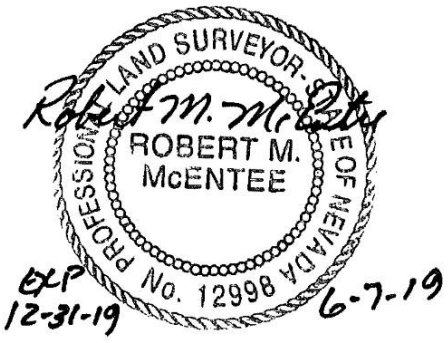
BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, OF BLOCK 10 OF SAID SUBDIVISION, SAID POINT LIES AT THE NORTHWEST CORNER OF LEWIS AVENUE AND A 20' ALLEY;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 20' ALLEY, NORTH 27°55'30" EAST, A DISTANCE OF 125.00 FEET;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 62°04'43" EAST, A DISTANCE OF 20.00' FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LIINE OF SAID 20' ALLEY;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 27°55'30" WEST, A DISTANCE OF 125.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEWIS AVENUE;
THENCE NORTH 62°04'43" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET, MORE OR LESS.

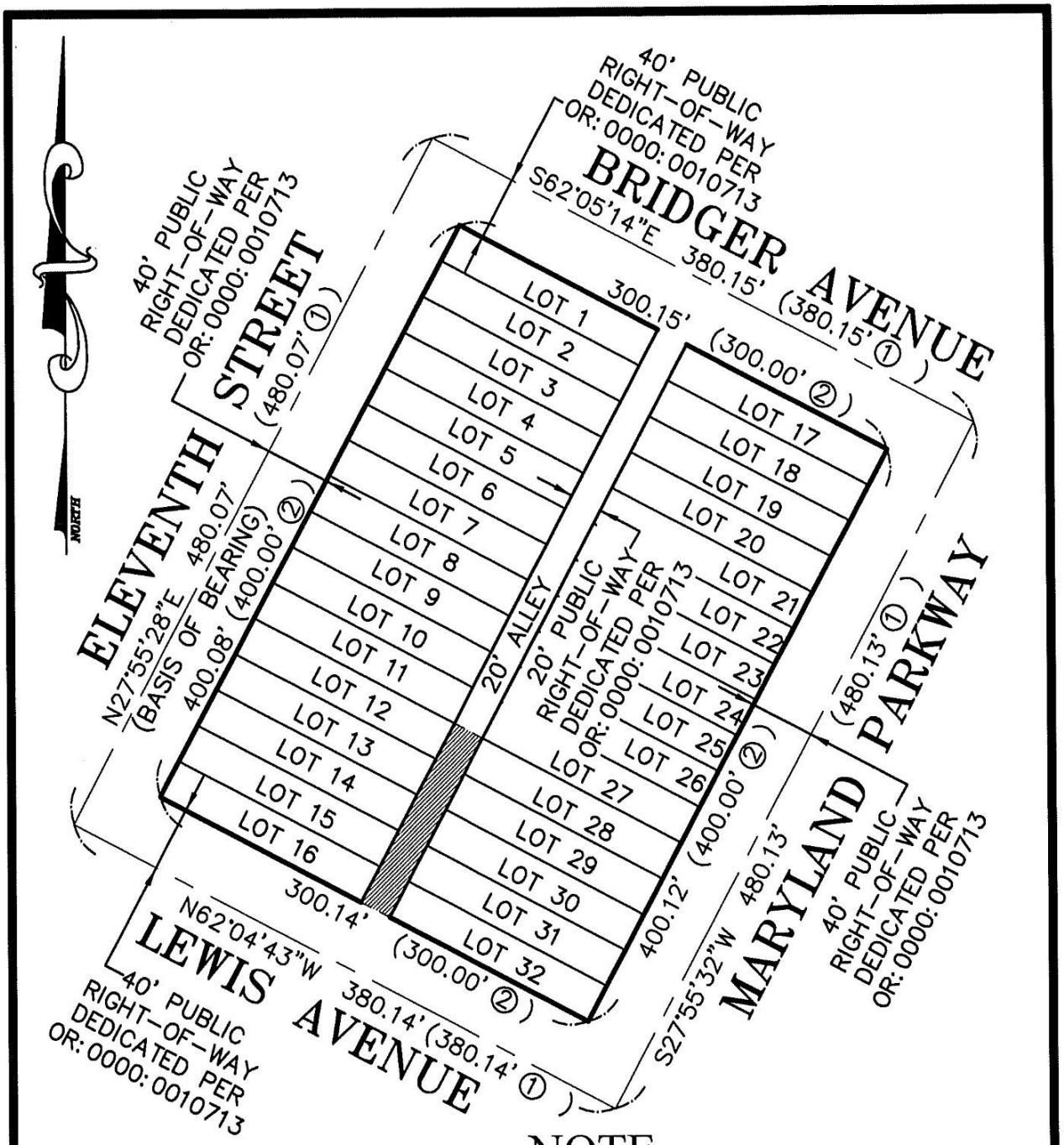
BEASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE CENTERLINE OF ELEVENTH STREET BETWEEN BRIDGER AVENUE AND LEWIS AVENUE, AS SHOWN ON THAT MAP ON FILE IN FILE 67 OF SURVEYS, PAGE 79, IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., , CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SAID LINE BEARS: NORTH 27°55'28" EAST.

PREPARED BY ROBERT M. MCENTEE
NEVADA CERTIFICATE NUMBER 12998
EXPIRES DECEMBER 31, 2019
LOCHSA SURVEYING
6345 SOUTH JONES BOULEVARD
SUITE 100
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312
FAX (702) 365-9317
j:\survey\dwg\3299 alley vaca\legal description 105 feet.docx



PRJ-76507
06/10/19



NOTE

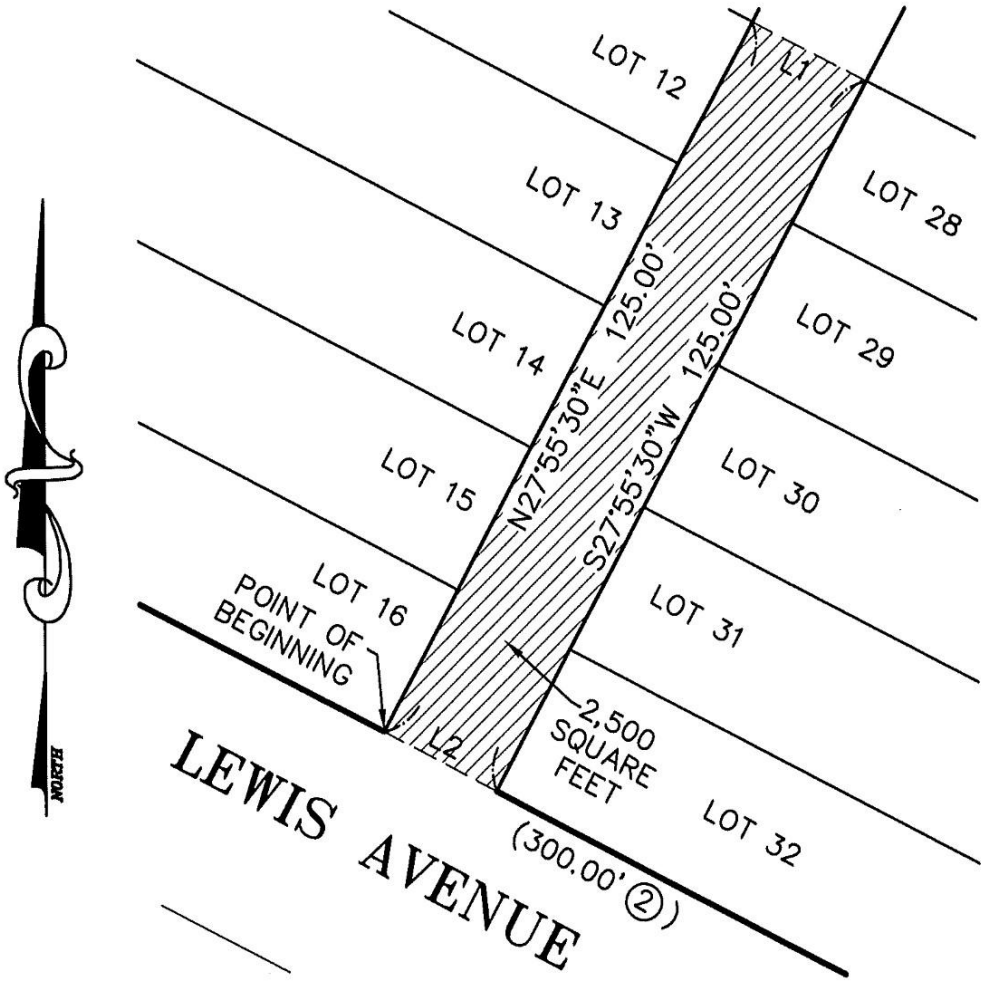
SEE SHEET 2 OF 3 REFERENCE MAPS, SEE SHEET 3 OF 3 FOR LEGEND, AND BASIS OF BEARINGS.

LOCHSA SURVEYING
6345 SOUTH JONES BLVD., STE 100
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317

ALLEY VACATION
PIONEER HEIGHTS, ADDITION
TO LAS VEGAS, NV. BLOCK 10
SCALE 1"=100'
S-3299

Sheet 1 of 3

PRJ-76507
06/10/19



REFERENCE MAPS

① RECORD OF SURVEY FILE 67, PAGE 79

② PLAT BOOK 1, PAGE 35

NOTE

SEE SHEET 3 OF 3 FOR LEGEND, BASIS OF BEARINGS, AND LINE TABLE.

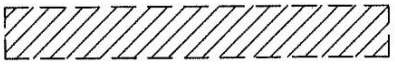
LOCHSA SURVEYING
6345 SOUTH JONES BLVD., STE 100
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317

ALLEY VACATION
PIONEER HEIGHTS, ADDITION
TO LAS VEGAS, NV. BLOCK 10
SCALE 1"=30'
S-3299

Sheet 2 of 3

PRJ-76507
06/10/19

LEGEND

———	SUBJECT PROPERTY BOUNDARY LINE
——— – ———	STREET CENTERLINE
———	LOT LINE
——— – – ———	RIGHT–OF–WAY LINE
	AREA TO BE VACATED
◉	FOUND MONUMENT AS NOTED
L1	LINE TABLE NUMBER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE CENTERLINE OF ELEVENTH STREET BETWEEN BRIDGER AVENUE AND LEWIS AVENUE, AS SHOWN ON THAT MAP ON FILE IN FILE 67 OF SURVEYS, PAGE 79, IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SAID LINE BEARS NORTH 27°55'28" EAST

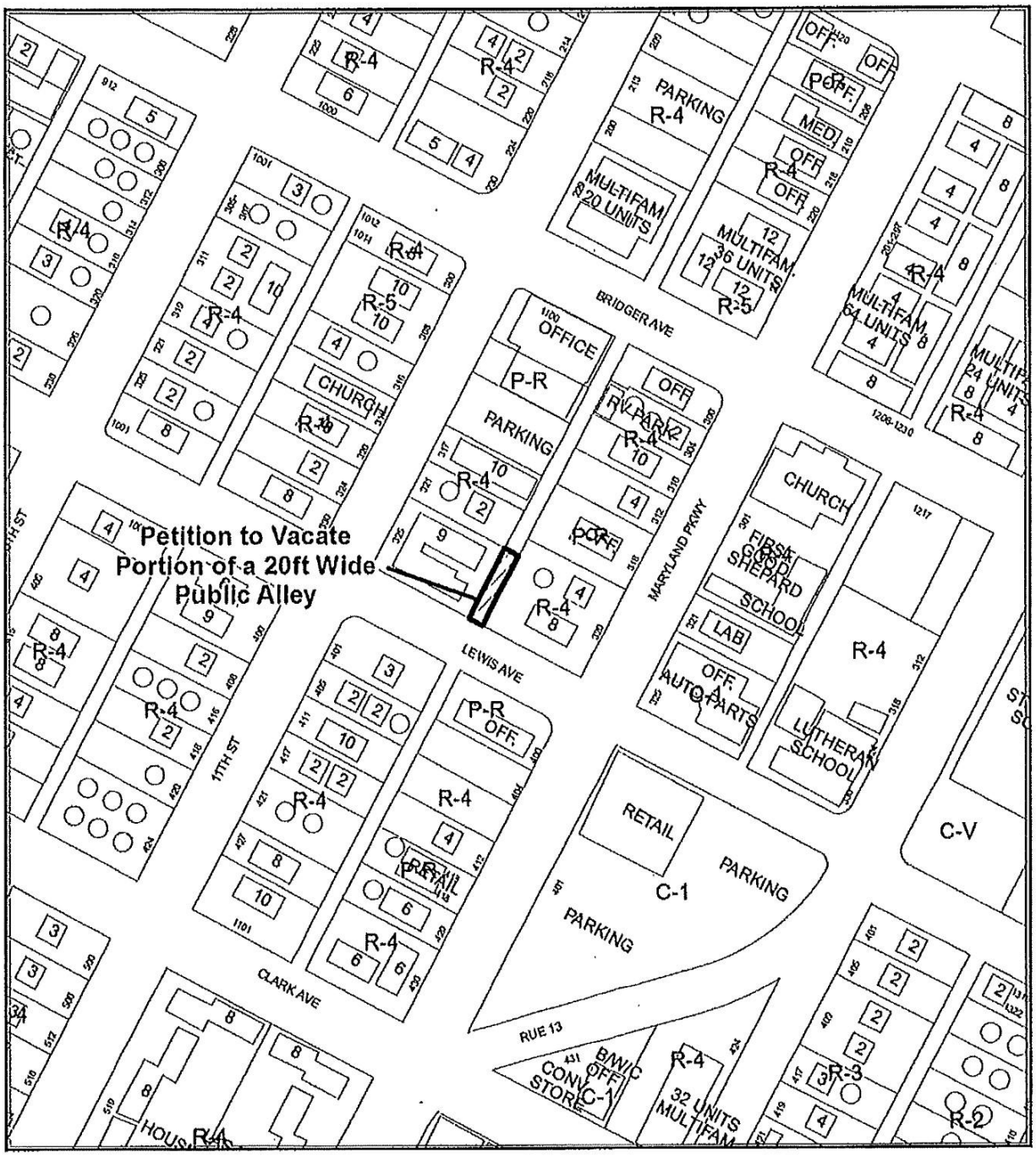
Line Table		
Line #	Direction	Length
L1	S62°04'43"E	20.00'
L2	N62°04'43"W	20.00'

LOCHSA SURVEYING
6345 SOUTH JONES BLVD., STE 100
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317

ALLEY VACATION
PIONEER HEIGHTS, ADDITION
TO LAS VEGAS, NV. BLOCK 10
NO SCALE
S–3299

Sheet 3 of 3

PRJ-76507
06/10/19



CASE: **VAC-70268 (PRJ-69851)**

0 140 280 Feet

N

PRJ-76507
06/10/19

LEGAL DESCRIPTION
VACATION OF ALLEY WAY

BEING A PORTION OF PIONEER HEIGHTS, ADDITION OT LAS VEGAS NEV., A SUBDIVISION AS SHOWN ON THAT MAP ON FILE IN BOOK 1, PAGE 35, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

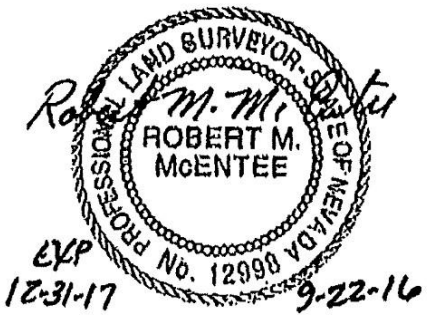
BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, OF BLOCK 10 OF SAID SUBDIVISION, SAID POINT LIES AT THE NORTHWEST CORNER OF LEWIS AVENUE AND A 20' ALLEY;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 20' ALLEY, NORTH 27°55'30" EAST, A DISTANCE OF 125.00 FEET;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 62°04'43" EAST, A DISTANCE OF 20.00' FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LIINE OF SAID 20' ALLEY;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 27°55'30" WEST, A DISTANCE OF 125.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEWIS AVENUE;
THENCE NORTH 62°04'43" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500 SQUARE FEET, MORE OR LESS.

BEASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE CENTERLINE OF ELEVENTH STREET BETWEEN BRIDGER AVENUE AND LEWIS AVENUE, AS SHOWN ON THAT MAP ON FILE IN FILE 67 OF SURVEYS, PAGE 79, IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

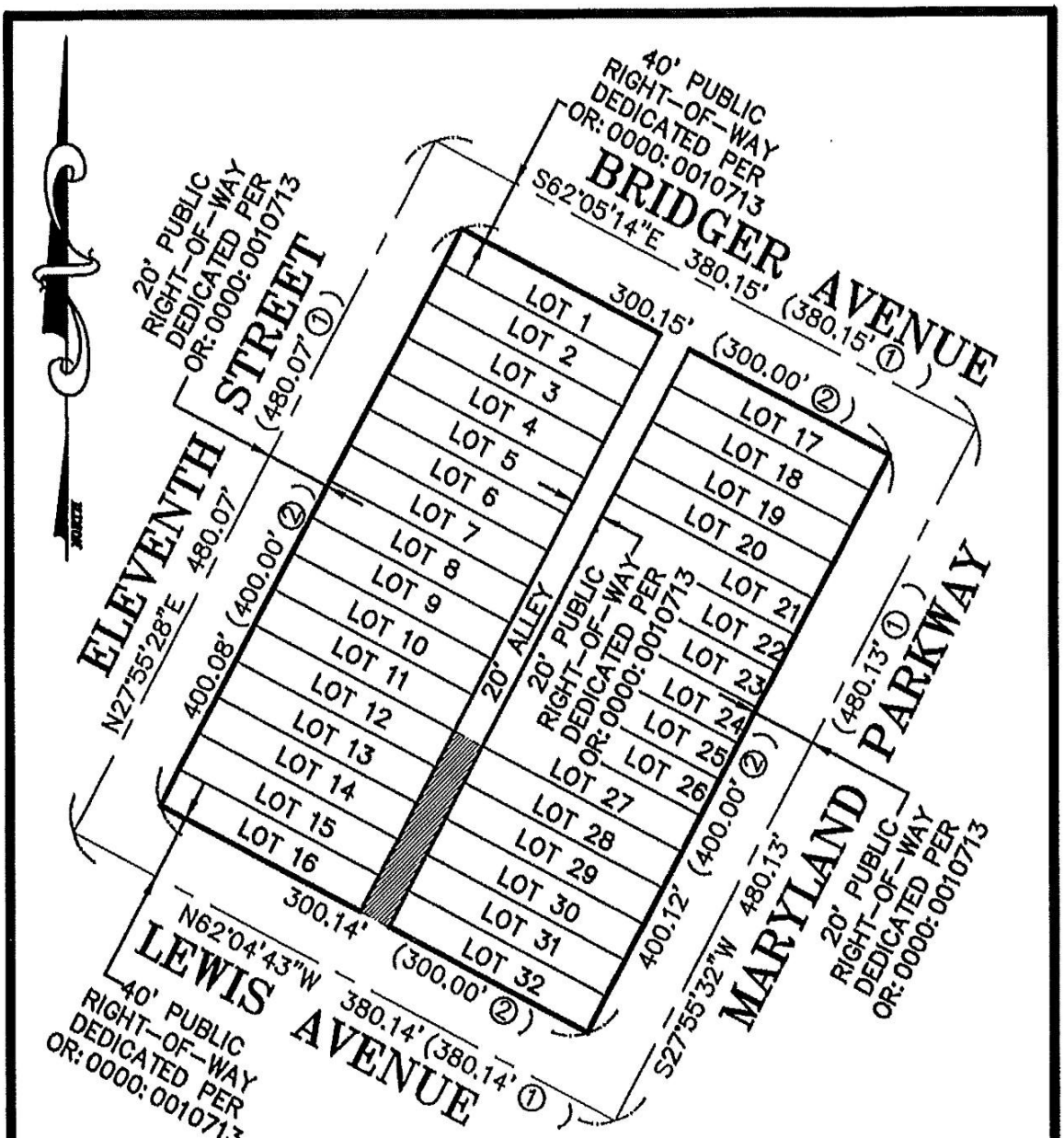
SAID LINE BEARS: NORTH 27°55'28" EAST.

PREPARED BY ROBERT M. MCENTEE
NEVADA CERTIFICATE NUMBER 12998
EXPIRES DECEMBER 31, 2017
LOCHSA SURVEYING
6345 SOUTH JONES BOULEVARD
SUITE 100
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312
FAX (702) 365-9317



PRJ-69851
05/02/19
PRJ-76507
06/10/19

VAC-70268



NOTE

SEE SHEET 2 OF 3 REFERENCE MAPS,
SEE SHEET 3 OF 3 FOR LEGEND, AND
BASIS OF BEARINGS.

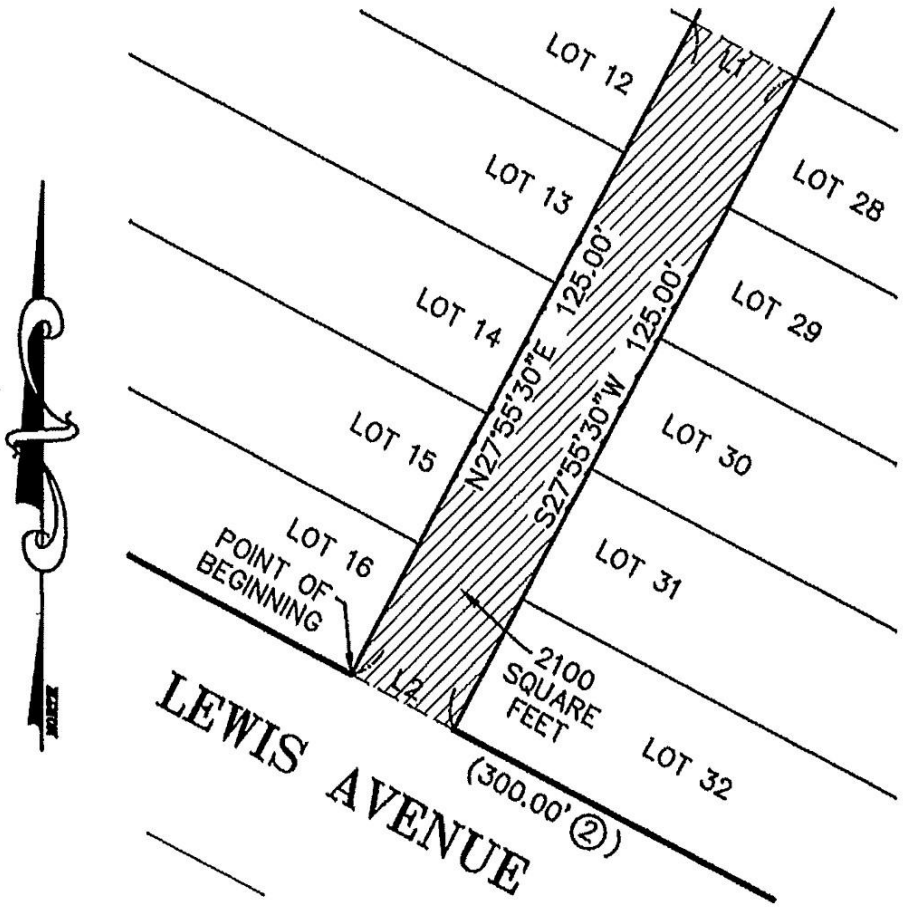
PRJ-69851
05/02/

LOCHSA SURVEYING
6345 SOUTH JONES BLVD, STE 100
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317

ALLEY VACATION
PIONEER HEIGHTS, ADDITION
TO LAS VEGAS, NV. BLOCK 10
SCALE 1"=100'
S-3299

Sheet 1 of 3

PRJ-76507
06/10/19



REFERENCE MAPS

① RECORD OF SURVEY FILE 67, PAGE 79

② PLAT BOOK 1, PAGE 35

NOTE

SEE SHEET 3 OF 3 FOR LEGEND, BASIS OF BEARINGS, AND LINE TABLE

PRJ-69851

LOCHSA SURVEYING 6345 SOUTH JONES BLVD, STE 100 LAS VEGAS, NEVADA 89118 PHONE: (702) 365-9342 FAX: (702) 365-9317	ALLEY VACATION PIONEER HEIGHTS, ADDITION TO LAS VEGAS, NV. BLOCK 10 SCALE 1"=30' S-3299	Sheet 2 of 3

PRJ-76507
06/10/19

LEGEND

———	SUBJECT PROPERTY BOUNDARY LINE
——— – ———	STREET CENTERLINE
———	LOT LINE
——— – – ———	RIGHT-OF-WAY LINE
	AREA TO BE VACATED
●	FOUND MONUMENT AS NOTED
L1	LINE TABLE NUMBER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE CENTERLINE OF ELEVENTH STREET BETWEEN BRIDGER AVENUE AND LEWIS AVENUE, AS SHOWN ON THAT MAP ON FILE IN FILE 67 OF SURVEYS, PAGE 79, IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

Line Table		
Line #	Direction	Length
L1	S62°04'43"E	20.00'
L2	S62°04'43"E	20.00'

PRJ-69851

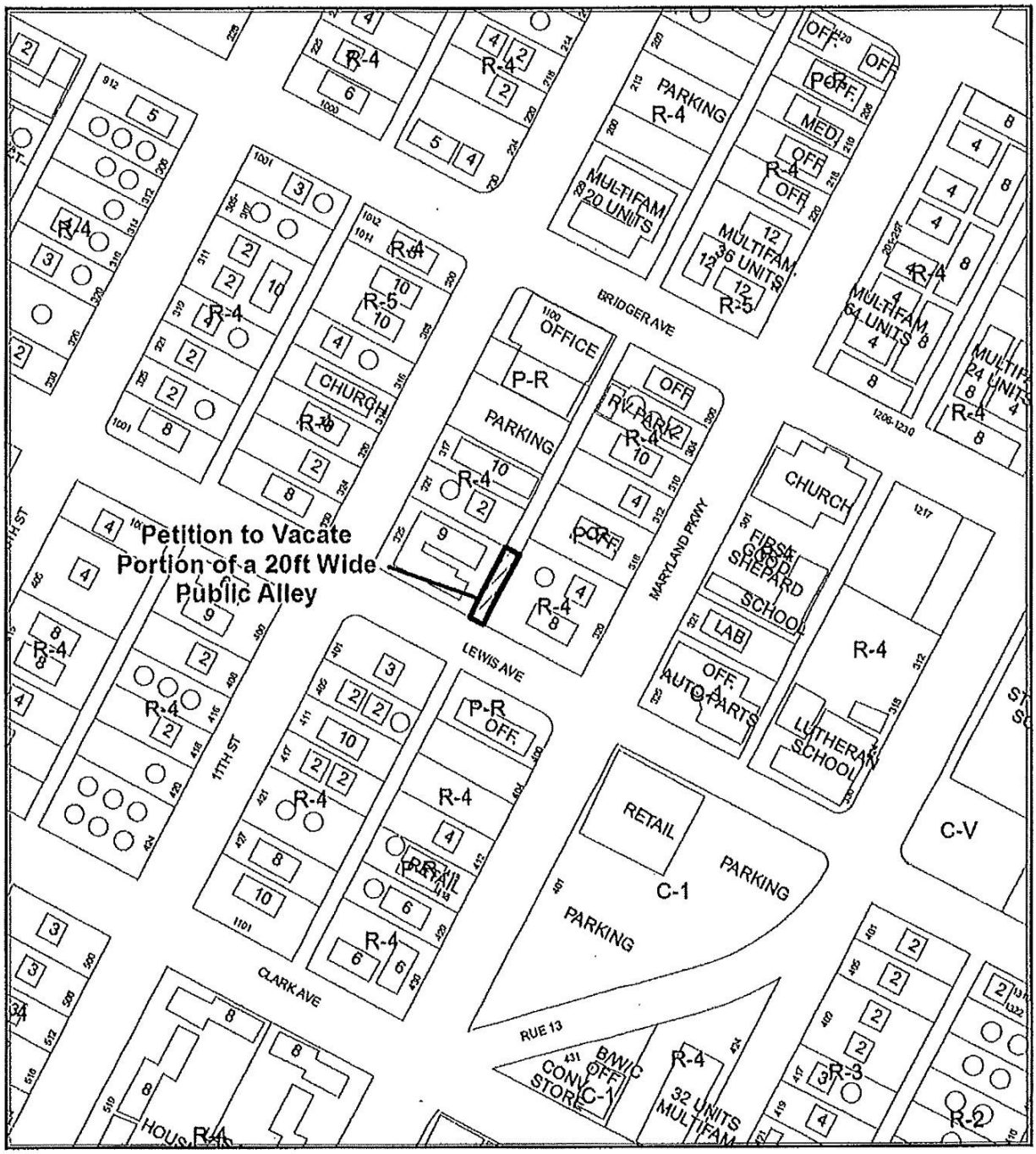
LOCHSA SURVEYING
6345 SOUTH JONES BLVD, STE 100
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-9312
FAX: (702) 365-9317

05/02/19

ALLEY VACATION
PIONEER HEIGHTS, ADDITION
TO LAS VEGAS, NV. BLOCK 10
NO SCALE
S-3299

Sheet 3 of 3

PRJ-76507
06/10/19

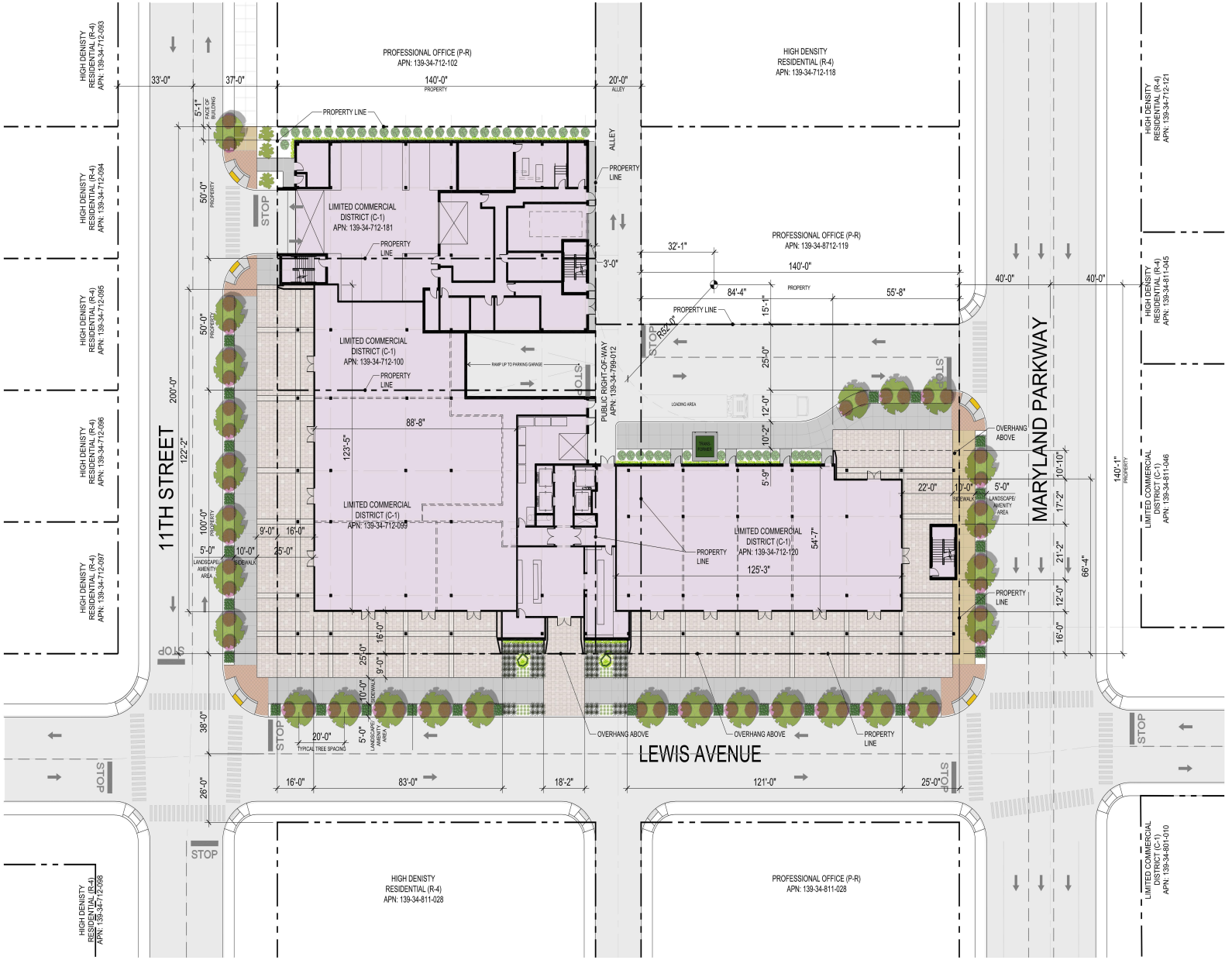


CASE: **VAC-70268 (PRJ-69851)**

0 140 280 Feet

N

PRJ-76507
06/10/19



PROJECT DESCRIPTION

THIS IS A THIRTEEN STORY MIXED USE DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF LEWIS AVENUE AND MARYLAND PARKWAY.
THE DEVELOPMENT IS COMPRISED OF (219) LEASEABLE MULTI-FAMILY RESIDENTIAL UNITS, ABOVE LEASEABLE COMMERCIAL OFFICE SPACE, ABOVE A THREE STORY PARKING GARAGE, OVER RETAIL/COMMERCIAL SPACE AT THE GROUND FLOOR AND A PUBLICLY ACCESSIBLE ROOF LEVEL AMENITY DECK THAT INCLUDES POOL, RESTAURANT/TAVERN AND OUTDOOR GARDEN SPACE.

SITE INFORMATION

PARCEL NUMBERS:

139-34-712-120:	(.4) ACRES
139-34-712-099:	(.32) ACRES
139-34-712-101:	(.16) ACRES
139-34-712-100:	(.17) ACRES
139-34-799-012 (ALLEY):	(.06) ACRES
TOTAL AREA:	(1.11) ACRES (48,352 SF)
JURISDICTION:	CITY OF LAS VEGAS
ZONING :	C-1 (LIMITED COMMERCIAL DISTRICT)
PLANNED LAND USE:	MUD (MIXED-USE DEVELOPMENT)
BUILDING FOOTPRINT:	28,452 SF
BUILDING LOT COVERAGE:	58.88%

BUILDING INFORMATION

GROSS BUILDING AREA:

LEVEL 1	30,808 SF
LEVEL 2	34,119 SF
LEVEL 3	34,119 SF
LEVEL 4	34,119 SF
LEVEL 5	38,834 SF
LEVEL 6	32,490 SF
LEVEL 7	32,476 SF
LEVEL 8	32,490 SF
LEVEL 9	32,476 SF
LEVEL 10	32,490 SF
LEVEL 11	32,476 SF
LEVEL 12	31,782 SF
LEVEL 13	25,047 SF
TOTAL:	**423,726 SF**

UNIT DATA:

STUDIO UNITS (30)	
OVERALL UNIT AREA	14,220 SF
ONE BEDROOM UNITS (93)	
OVERALL UNIT AREA	56,325 SF
ONE BEDROOM WITH DEN UNITS (72)	
OVERALL UNIT AREA	56,268 SF
TWO BEDROOM UNITS (24)	
OVERALL UNIT AREA	8,607 SF
TOTAL UNITS (219)	**135,420 SF**

PARKING REQUIREMENTS

PARKING - PER APPENDIX F & TITLE 19.12.070

REQUIRED PARKING:

COMMERCIAL/RETAIL 1/250SF GROSS	15,996 SF = 64 SPACES
OFFICE 1/250SF GROSS)	27,195 SF = 110 SPACES
RESIDENTIAL	
STUDIO+ONE BEDROOMS (1.25 SPACES PER UNIT)	195 UNITS = 244 SPACES
TWO BEDROOMS (1.75 SPACES PER UNIT)	24 UNITS = 42 SPACES
RESTAURANT& BAR/ROOFTOP DECK: (1/50 SF OF DINING AREA, + 1/200 SF OF REMAINING GFA+ MIN OF 10 SPACES REQ'D)	
DINING AREA	1,700 SF = 34 SPACES
REMAINING AREA	1,788 SF = 9 SPACES
TOTAL	3,488 SF = 43 SPACES
TOTAL PARKING REQUIRED:	503 SPACES (8 HC SPACES)
TOTAL PARKING PROVIDED:	246 SPACES (9 HC SPACES)

ALTERNATIVE PARKING REQUIREMENTS PER 19.18.030 (D):

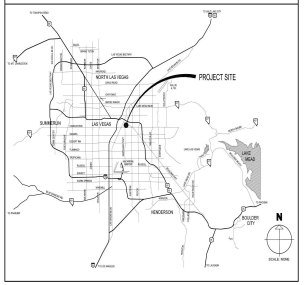
WEEKDAYS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	6 (5%)	110 (100%)	6 (5%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	52 (80%)
RESIDENTIAL	286 (100%)	158 (55%)	244 (85%)
RESTAURANT	22 (50%)	31 (70%)	43 (100%
TOTAL:	**314**	**363**	**345**

WEEKENDS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	0 (0%)	66 (60%)	11 (10%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	39 (60%)
RESIDENTIAL	286 (100%)	186 (65%)	215 (75%)
RESTAURANT	20 (45%)	31 (70%)	43 (100%)
TOTAL:	**306**	**347**	**308**

LANDSCAPE LEGEND

PLANT NAME	SIZE	QTY.
TREE'S		
QUERCUS VIRGINIANA (*SOUTHERN LIVE OAK*)	36" BOX	27 EA.
CUPRESSUS SEMPERVIRENS (*MEDITERRANEAN CYPRESS*)	24" BOX	2 EA.
PLANT'S		
BUXUS MICROPHYLLA (*BOXWOOD*)	5 GAL.	26 EA.
AGAVE GEMINIFLORA (*AGAVE*)	5 GAL.	108 EA.
PLANT'S		
ROSMARINUS OFFICINALIS (*ROSEMARY*)	5 GAL.	4 EA.
NASSELLA TENUISSIMA (*MEXICAN FEATHER GRASS*)	5 GAL.	69 EA.
PLANT'S		
LEUCOPHYLLUM FRUTESCENS (*GREEEN CLOUD TEXAS RANGER*)	5 GAL.	49 EA.
UNCARIA TOMENTOSA (*CAT'S CLAW*)	5 GAL.	69 EA.
AGAVE PARRYI VAR. TRUNCATA (*ARTICHOKE AGAVE*)	5 GAL.	48 EA.

VICINITY MAP



Planning Commission - Page 966

EV&A

SCALE: 1" = 20'-0"

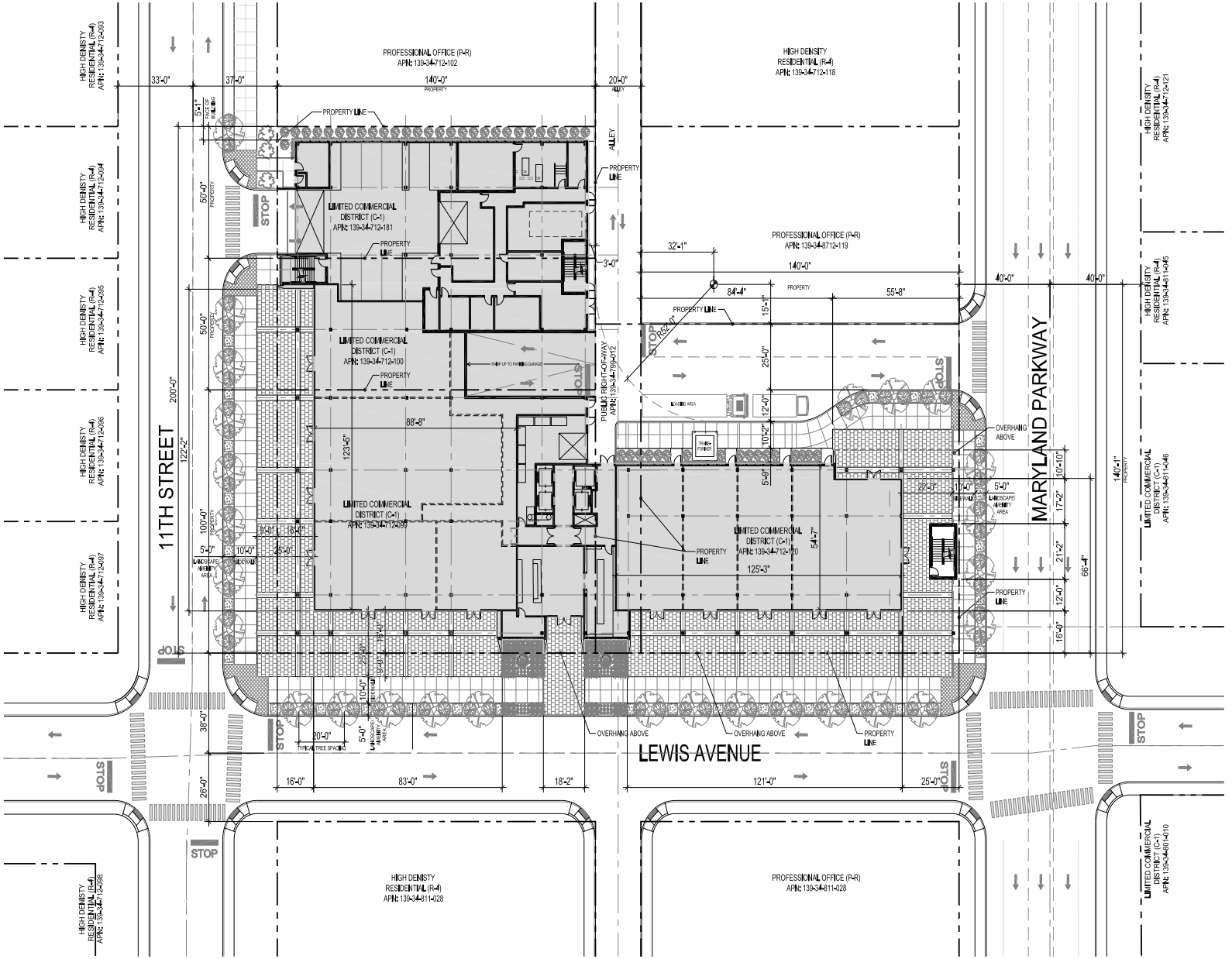
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

SITE PLAN + LANDSCAPE PLAN
COLORED

PRJ-76507
05/20/19

SP001



PROJECT DESCRIPTION

THIS IS A THIRTEEN STORY MIXED USE DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF LEWIS AVENUE AND MARYLAND PARKWAY.
THE DEVELOPMENT IS COMPRISED OF (219) LEASEABLE MULTI-FAMILY RESIDENTIAL UNITS, ABOVE LEASEABLE COMMERCIAL OFFICE SPACE, ABOVE A THREE STORY PARKING GARAGE, OVER RETAIL/COMMERCIAL SPACE AT THE GROUND FLOOR AND A PUBLICLY ACCESSIBLE ROOF LEVEL AMENITY DECK THAT INCLUDES POOL, RESTAURANT/TAVERN AND OUTDOOR GARDEN SPACE.

SITE INFORMATION

PARCEL NUMBERS:

139-34-712-120:	(.4) ACRES
139-34-712-099:	(.32) ACRES
139-34-712-101:	(.16) ACRES
139-34-712-100:	(.17) ACRES
139-34-799-012 (ALLEY):	(.06) ACRES
TOTAL AREA:	(1.11) ACRES (48,352 SF)
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	C-1 (LIMITED COMMERCIAL DISTRICT)
PLANNED LAND USE:	MUD (MIXED-USE DEVELOPMENT)
BUILDING FOOTPRINT:	28,452 SF
BUILDING LOT COVERAGE:	58.88%

BUILDING INFORMATION

GROSS BUILDING AREA:

LEVEL 1	30,808 SF
LEVEL 2	34,119 SF
LEVEL 3	34,119 SF
LEVEL 4	34,119 SF
LEVEL 5	38,834 SF
LEVEL 6	32,490 SF
LEVEL 7	32,476 SF
LEVEL 8	32,490 SF
LEVEL 9	32,476 SF
LEVEL 10	32,490 SF
LEVEL 11	32,476 SF
LEVEL 12	31,762 SF
LEVEL 13	25,047 SF
TOTAL:	423,726 SF

UNIT DATA:

STUDIO UNITS (30)	
OVERALL UNIT AREA	14,220 SF
ONE BEDROOM UNITS (93)	
OVERALL UNIT AREA	56,325 SF
ONE BEDROOM WITH DEN UNITS (72)	
OVERALL UNIT AREA	56,268 SF
TWO BEDROOM UNITS (24)	
OVERALL UNIT AREA	8,607 SF
TOTAL UNITS (219)	135,420 SF

PARKING REQUIREMENTS

PARKING - PER APPENDIX F & TITLE 19.12.070

REQUIRED PARKING:

COMMERCIAL/RETAIL 1/250SF GROSS	15,996 SF = 64 SPACES
OFFICE 1/250SF GROSS)	27,195 SF = 110 SPACES
RESIDENTIAL	
STUDIO+ONE BEDROOMS (1.25 SPACES PER UNIT)	195 UNITS = 244 SPACES
TWO BEDROOMS (1.75 SPACES PER UNIT)	24 UNITS = 42 SPACES
RESTAURANT& BAR/ROOFTOP DECK: (1/50 SF OF DINING AREA + 1/200 SF OF REMAINING GFA+ MIN OF 10 SPACES REQ'D)	
DINING AREA	1,700 SF = 34 SPACES
REMAINING AREA	1,788 SF = 9 SPACES
TOTAL	3,488 SF = 43 SPACES
TOTAL PARKING REQUIRED:	503 SPACES (8 HC SPACES)
TOTAL PARKING PROVIDED:	246 SPACES (9 HC SPACES)

ALTERNATIVE PARKING REQUIREMENTS PER 19.18.030 (D):

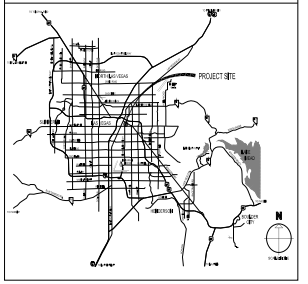
WEEKDAYS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	6 (5%)	110 (100%)	6 (5%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	52 (80%)
RESIDENTIAL	286 (100%)	156 (55%)	244 (85%)
RESTAURANT	22 (50%)	31 (70%)	43 (100%)
TOTAL:	314	363	345

WEEKENDS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	0 (0%)	66 (60%)	11 (10%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	39 (60%)
RESIDENTIAL	286 (100%)	186 (65%)	215 (75%)
RESTAURANT	20 (45%)	31 (70%)	43 (100%)
TOTAL:	306	347	308

LANDSCAPE LEGEND

PLANT NAME	SIZE	QTY.
TREE'S		
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	36" BOX	27 EA.
CUPRESSUS SEMPERVIRENS (MEDITERRANEAN CYPRESS)	24" BOX	2 EA.
PLANT'S		
BUXUS MICROPHYLLA (BOXWOOD)	5 GAL.	26 EA.
AGAVE GEMINIFLORA (AGAVE)	5 GAL.	108 EA.
PLANT'S		
ROSMARINUS OFFICINALIS (ROSEMARY)	5 GAL.	4 EA.
MASSELLA TENUISSIMA (MEXICAN FEATHER GRASS)	5 GAL.	69 EA.
PLANT'S		
LEUCOPHYLLUM FRUTESCENS (GREEEN CLOUD TEXAS RANGER)	5 GAL.	49 EA.
UNCARIA TOMENTOSA (CAT'S CLAW)	5 GAL.	69 EA.
AGAVE PARRYI VAR. TRUNCATA (ARTICHOKE AGAVE)	5 GAL.	48 EA.

VICINITY MAP



PRJ-76507
05/20/19

EV&A

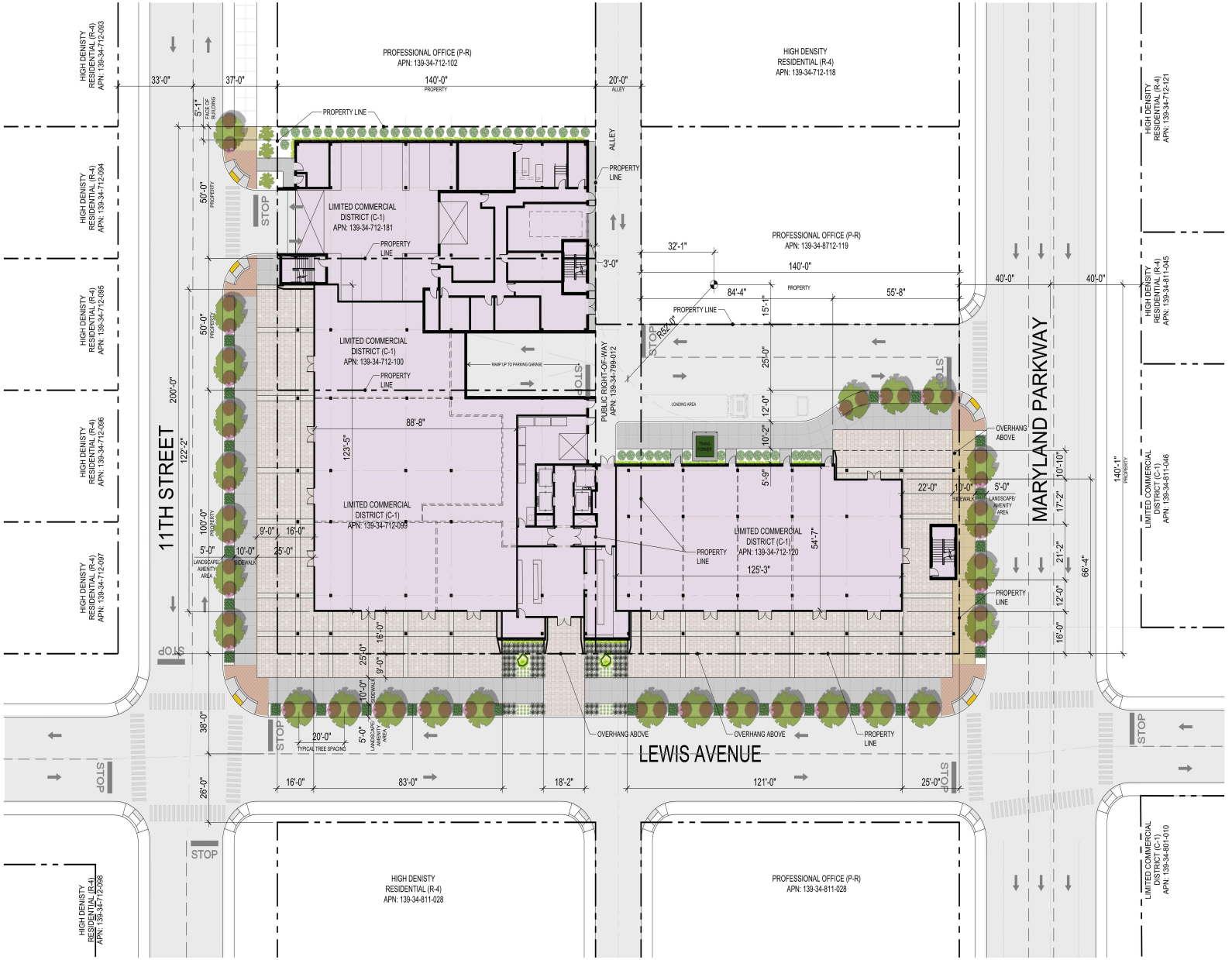
SCALE: 1" = 20'-0"

05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

SITE PLAN + LANDSCAPE PLAN

SP002



PROJECT DESCRIPTION

THIS IS A THIRTEEN STORY MIXED USE DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF LEWIS AVENUE AND MARYLAND PARKWAY.
THE DEVELOPMENT IS COMPRISED OF (219) LEASEABLE MULTI-FAMILY RESIDENTIAL UNITS, ABOVE LEASEABLE COMMERCIAL OFFICE SPACE, ABOVE A THREE STORY PARKING GARAGE, OVER RETAIL/COMMERCIAL SPACE AT THE GROUND FLOOR AND A PUBLICLY ACCESSIBLE ROOF LEVEL AMENITY DECK THAT INCLUDES POOL, RESTAURANT/TAVERN AND OUTDOOR GARDEN SPACE.

SITE INFORMATION

PARCEL NUMBERS:

139-34-712-120:	(.4) ACRES
139-34-712-099:	(.32) ACRES
139-34-712-101:	(.16) ACRES
139-34-712-100:	(.17) ACRES
139-34-799-012 (ALLEY):	(.06) ACRES
TOTAL AREA:	(1.11) ACRES (48,352 SF)
JURISDICTION:	CITY OF LAS VEGAS
ZONING :	C-1 (LIMITED COMMERCIAL DISTRICT)
PLANNED LAND USE:	MUD (MIXED-USE DEVELOPMENT)
BUILDING FOOTPRINT:	28,452 SF
BUILDING LOT COVERAGE:	58.88%

BUILDING INFORMATION

GROSS BUILDING AREA:

LEVEL 1	30,808 SF
LEVEL 2	34,119 SF
LEVEL 3	34,119 SF
LEVEL 4	34,119 SF
LEVEL 5	38,834 SF
LEVEL 6	32,490 SF
LEVEL 7	32,476 SF
LEVEL 8	32,490 SF
LEVEL 9	32,476 SF
LEVEL 10	32,490 SF
LEVEL 11	32,476 SF
LEVEL 12	31,782 SF
LEVEL 13	25,047 SF
TOTAL:	**423,726 SF**

UNIT DATA:

STUDIO UNITS (30)	
OVERALL UNIT AREA	14,220 SF
ONE BEDROOM UNITS (93)	
OVERALL UNIT AREA	56,325 SF
ONE BEDROOM WITH DEN UNITS (72)	
OVERALL UNIT AREA	56,268 SF
TWO BEDROOM UNITS (24)	
OVERALL UNIT AREA	8,607 SF
TOTAL UNITS (219)	**135,420 SF**

PARKING REQUIREMENTS

PARKING - PER APPENDIX F & TITLE 19.12.070

REQUIRED PARKING:

COMMERCIAL/RETAIL 1/250SF GROSS	15,996 SF = 64 SPACES
OFFICE 1/250SF GROSS)	27,195 SF = 110 SPACES
RESIDENTIAL	
STUDIO+ONE BEDROOMS (1.25 SPACES PER UNIT)	195 UNITS = 244 SPACES
TWO BEDROOMS (1.75 SPACES PER UNIT)	24 UNITS = 42 SPACES
RESTAURANT& BAR/ROOFTOP DECK: (1/50 SF OF DINING AREA, + 1/200 SF OF REMAINING GFA+ MIN OF 10 SPACES REQ'D)	
DINING AREA	1,700 SF = 34 SPACES
REMAINING AREA	1,788 SF = 9 SPACES
TOTAL	3,488 SF = 43 SPACES
TOTAL PARKING REQUIRED:	503 SPACES (8 HC SPACES)
TOTAL PARKING PROVIDED:	246 SPACES (9 HC SPACES)

ALTERNATIVE PARKING REQUIREMENTS PER 19.18.030 (D):

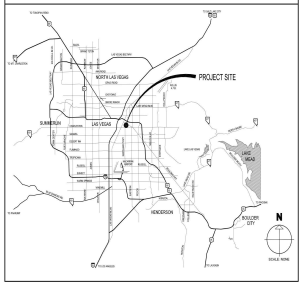
WEEKDAYS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	6 (5%)	110 (100%)	6 (5%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	52 (80%)
RESIDENTIAL	286 (100%)	158 (55%)	244 (85%)
RESTAURANT	22 (50%)	31 (70%)	43 (100%
TOTAL:	**314**	**363**	**345**

WEEKENDS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	0 (0%)	66 (60%)	11 (10%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	39 (60%)
RESIDENTIAL	286 (100%)	186 (65%)	215 (75%)
RESTAURANT	20 (45%)	31 (70%)	43 (100%)
TOTAL:	**306**	**347**	**308**

LANDSCAPE LEGEND

PLANT NAME	SIZE	QTY.
TREE'S		
QUERCUS VIRGINIANA (*SOUTHERN LIVE OAK*)	36" BOX	27 EA.
CUPRESSUS SEMPERVIRENS (*MEDITERRANEAN CYPRESS*)	24" BOX	2 EA.
PLANT'S		
BUXUS MICROPHYLLA (*BOXWOOD*)	5 GAL.	26 EA.
AGAVE GEMINIFLORA (*AGAVE*)	5 GAL.	108 EA.
PLANT'S		
ROSMARINUS OFFICINALIS (*ROSEMARY*)	5 GAL.	4 EA.
NASSELLA TENUISSIMA (*MEXICAN FEATHER GRASS*)	5 GAL.	69 EA.
PLANT'S		
LEUCOPHYLLUM FRUTESCENS (*GREEEN CLOUD TEXAS RANGER*)	5 GAL.	49 EA.
UNCARIA TOMENTOSA (*CAT'S CLAW*)	5 GAL.	69 EA.
AGAVE PARRYI VAR. TRUNCATA (*ARTICHOKE AGAVE*)	5 GAL.	48 EA.

VICINITY MAP



PRJ-76507
05/20/19

EV&A

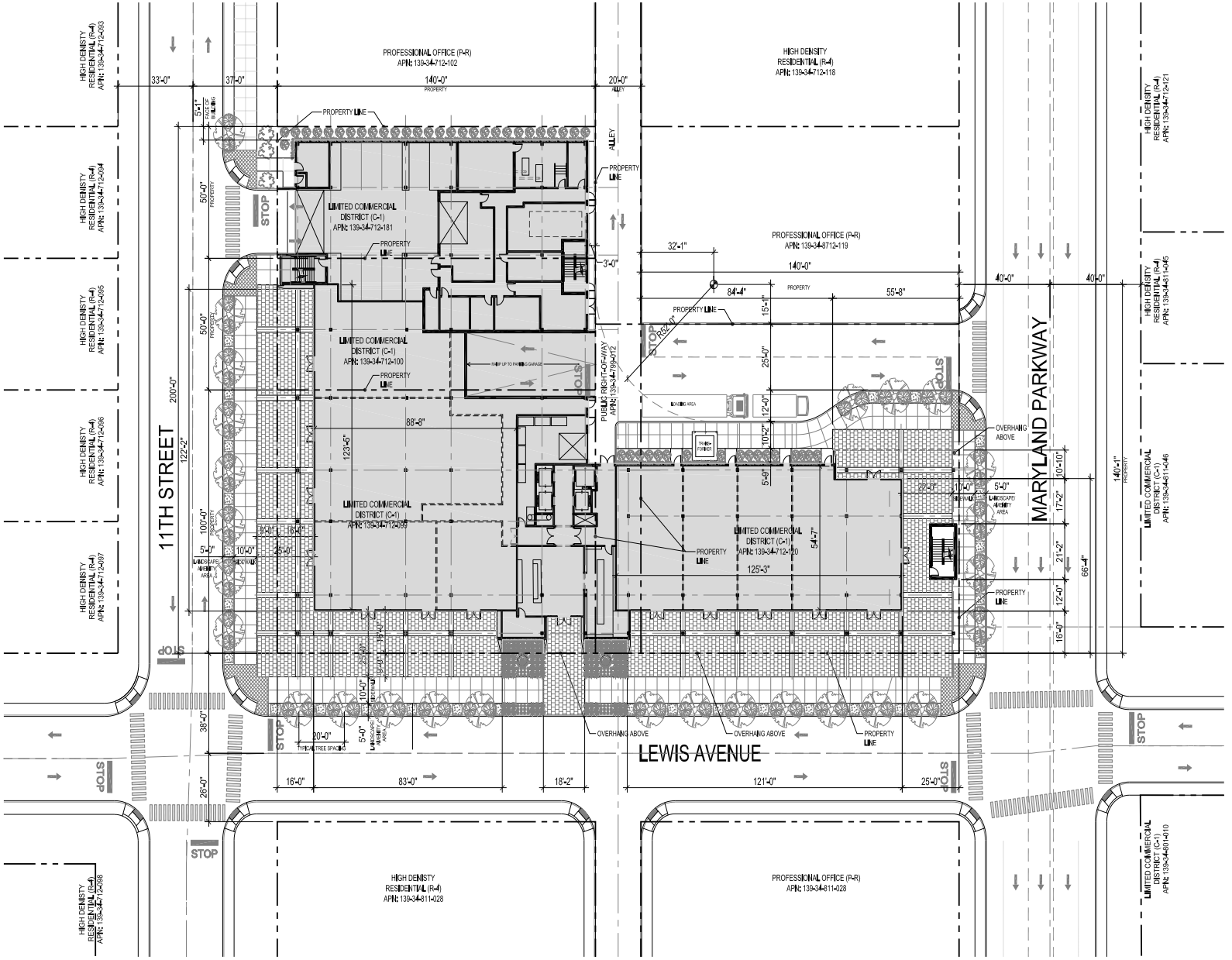
SCALE: 1" = 20'-0"

05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

SITE PLAN + LANDSCAPE PLAN
COLORED

LP001



PROJECT DESCRIPTION

THIS IS A THIRTEEN STORY MIXED USE DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF LEWIS AVENUE AND MARYLAND PARKWAY.
THE DEVELOPMENT IS COMPRISED OF (219) LEASEABLE MULTI-FAMILY RESIDENTIAL UNITS, ABOVE LEASEABLE COMMERCIAL OFFICE SPACE, ABOVE A THREE STORY PARKING GARAGE, OVER RETAIL/COMMERCIAL SPACE AT THE GROUND FLOOR AND A PUBLICLY ACCESSIBLE ROOF LEVEL AMENITY DECK THAT INCLUDES POOL, RESTAURANT/TAVERN AND OUTDOOR GARDEN SPACE.

SITE INFORMATION

PARCEL NUMBERS:

139-34-712-120:	(.4) ACRES
139-34-712-099:	(.32) ACRES
139-34-712-101:	(.16) ACRES
139-34-712-100:	(.17) ACRES
139-34-799-012 (ALLEY):	(.06) ACRES
TOTAL AREA:	(1.11) ACRES (48,352 SF)
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	C-1 (LIMITED COMMERCIAL DISTRICT)
PLANNED LAND USE:	MUD (MIXED-USE DEVELOPMENT)
BUILDING FOOTPRINT:	28,452 SF
BUILDING LOT COVERAGE:	58.88%

BUILDING INFORMATION

GROSS BUILDING AREA:

LEVEL 1	30,808 SF
LEVEL 2	34,119 SF
LEVEL 3	34,119 SF
LEVEL 4	34,119 SF
LEVEL 5	38,834 SF
LEVEL 6	32,490 SF
LEVEL 7	32,476 SF
LEVEL 8	32,490 SF
LEVEL 9	32,476 SF
LEVEL 10	32,490 SF
LEVEL 11	32,476 SF
LEVEL 12	31,762 SF
LEVEL 13	25,047 SF
TOTAL:	423,726 SF

UNIT DATA:

STUDIO UNITS (30)	
OVERALL UNIT AREA	14,220 SF
ONE BEDROOM UNITS (93)	
OVERALL UNIT AREA	56,325 SF
ONE BEDROOM WITH DEN UNITS (72)	
OVERALL UNIT AREA	56,268 SF
TWO BEDROOM UNITS (24)	
OVERALL UNIT AREA	8,607 SF
TOTAL UNITS (219)	135,420 SF

PARKING REQUIREMENTS

PARKING - PER APPENDIX F & TITLE 19.12.070

REQUIRED PARKING:

COMMERCIAL/RETAIL 1/250SF GROSS	15,996 SF = 64 SPACES
OFFICE 1/250SF GROSS)	27,195 SF = 110 SPACES
RESIDENTIAL	
STUDIO+ONE BEDROOMS (1.25 SPACES PER UNIT)	195 UNITS = 244 SPACES
TWO BEDROOMS (1.75 SPACES PER UNIT)	24 UNITS = 42 SPACES
RESTAURANT& BAR/ROOFTOP DECK: (1/50 SF OF DINING AREA, + 1/200 SF OF REMAINING GFA+ MIN OF 10 SPACES REQ'D)	
DINING AREA	1,700 SF = 34 SPACES
REMAINING AREA	1,788 SF = 9 SPACES
TOTAL	3,488 SF = 43 SPACES
TOTAL PARKING REQUIRED:	503 SPACES (8 HC SPACES)
TOTAL PARKING PROVIDED:	246 SPACES (9 HC SPACES)

ALTERNATIVE PARKING REQUIREMENTS PER 19.18.030 (D):

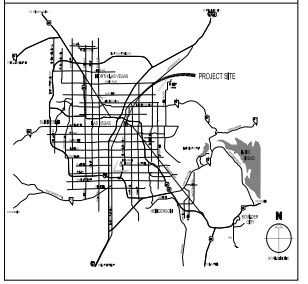
WEEKDAYS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	6 (5%)	110 (100%)	6 (5%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	52 (80%)
RESIDENTIAL	286 (100%)	156 (55%)	244 (85%)
RESTAURANT	22 (50%)	31 (70%)	43 (100%)
TOTAL:	314	363	345

WEEKENDS	MID-7AM	7AM-6PM	6PM-MID
OFFICE & PROFESSIONAL	0 (0%)	66 (60%)	11 (10%)
RETAIL & PERSONAL SERVICES	0 (0%)	64 (100%)	39 (60%)
RESIDENTIAL	286 (100%)	166 (65%)	215 (75%)
RESTAURANT	20 (45%)	31 (70%)	43 (100%)
TOTAL:	306	347	308

LANDSCAPE LEGEND

PLANT NAME	SIZE	QTY.
TREE'S		
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	36" BOX	27 EA.
CUPRESSUS SEMPERVIRENS (MEDITERRANEAN CYPRESS)	24" BOX	2 EA.
PLANT'S		
BUXUS MICROPHYLLA (BOXWOOD)	5 GAL.	26 EA.
AGAVE GEMINIFLORA (AGAVE)	5 GAL.	108 EA.
PLANT'S		
ROSMARINUS OFFICINALIS (ROSEMARY)	5 GAL.	4 EA.
MASSELLA TENUISSIMA (MEXICAN FEATHER GRASS)	5 GAL.	69 EA.
PLANT'S		
LEUCOPHYLLUM FRUTESCENS (GREEEN CLOUD TEXAS RANGER)	5 GAL.	49 EA.
UNCARIA TOMENTOSA (CATCLAW)	5 GAL.	69 EA.
AGAVE PARRYI VAR. TRUNCATA (ARTICHOKE AGAVE)	5 GAL.	48 EA.

VICINITY MAP



PRJ-76507
05/20/19

EVEA

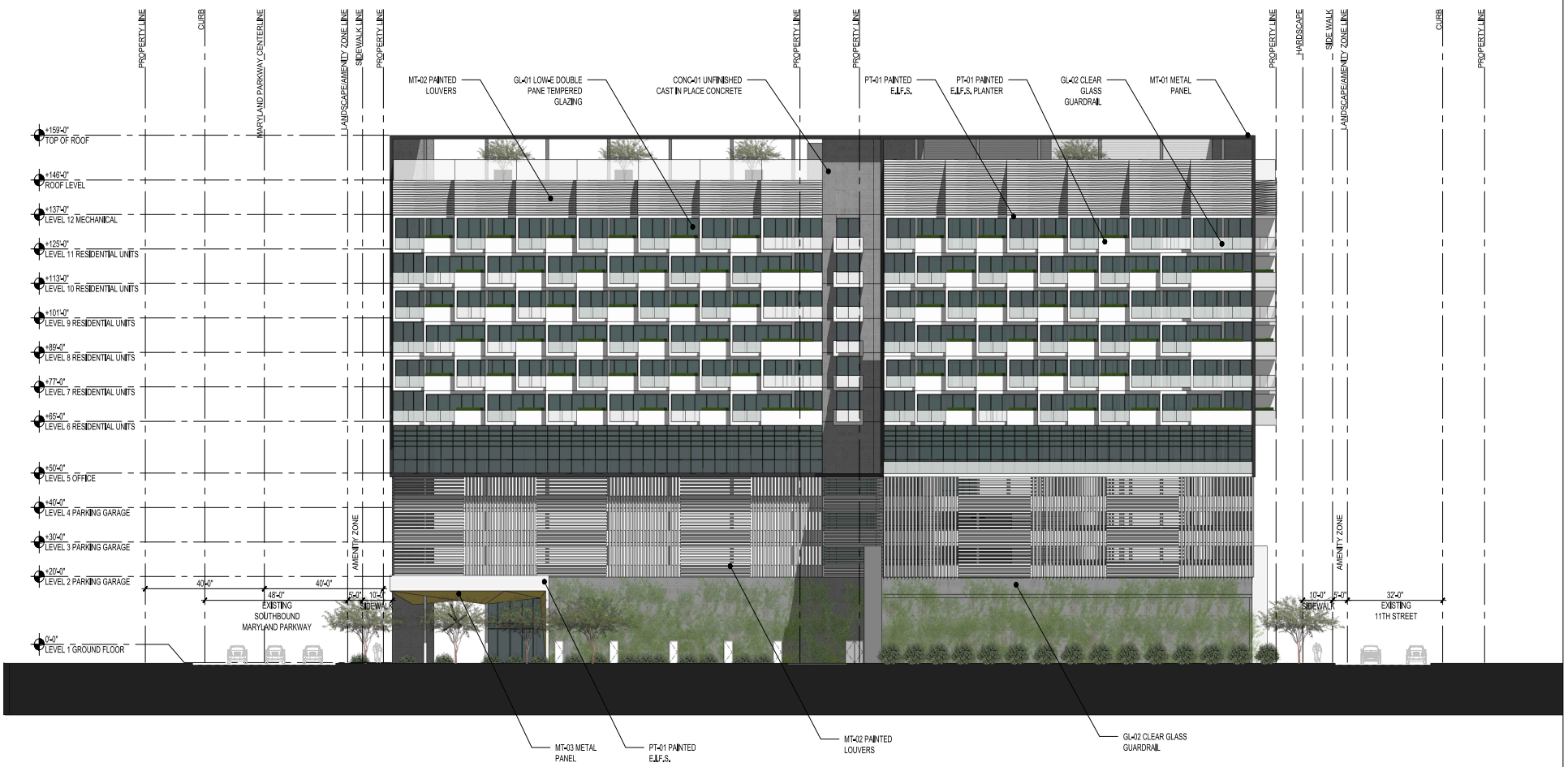
SCALE: 1" = 20'-0"

05.20.2019
2019126
PRJ-76507

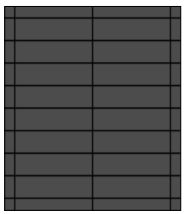
BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

SITE PLAN + LANDSCAPE PLAN

LP002



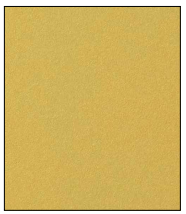
MT-01



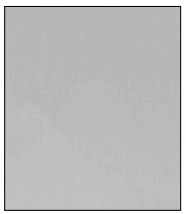
MT-02



MT-03



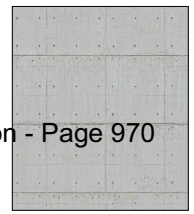
MT-04



PT-01



CONC-01



GL-01



GL-02



Planning Commission - Page 970

PRJ-76507
05/20/19

E&A

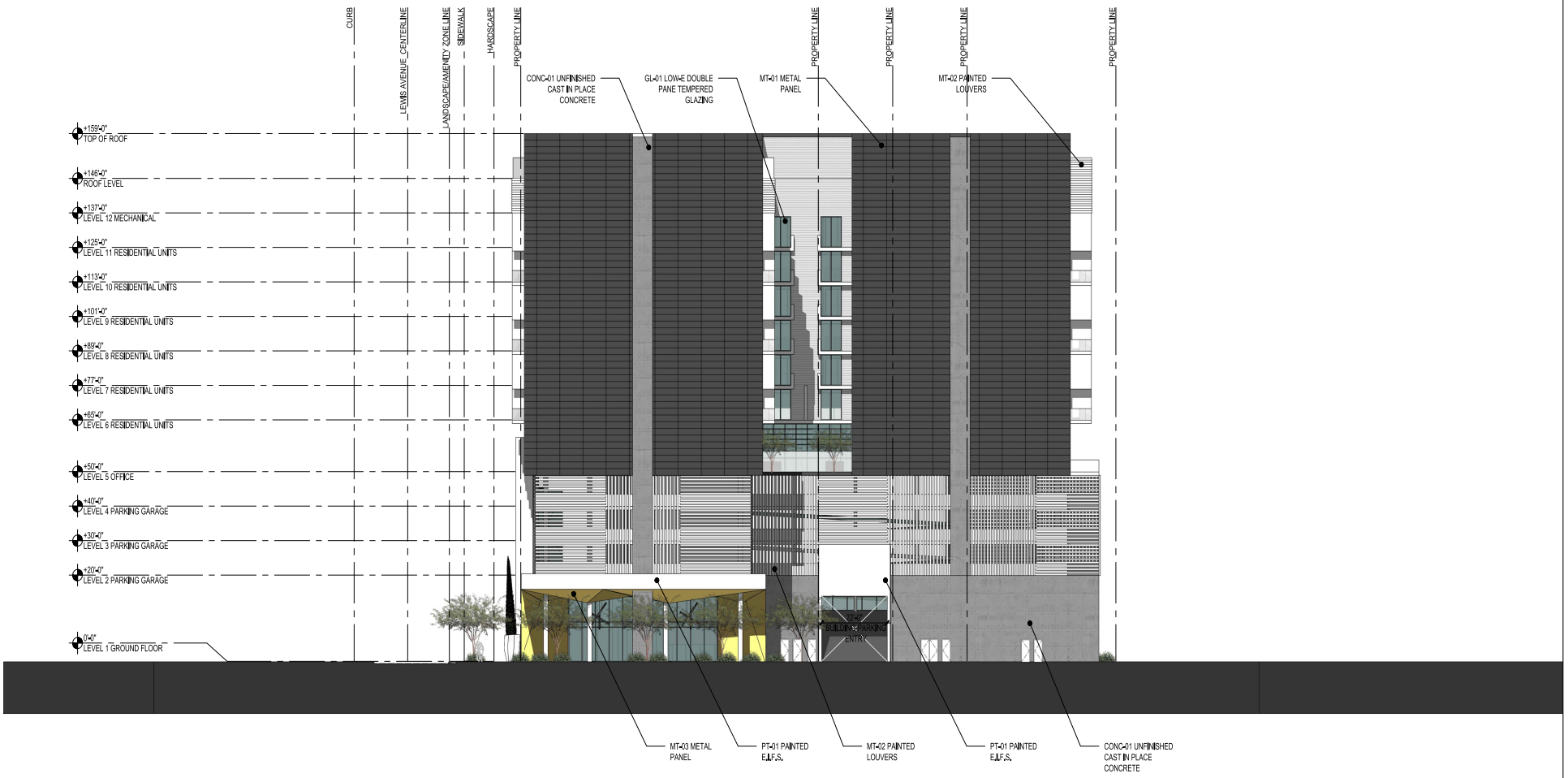
SCALE: 3/32" = 1'-0"

05.20.2019
2019126
PRJ-76507

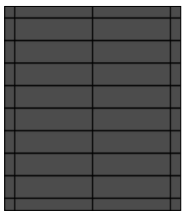
BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

EXTERIOR ELEVATION - NORTH

EV001



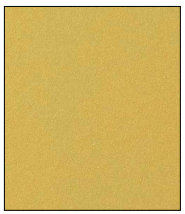
MT-01



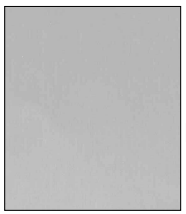
MT-02



MT-03



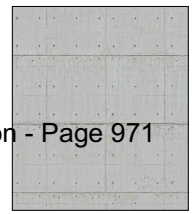
MT-04



PT-01



CONC-01



GL-01



GL-02



PRJ-76507
05/20/19

E&A

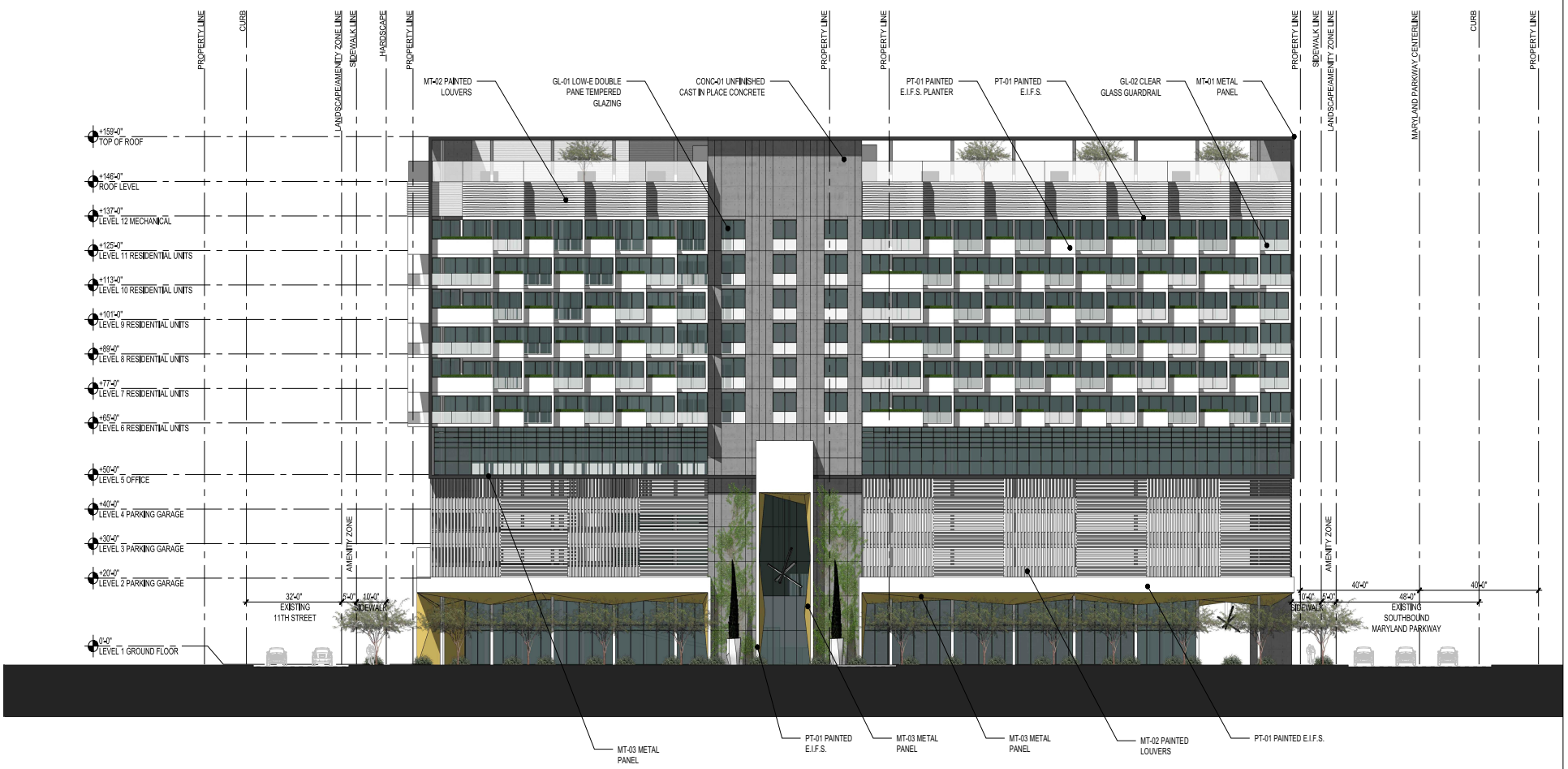
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

05.20.2019
2019126
PRJ-76507

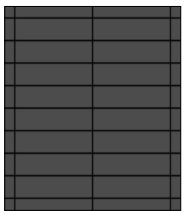
BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

EXTERIOR ELEVATION - EAST

EV002



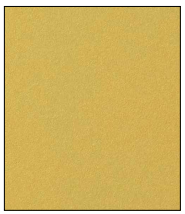
MT-01



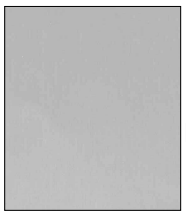
MT-02



MT-03



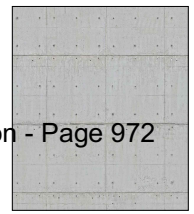
MT-04



PT-01



CONC-01



GL-01



GL-02



PRJ-76507
05/20/19

Planning Commission - Page 972

E&A

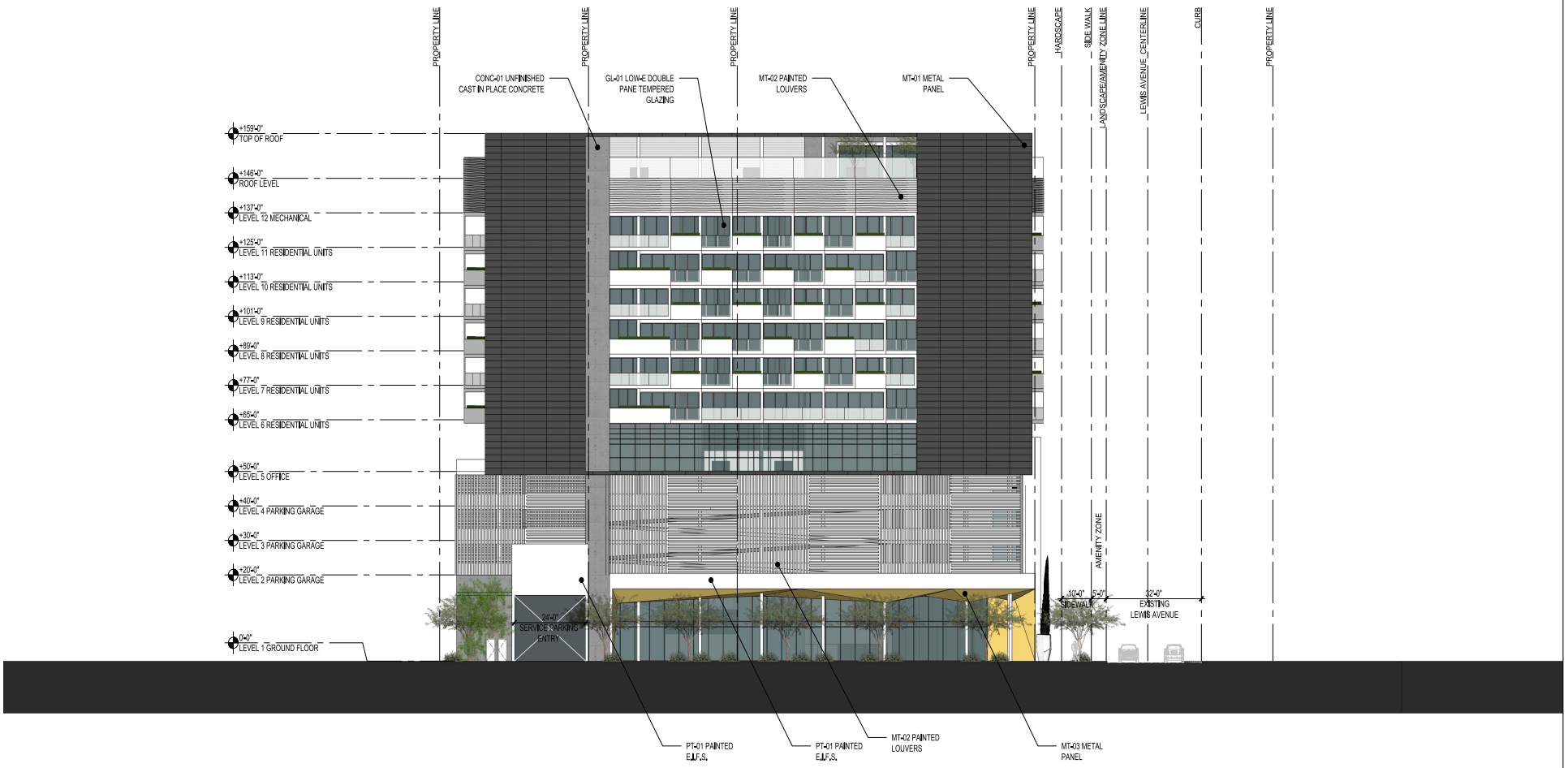
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

05.20.2019
20191126
PRJ-76507

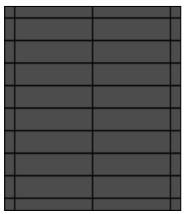
BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

EXTERIOR ELEVATION - SOUTH

EV003



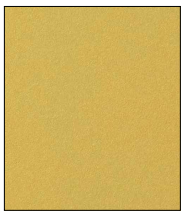
MT-01



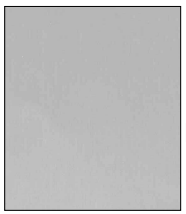
MT-02



MT-03



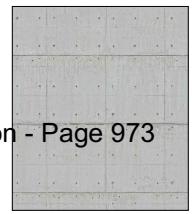
MT-04



PT-01



CONC-01



GL-01



GL-02



PRJ-76507
05/20/19

EV&A

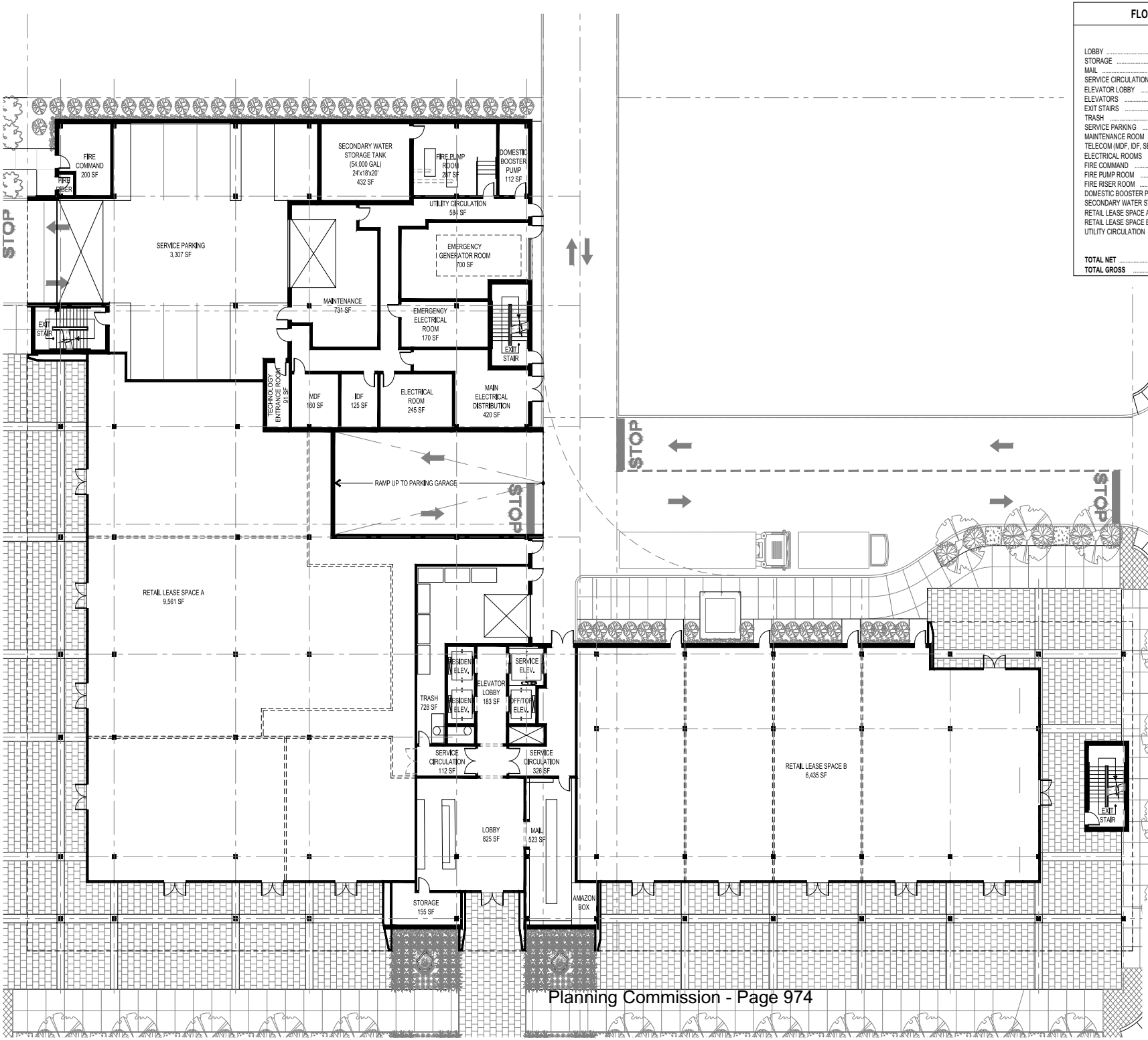
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

EXTERIOR ELEVATION - WEST

EV004



FLOOR PLAN DATA

LOBBY	825 SF
STORAGE	155 SF
MAIL	523 SF
SERVICE CIRCULATION	1,011 SF
ELEVATOR LOBBY	183 SF
ELEVATORS	286 SF
EXIT STAIRS	575 SF
TRASH	728 SF
SERVICE PARKING	3,307 SF
MAINTENANCE ROOM	731 SF
TELECOM (MDF, IDF, SERVICE ENTRY)	376 SF
ELECTRICAL ROOMS	1,535 SF
FIRE COMMAND	200 SF
FIRE PUMP ROOM	287 SF
FIRE RISER ROOM	20 SF
DOMESTIC BOOSTER PUMP ROOM	112 SF
SECONDARY WATER STORAGE TANK	432 SF
RETAIL LEASE SPACE A	9,561 SF
RETAIL LEASE SPACE B	6,435 SF
UTILITY CIRCULATION	584 SF
TOTAL NET	**27,857 SF**
TOTAL GROSS	**30,808 SF**

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

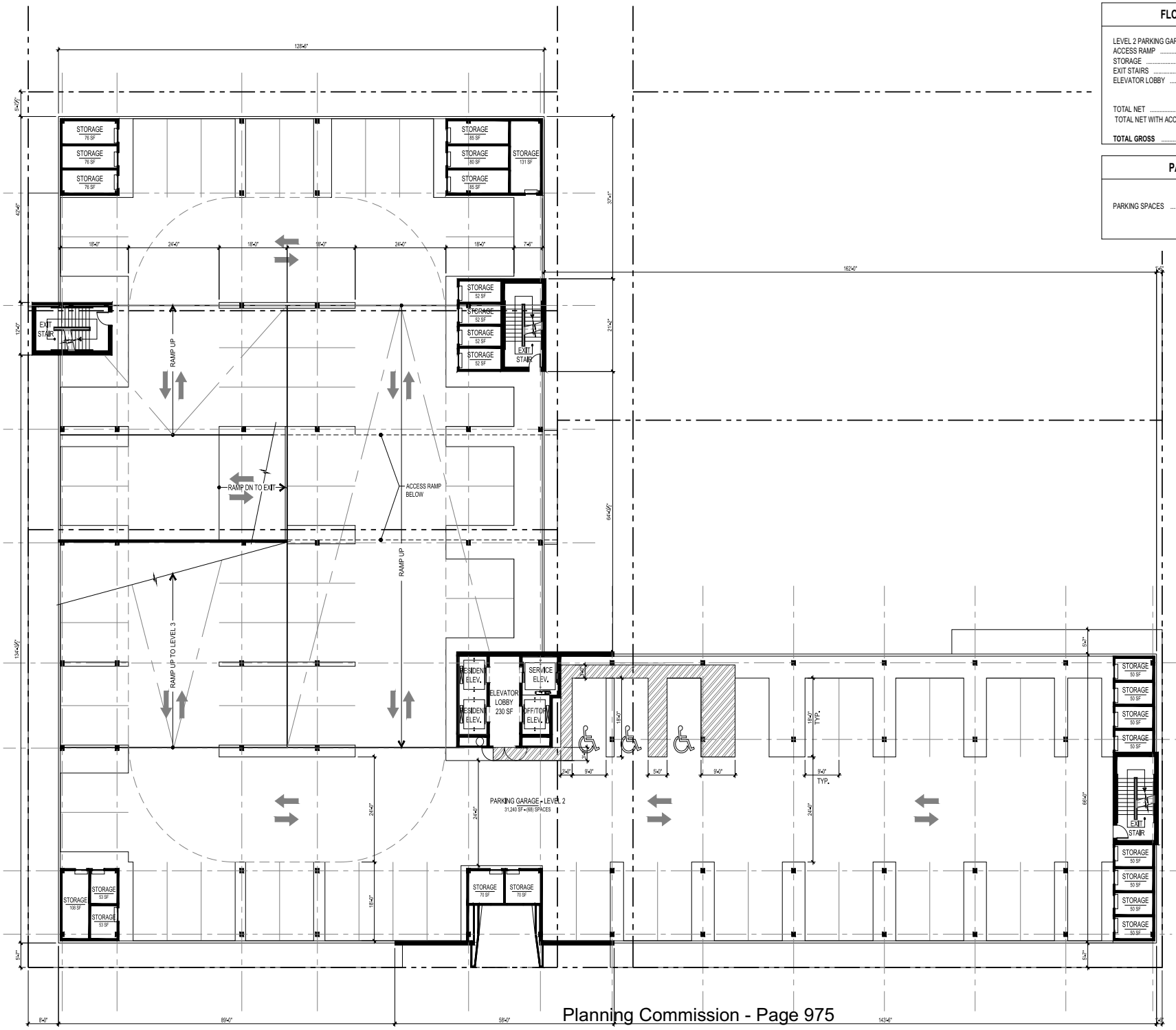
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 1

PRJ-76507
05/20/19

FP001



FLOOR PLAN DATA

LEVEL 2 PARKING GARAGE	31,240 SF
ACCESS RAMP	1,728 SF
STORAGE	1,555 SF
EXIT STAIRS	575 SF
ELEVATOR LOBBY	164 SF
TOTAL NET	33,474 SF
TOTAL NET WITH ACCESS RAMP	35,322 SF
TOTAL GROSS	**34,119 SF**

PARKING DATA

PARKING SPACES	68

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

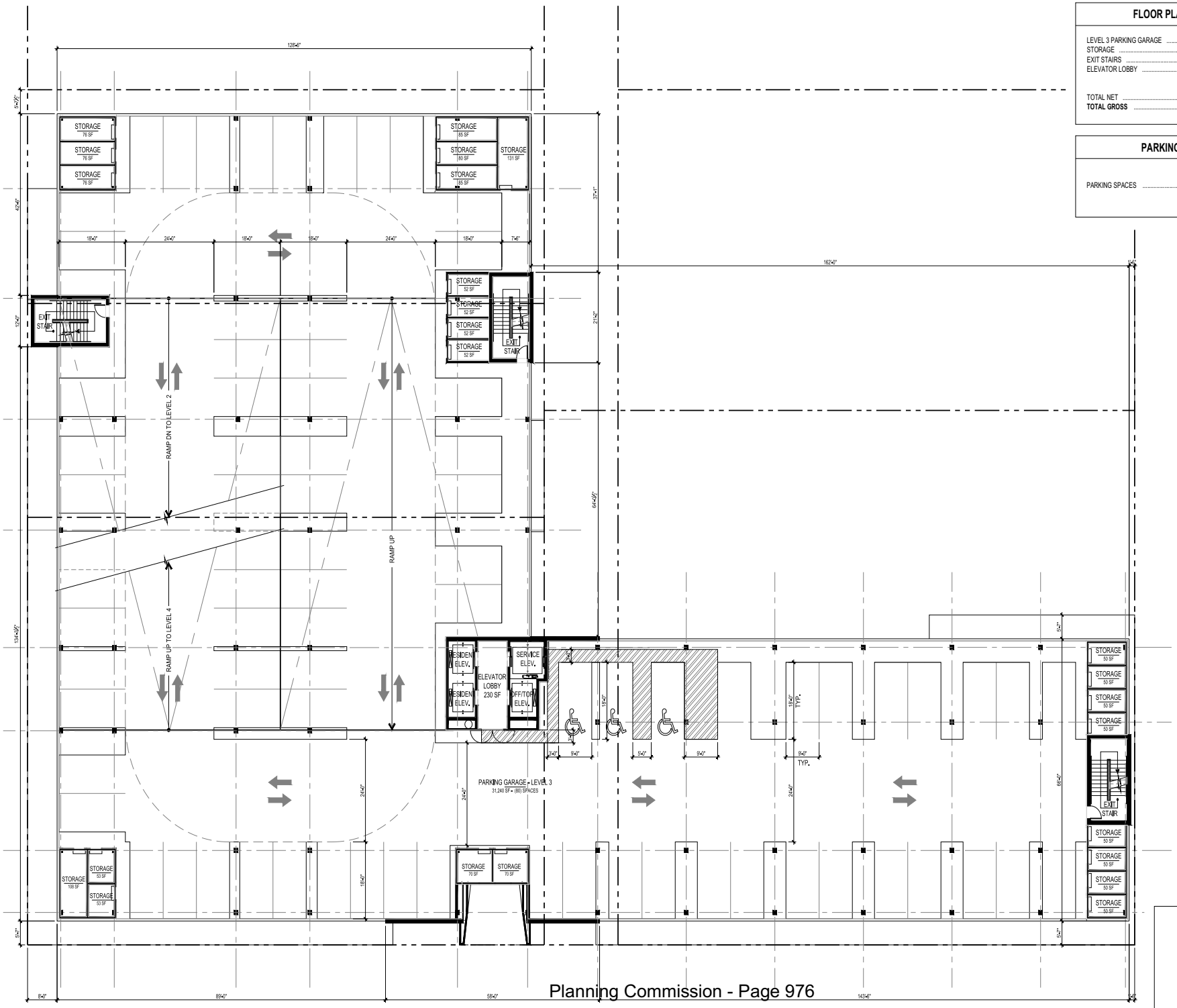
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 2

FP002

PRJ-76507
05/20/19



FLOOR PLAN DATA

LEVEL 3 PARKING GARAGE	31,240 SF
STORAGE	1,555 SF
EXIT STAIRS	575 SF
ELEVATOR LOBBY	164 SF
TOTAL NET	33,474 SF
TOTAL GROSS	**34,119 SF**

PARKING DATA

PARKING SPACES	80

SCALE: 3/32" = 1'-0"

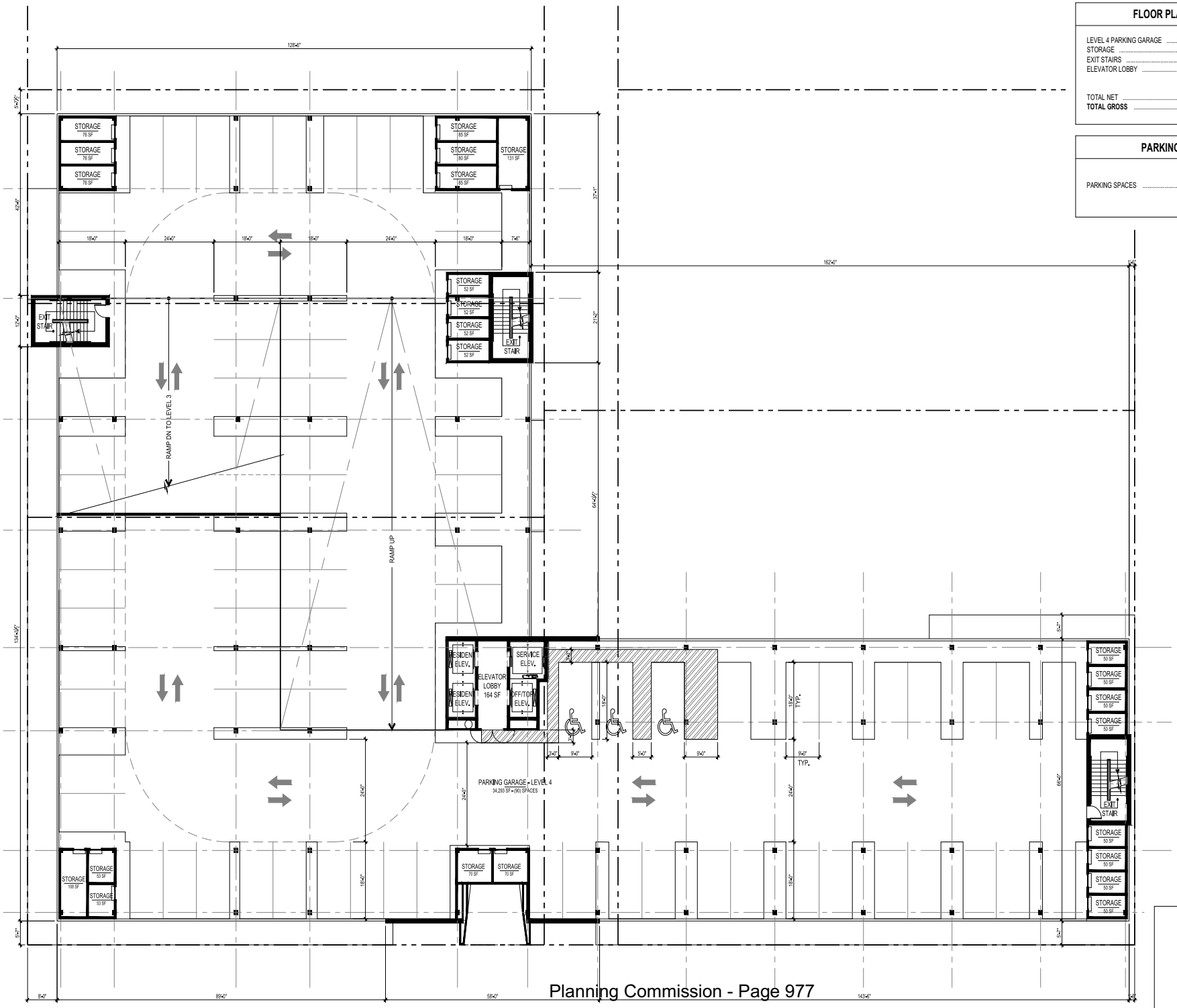
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 3

PRJ-76507
05/20/19

FP003



FLOOR PLAN DATA

LEVEL 4 PARKING GARAGE	34,293 SF
STORAGE	1,555 SF
EXIT STAIRS	575 SF
ELEVATOR LOBBY	164 SF
TOTAL NET	36,587 SF
TOTAL GROSS	**34,119 SF**

PARKING DATA

PARKING SPACES	90

SCALE: 3/32" = 1'-0"

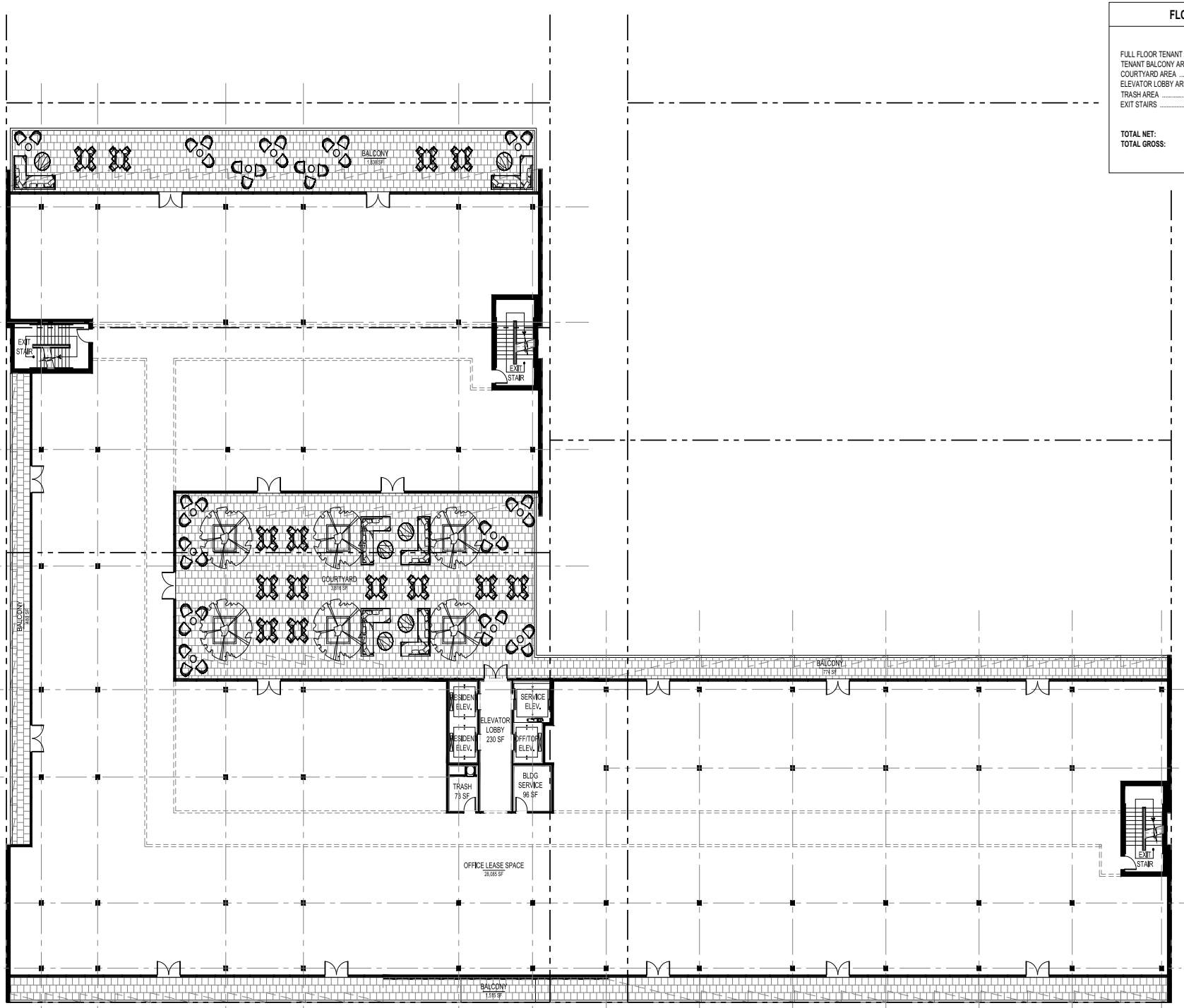
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 4

PRJ-76507
05/20/19

FP004



FLOOR PLAN DATA

FULL FLOOR TENANT AREA	28,085 SF
TENANT BALCONY AREA	4,606 SF
COURTYARD AREA	3,816 SF
ELEVATOR LOBBY AREA	230 SF
TRASH AREA	73 SF
EXIT STAIRS	575 SF
TOTAL NET:	**37,385 SF**
TOTAL GROSS:	**38,834 SF**

SCALE: 3/32" = 1'-0"

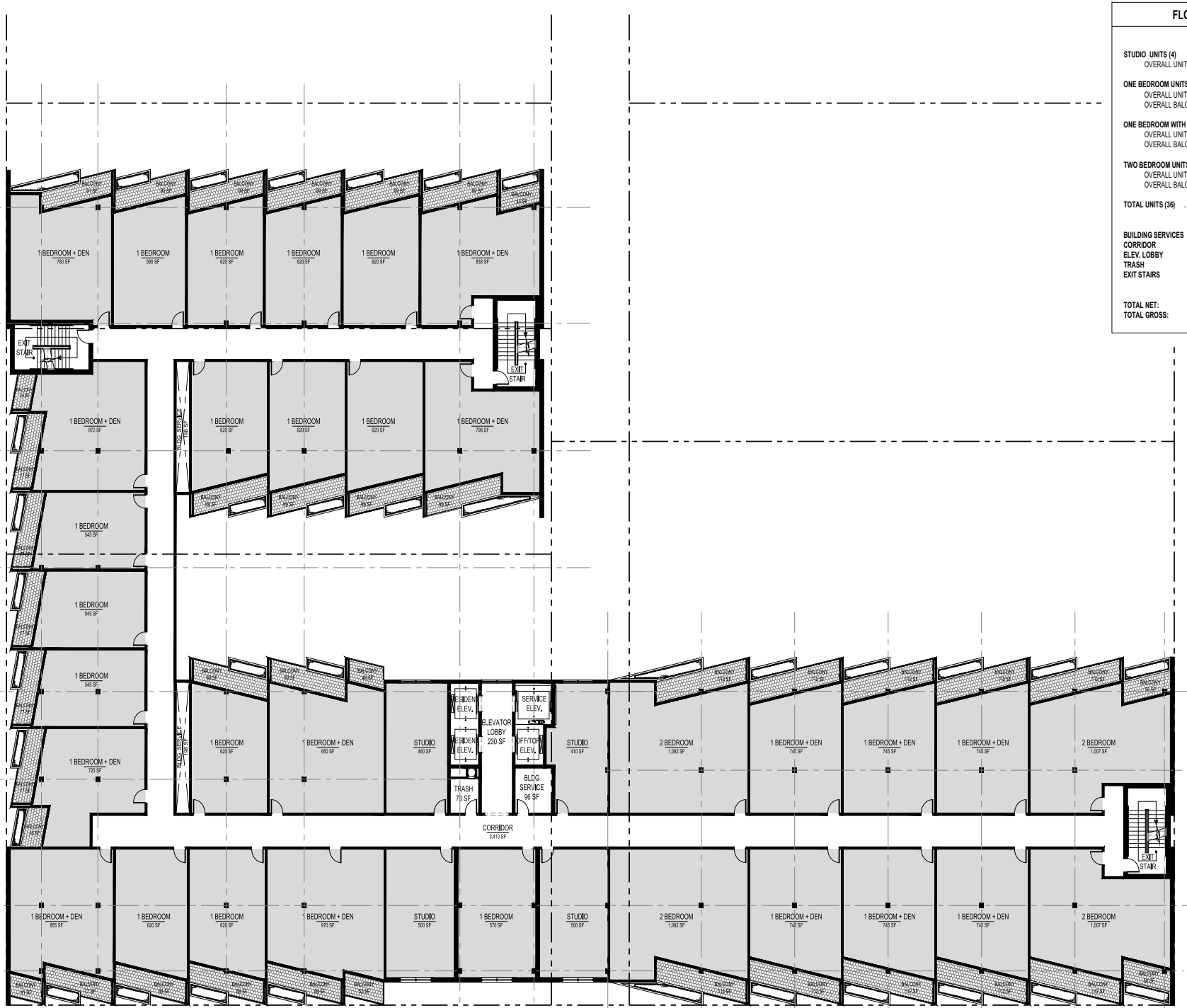
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 5

PRJ-76507
05/20/19

FP005



FLOOR PLAN DATA

STUDIO UNITS (4)	
OVERALL UNIT AREA	1,870 SF
ONE BEDROOM UNITS (14)	
OVERALL UNIT AREA	8,375 SF
OVERALL BALCONY AREA	1,437 SF
ONE BEDROOM WITH DEN UNITS (14)	
OVERALL UNIT AREA	11,256 SF
OVERALL BALCONY AREA	1,515 SF
TWO BEDROOM UNITS (4)	
OVERALL UNIT AREA	4,198 SF
OVERALL BALCONY AREA	560 SF
TOTAL UNITS (36)	**25,699 SF**
BUILDING SERVICES	492 SF
CORRIDOR	3,410 SF
ELEV. LOBBY	230 SF
TRASH	73 SF
EXIT STAIRS	575 SF
TOTAL NET:	**30,479 SF**
TOTAL GROSS:	**32,490 SF**

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 6, 8, 10

PRJ-76507
05/20/19

FP006



FLOOR PLAN DATA

STUDIO UNITS (6)	
OVERALL UNIT AREA	2,870 SF
OVERALL BALCONY AREA	185 SF
ONE BEDROOM UNITS (17)	
OVERALL UNIT AREA	10,400 SF
OVERALL BALCONY AREA	1,450 SF
ONE BEDROOM WITH DEN UNITS (10)	
OVERALL UNIT AREA	7,500 SF
OVERALL BALCONY AREA	1,120 SF
TWO BEDROOM UNITS (4)	
OVERALL UNIT AREA	4,409 SF
OVERALL BALCONY AREA	630 SF
TOTAL UNITS (37)	**25,699 SF**
BUILDING SERVICES	1,710 SF
CORRIDOR	3,382 SF
ELEV. LOBBY	230 SF
TRASH	73 SF
EXIT STAIRS	575 SF
TOTAL NET:	**31,724 SF**
TOTAL GROSS:	**32,476 SF**

SCALE: 3/32" = 1'-0"

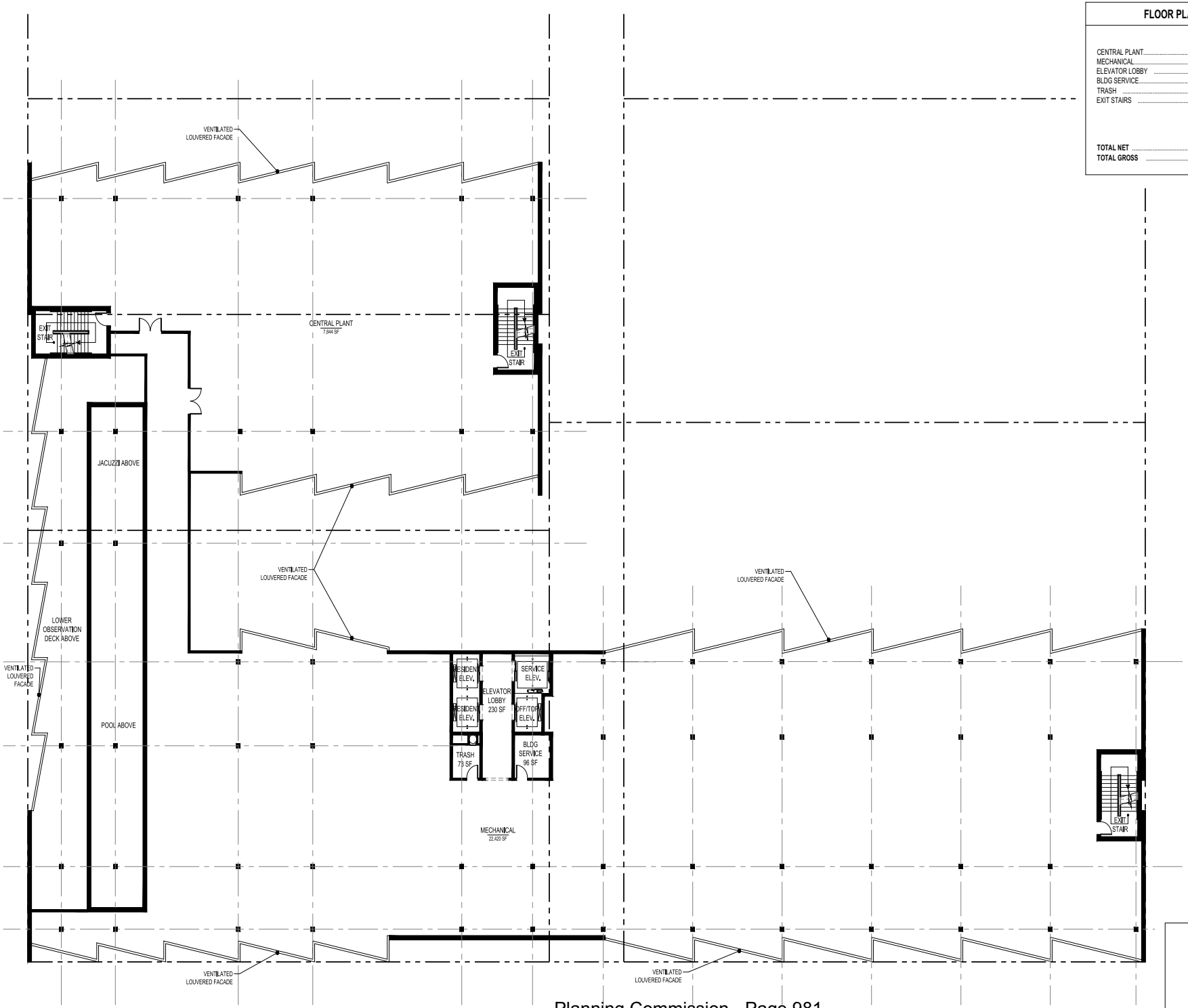
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVELS 7, 9, 11

PRJ-76507
05/20/19

FP007



FLOOR PLAN DATA

CENTRAL PLANT	7,844 SF
MECHANICAL	22,420 SF
ELEVATOR LOBBY	230 SF
BLDG SERVICE	96 SF
TRASH	73 SF
EXIT STAIRS	575 SF
TOTAL NET	**31,238 SF**
TOTAL GROSS	**31,782 SF**

E&A

N

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

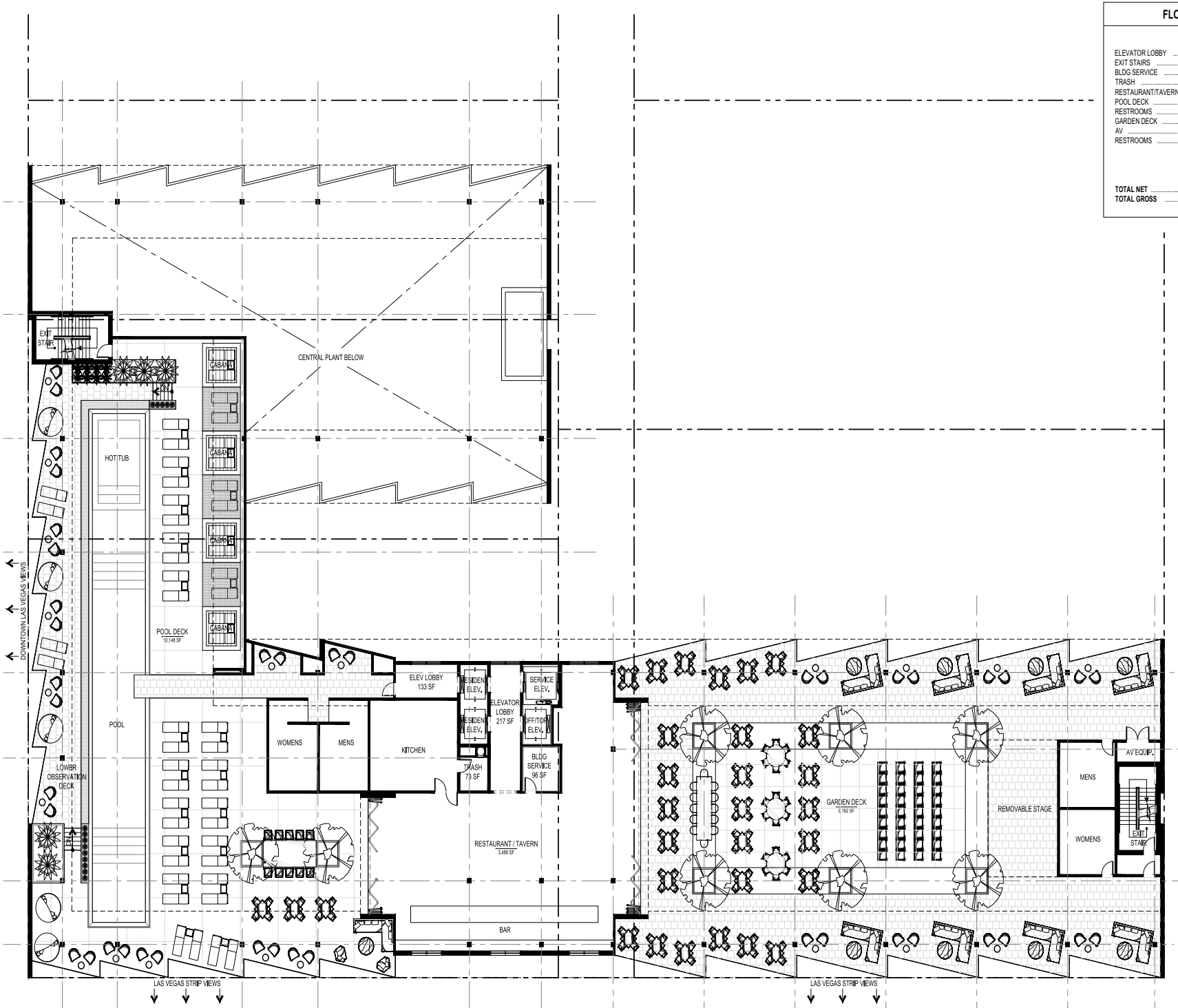
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 12

PRJ-76507
05/20/19

FP008



FLOOR PLAN DATA

ELEVATOR LOBBY	363 SF
EXIT STAIRS	436 SF
BLDG SERVICE	96 SF
TRASH	73 SF
RESTAURANT/TAVERN	3,488 SF
POOL DECK	10,148 SF
RESTROOMS	500 SF
GARDEN DECK	9,162 SF
AV	52 SF
RESTROOMS	434 SF
TOTAL NET	**24,752 SF**
TOTAL GROSS	**25,047 SF**

SCALE: 3/32" = 1'-0"

05.20.2019
2019126
PRJ-76507

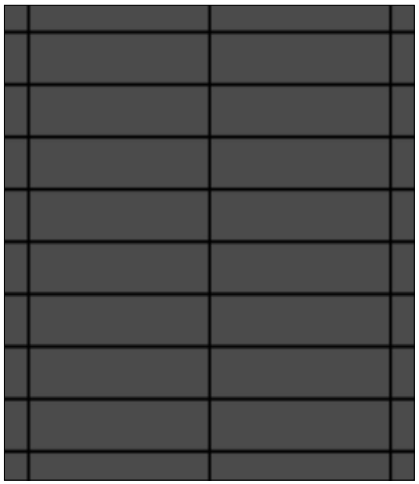
BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

FLOOR PLAN - LEVEL 13
ROOF

PRJ-76507
05/20/19

FP009

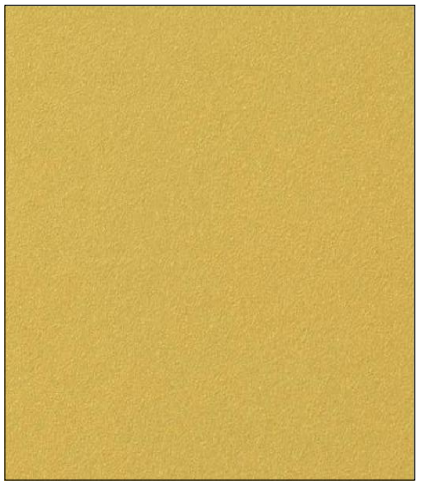
MT-01 PRE-FINISHED METAL PANEL



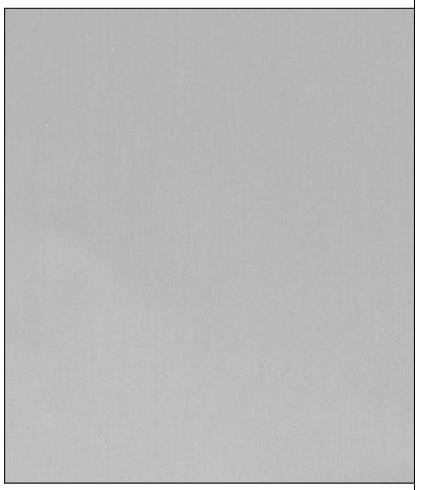
MT-02 PRE-FINISHED LOUVER SCREEN



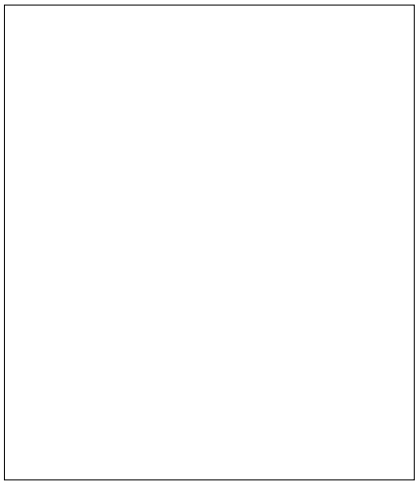
MT-03 PRE0FINISHED METAL PANEL



MT-04 PRE-FINISHED ALUMINUM MULLION



PT-01 PAINTED E.I.F.S



CONC-01 UNFINISHED CAST IN PLACE CONCRETE



GL-01 LOW E DOUBLE PANE TEMPERED GLAZING



GL-02 CLEAR GLASS



PRJ-76507
05/20/19

EVEA

05.20.2019
2019126
PRJ-76507

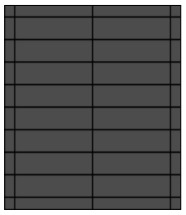
BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

MATERIAL BOARD

MB001



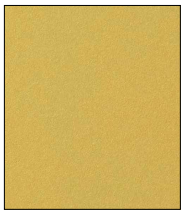
MT-01



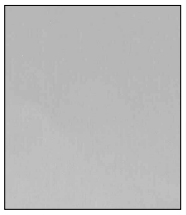
MT-02



MT-03



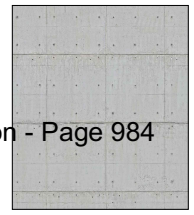
MT-04



PT-01



CONC-01



GL-01



GL-02



PRJ-76507
05/20/19

Planning Commission - Page 984

E&A

SCALE: X" = X'-X"

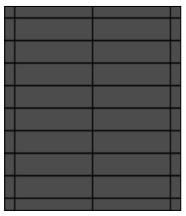
05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

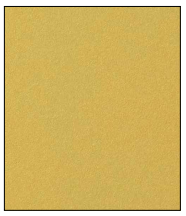
MATERIAL BOARD

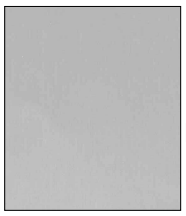
MB002



















Planning Commission - Page 985

PRJ-76507
05/20/19

E&A

SCALE: X" = X'-X"

05.20.2019
2019126
PRJ-76507

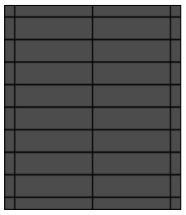
BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

MATERIAL BOARD

MB003



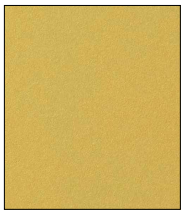
MT-01



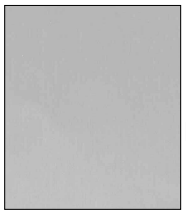
MT-02



MT-03



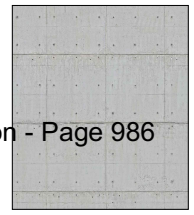
MT-04



PT-01



CONC-01



GL-01



GL-02



Planning Commission - Page 986

PRJ-76507
05/20/19

E&A

SCALE: X" = X'-X"

05.20.2019
2019126
PRJ-76507

BLOCK PARK MIXED-USE
LAS VEGAS, NEVADA

MATERIAL BOARD

MB004

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 6, 2019

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Petition to Vacate a Portion of a Public Alley As It Relates to SDR-76592

To Whom It May Concern:

Our Firm represents BDR Cascadia, LLC (the "Applicant"). The Applicant is to vacate a portion of a 20-foot wide alley west of Maryland Parkway between Lewis Avenue and Bridger Avenue as it relates to a proposed amendment to a project concurrently filed (SDR-76592) and previously approved via VAC-70268. This alley runs between the proposed project. A new alley way will be dedicated to provide an outlet from the remaining portion of the alley to Maryland Parkway.

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-76507
06/10/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
67

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76593 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-76744 - PUBLIC HEARING - APPLICANT: BDR CASCADIA, LLC - OWNER: BDR CASCADIA, LLC, ET AL - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-70269) FOR A PROPOSED BUILDING HEIGHT DECREASE FROM 15 TO 13 STORIES, AN INCREASE IN MULTI-FAMILY RESIDENTIAL UNITS FROM 193 TO 219, A DECREASE OF COMMERCIAL SPACE FROM 28,817 SQUARE FEET TO 15,996 SQUARE FEET, AN ADDITION OF 27,195 SQUARE FEET OF OFFICE SPACE AND 3,488 SQUARE FEET OF RESTAURANT SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS FOR A PROPOSED MIXED USE DEVELOPMENT on 1.05 acres at the northwest corner of Lewis Avenue and Maryland Parkway (APNs 139-34-712-099, 100, 101 and 120), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76507]. Staff recommends DENIAL.

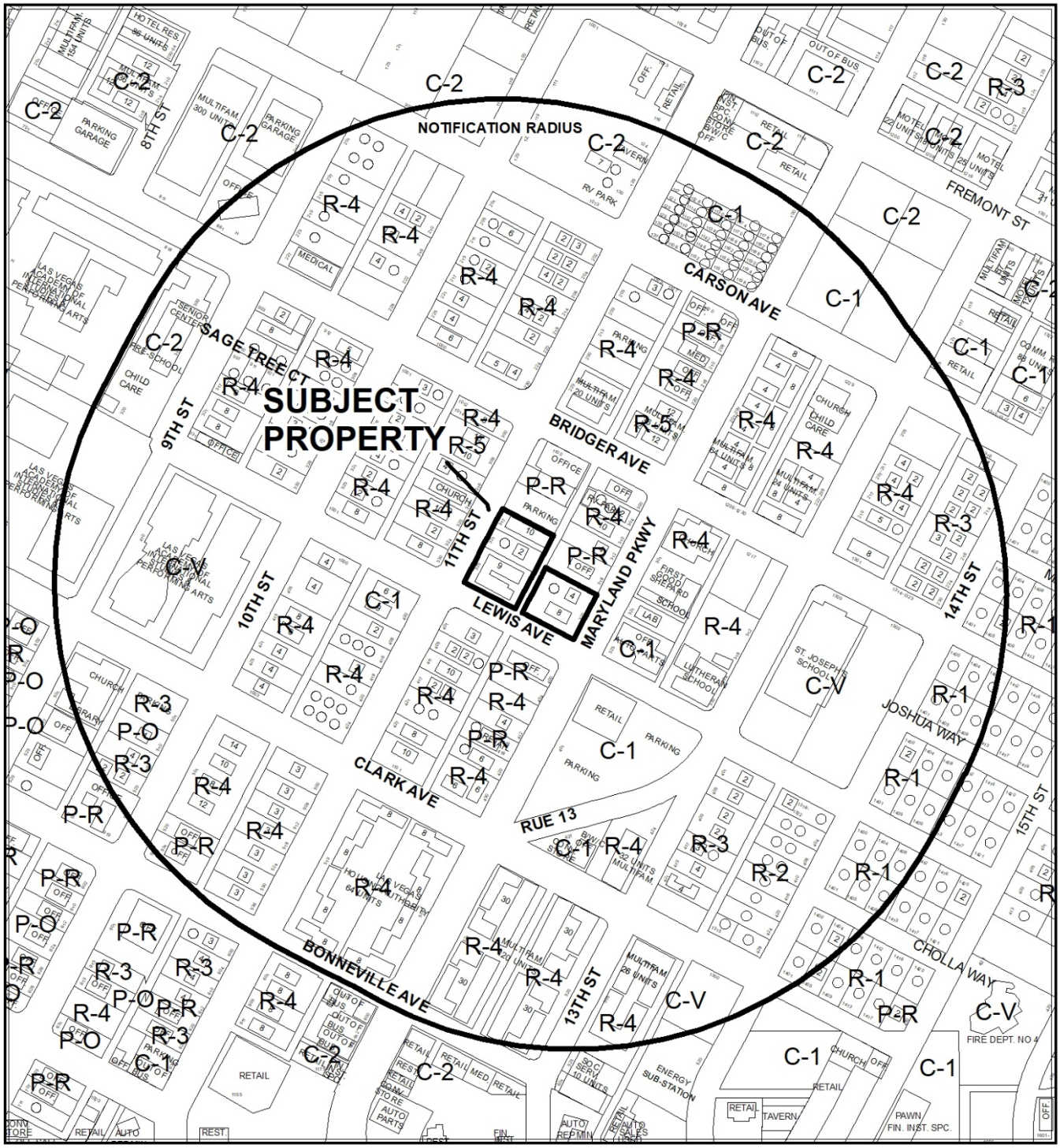
CC: 08/21/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	11
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter
5. Submitted after Final Agenda – Support Postcards
6. Submitted at Meeting – Support Postcard

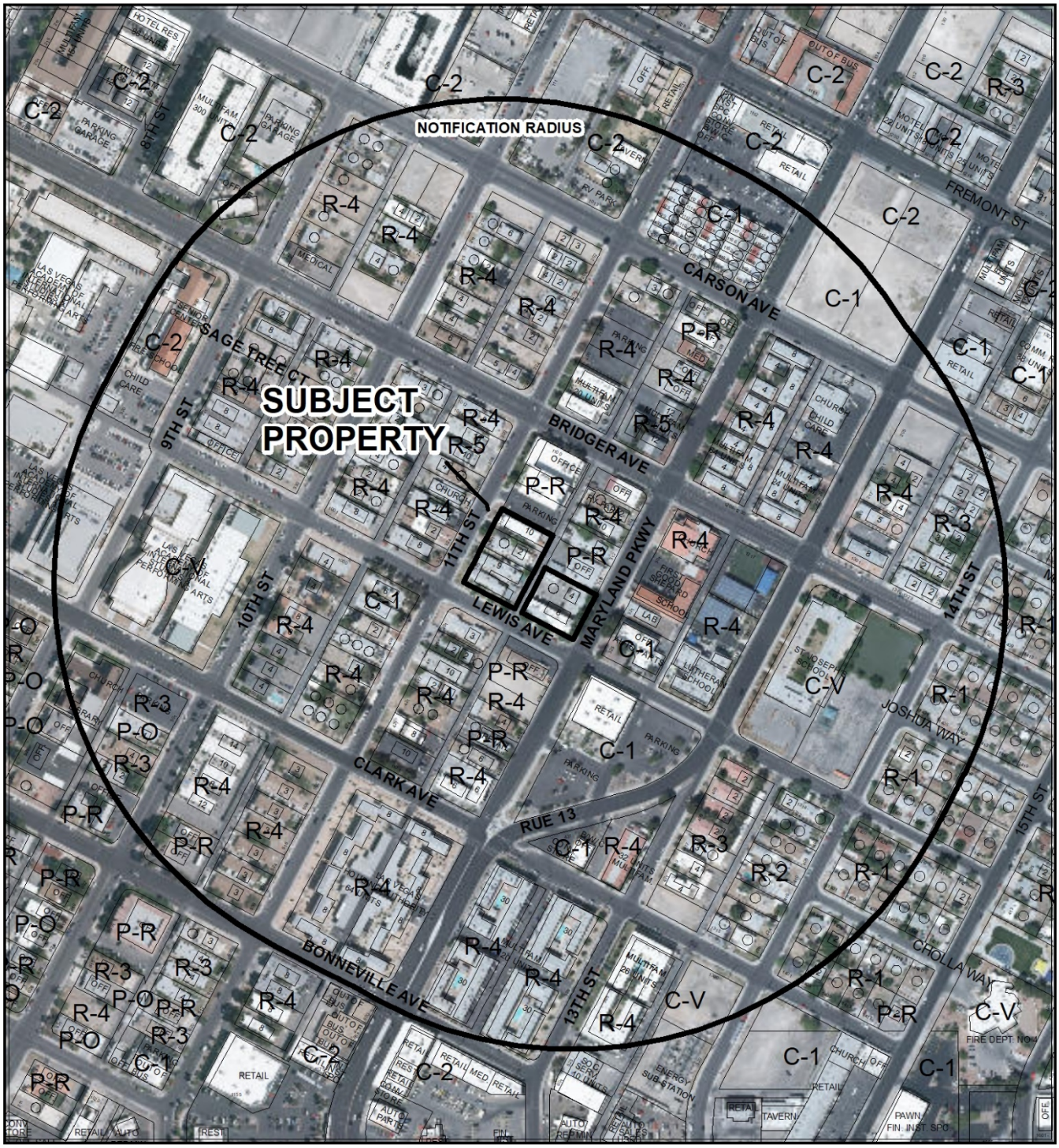
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: **SDR-76593 (PRJ-76507)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL



0 280 560 Feet

CASE: **SDR-76593 (PRJ-76507)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL

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) _____

Project Address (Location) Maryland Parkway & Lewis Avenue

Project Name Block Park **Proposed Use** Mixed Use Development

Assessor's Parcel #(s) 139-34-712-099,100, 101 & 120; 139-34-799-012 **Ward #** Coffin

General Plan: Existing _____ Proposed n/a **Zoning:** Existing C-1 Proposed n/a

Additional Information _____

Property Owner BDR Cascadia, LLC Contact Daniel Riceberg

Address 756 S. Broadway #1101 City Los Angeles State CA Zip 90014

E-mail n/a Phone 000-000-0000

Applicant BDR Cascadia, LLC Contact Daniel Riceberg

Address 765 S. Broadway #1101 City Los Angeles State CA Zip 90014

E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell Contact Tony Celeste

Address 1980 Festival Plaza Dr. 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 Daniel Riceberg

Subscribed and sworn before me

This 14 day of May, 20 19

Ann Pierce

Notary Public in and for said County and State

ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
Appt. Exp. Oct. 17, 2019

PRJ-76507
05/20/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) Maryland Parkway & Lewis Avenue

Project Name Block Park **Proposed Use** Mixed Use Development

Assessor's Parcel #(s) 139-34-712-099,100, 101 & 120; 139-34-799-012 **Ward #** Coffin

General Plan: Existing _____ Proposed n/a **Zoning:** Existing C-1 Proposed n/a

Additional Information _____

Property Owner BDR Cascadia, LLC **Contact** Daniel Riceberg
Address 756 S. Broadway #1101 City Los Angeles State CA Zip 90014
E-mail n/a Phone 000-000-0000

Applicant BDR Cascadia, LLC **Contact** Daniel Riceberg
Address 765 S. Broadway #1101 City Los Angeles State CA Zip 90014
E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Dr. 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 Daniel Riceberg

Subscribed and sworn before me
This 14 day of May, 20 19

Ann Pierce
Notary Public in and for said County and State

ANN PIERCE
Notary Public State of Nevada
No. 93-4798-1
My appt. exp. Oct 17, 2019

PR-17-60007
05/20/19

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

May 16, 2019

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: ***Justification Letter – Amended Site Development Plan Review (SDR-70269) for an Approved Mixed-Use Development and Amended Variance Request (VAR-702364) to Reduce Parking***
APNs: 139-34-712-099, 100, 101 & 120 and 139-34-799-012 (Northwest Corner of Maryland Parkway and Lewis Avenue)

To Whom It May Concern:

Our Firm represents BDR Cascadia, LLC (the "Applicant"). The Applicant is proposing to amend a previously approved 15 story mixed-use development consisting of 193 residential units and 28,817 square feet of commercial space on property at the northwest corner of Maryland Parkway and Lewis Avenue, more particularly described as APNs:139-34-712-099, 100, 101, & 120 and 139-34-799-012 (collectively the "Site"). As part of the redesign of the Site, the Applicant is requesting to amend the previously approved variance to reduce the parking requirement.

By way of background, the Site was approved by the Las Vegas City Council on July 19, 2017 via SDR-70269 along with VAR-70264 to reduce the required parking. Also approved at the July 19, 2017 Las Vegas City Council hearing was companion items ZON-70263, VAR-70265, SUP-70266, SUP-70267, and VAC-70268 (collectively the "Companion Items"). The Applicant is in the final design changes and in order to make the project more efficient the Applicant needs to modify SDR-70269. By a separate land use application, the Applicant will file extension of times for the Companion Items on or before the expiration date of July 18, 2019. The revised site plan design review incorporates the approved Companion Items such the zoning on the Site to C-1 (ZON-70263), reduction to the front, side, and rear yard setbacks (VAR-70265), a special use permit to allow for a mixed-use development (SUP-70266), a special use permit to allow a bar/lounge (SUP-70267), and a vacation of a portion an alley way (VAC-70268).

The Site is still proposing a mixed-use development. The proposed footprint is similar to the previous approval (SDR-70269). Instead of 15 levels, the building will be 13 levels at a proposed height of 159'. The Applicant is requesting a slight increase in the number of residential units from 193 to 219. The unit mix is 30 studio units, 93 one bedroom units, 72 one bedroom units with a den, and 24 two bedroom units. The residential units will be located on floors 6 thru 11.

PRJ-76507
05/20/19

In addition to the residential component, the project will consist of commercial and retail uses on the ground level and office space on the fifth floor. The commercial and retail square footage is approximate 15,996 square feet. The proposed office space is approximately 27,195 square feet.

Like the previous approval, the Applicant is proposing on the roof top deck (the 13th floor) a variety of uses including a 3,488 square foot bar lounge/restaurant (approved via SUP-70267); a 9,162 square foot garden deck; and a 10,178 square foot pool area including pool, hot tub, and cabanas. There is also an observation deck on the roof deck level.

The Site is providing parking on levels 2 thru 4 of the building. There will be 247 parking spaces where 396 parking spaces are required. Since the original approval in 2017, there have been favorable developments with respect to the proposed rail and/or rapid bus system. It is the Applicant's understanding after many meetings and conversations with the RTC, Maryland Parkway will be utilized as the right-of-way connecting the rail and/or rapid bus system between McCarran Airport and the Medical District. In fact, the Applicant is will to offer a transportation stop on the Site. In addition to the fact that the Site is on the proposed route, the Site is uniquely situated between the main campus of UNLV and the Medical District where the UNLV medical and dental schools are located. The targeted resident of the Site is either a young professional or graduate student attending UNLV. With the Site being located on the rail and/or rapid bus system line, graduate students will have direct transportation to either the main campus of UNLV or to the Medical District. As such, the Applicant believes that a parking reduction will further encourage ridership.

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

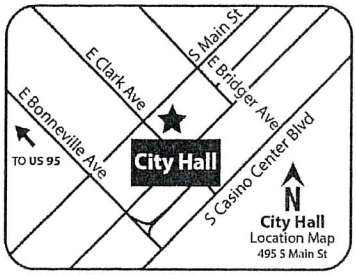
AJC/mao

PRJ-76507
05/20/19

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
JUL 01 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.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934715001
11TH STREET TAVERN L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

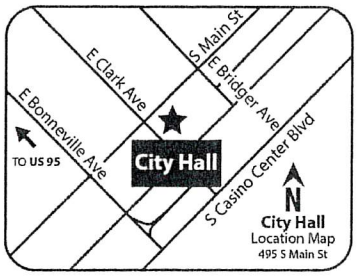
Submitted after final agenda

67A

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
JUL 01 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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934701014
116 10TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

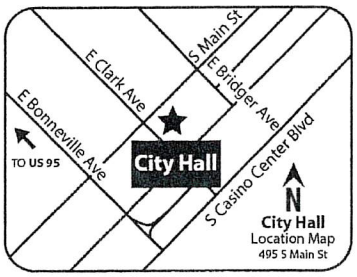
33 DRDGNP1

67A

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
JUL 01 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.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934712083
202 11TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

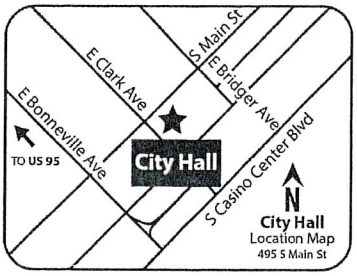
33 DRDGNP1

67A

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
JUL 01 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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76593 [PRJ-76507]

Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934712029
215 9TH ST L L C
P O BOX 7516
LAS VEGAS NV 89125

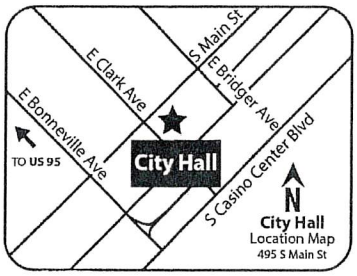
93 DRDGNP1

67A

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
JUL 01 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-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934701010
310 9TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 DRDGNP1

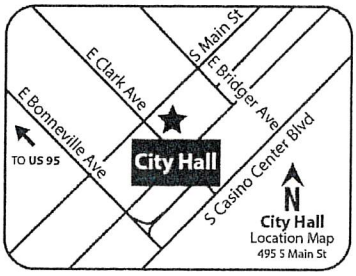
67A

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

RECEIVED
JUL 8, 2019
Dept of Planning
City of Las Vegas

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.

SDR-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934712020
319 9TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

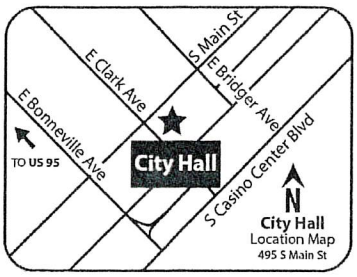
33 ORDCNP1

67A

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
JUL 01 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.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934712122
901 BRIDGER L L C
P O BOX 7516
LAS VEGAS NV 89125

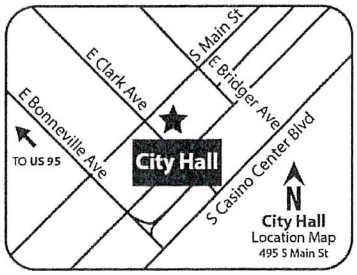
33 ORDGNP1

67A

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
JUL 01 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-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934712123
901 BRIDGER L L C
P O BOX 7516
LAS VEGAS NV 89125

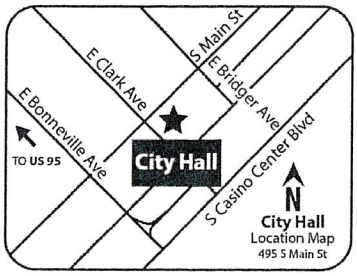
39 ORDGNP1

67A

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
JUL 01 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-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934712068
901 BRIDGER L L C
P O BOX 7516
LAS VEGAS NV 89125

33 ORDGNP1

67A

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
JUL 08 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-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13935310037
JEALT-VL L L C
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

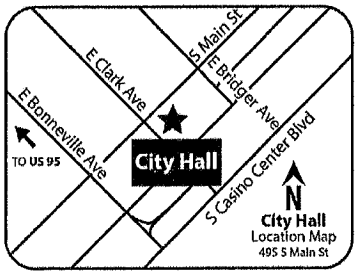
113 DRDGNP1

67A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76593 [PRJ-76507]
Planning Commission Meeting of **07/09/2019**

PRJ-76507
13934712118
M S I V L L C
1000 N GREEN VALLEY PKWY #440-35
HENDERSON NV 89074

Submitted At Meeting

Date 7/9/19 **Item** 67

63 DPDGMP1

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 9, 2019

Agenda Item No.:
68

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